

FOR SALE

REAR OF CHERRY TREES, NORTH MOOR LANE, COTTINGHAM, HUI 16 4JH



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Freehold storage land

Extending to approx. 0.299 hectares (0.74 acres)

**Income generated from container storage
business**

**Additional agricultural land available by separate
negotiation**

Guide price £240,000

LOCATION

The available land is situated to the rear of “Cherry Trees” on the western side of North Moor Lane. North Moor Lane is situated to the north east of the centre of Cottingham and runs parallel with Dunswell Road. This is a mixed use area providing residential properties, commercial uses - including light industrial, plant yard, storage and agricultural land. Cottingham is a popular suburb to the west of Hull city centre and offers good access to Beverley to the north and Hessle and the Humber Bridge to the south.

DESCRIPTION

The property comprises a rectangular shaped site housing approximately 40 storage containers. The containers are rented out for general storage purposes with annual income fluctuating between £20,000 and £30,000 per year depending on demand levels at the given time.

SITE AREA

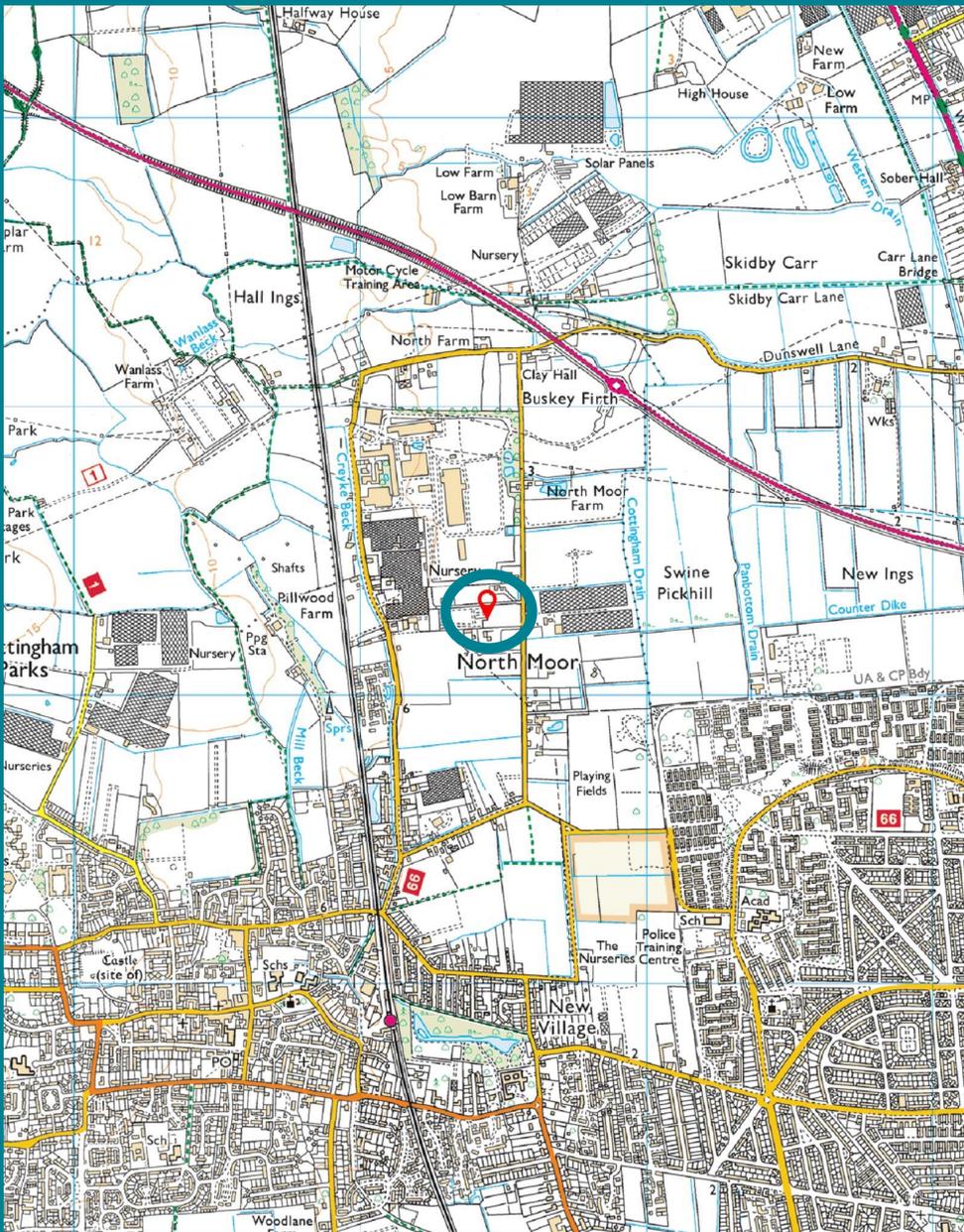
The site is shown edged red on the aerial photograph on the front of these particulars. The site area is approximately 0.299 hectares (0.74 acres)

ACCESS

There are shared access roads leading to the site. The main entrance to Cherry Trees has an electronically operated security gate which is programmable to allow access to authorised users. The vendors will retain control of this gates as it serves their other property. There will be an annual management charge of £500 for the operation and maintenance of the security gate.

ADDITIONAL LAND

The adjoining agricultural land, edged blue and extending to approximately 0.105 hectares (0.26 acres) is available by separate negotiation.



TERMS

The land edged red is available at a guide price of £240,000. The land edged blue is available at a guide price £80,000.

ADDITIONAL INFORMATION

Tenure: The property is freehold. It will be sold subject to individual storage agreements in place at the time of sale.

Local Authority: East Riding of Yorkshire Council.

Rateable Value: The property is shown in the Rating List as Storage Land and Premises with a Rateable Value of £8,700.

EPC: N/A

Services: There are no services connected to the land.

VAT: The price quoted is exclusive of VAT. VAT is not applicable to this transaction.

Legal Costs: Each party will be responsible for their own legal costs.

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