



FOR SALE

PELHAM ROAD, CLEETHORPES, DN35 7JT

Commercial / residential development site (stp)

Site are approx. 1.78 ha (4.4 acres)

Access just off Grimsby Road

**Mixed use location close to residential and
commercial occupiers**

**COMMERCIAL PROPERTY EXPERTISE
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LOCATION

The opportunity is located on Pelham Road in Cleethorpes, North East Lincolnshire. Cleethorpes is a seaside resort on the Humber estuary and has a population of around 40,000 people. With the adjoining town of Grimsby, North East Lincolnshire has a combined population of approximately 160,000 people. North East Lincolnshire is at the centre of the UK's renewable industries, has the UK's largest cluster of food companies and is home to the UK's busiest ports complex.

The property is situated to the eastern end of Pelham Road, to the north of Cleethorpes town centre. This is primarily a residential area with some mixed commercial facilities including cold store and caravan storage off nearby Norfolk Lane. Cleethorpes town centre provides a wide range of local shopping facilities and a busy food and beverage sector. The site is well located for access to schools and local amenities.

Transport infrastructure is good. Pelham Road provides access to Grimsby Road which in turn joins with the A180 motorway link road. Pelham Road is close to several bus routes and is an estimated 10 minute walk from the railway station.

DESCRIPTION

The site is accessed from Pelham Road in Cleethorpes and provides mainly concrete bases and hardstanding areas from the previous use of the site, prior to demolition, as premises for food processing, cold storage and engineering purposes.

The site is allocated for housing in the North East Lincolnshire Council Local Plan, adopted 2018. There have been discussions with North East Lincolnshire Council, in conjunction with adjoining land owners for a Local Development Order to be granted. The site therefore presents a variety of opportunities for future development ranging from residential development, commercial purposes or leisure uses. (stp).

SITE AREA

The site area has been calculated using PROMAP and is approximately **1.78 ha (4.4 acres)**

PRICE

The property is available freehold at a price of £475,000. Unconditional offers are preferred, but conditional offers will be considered, subject to detailed discussion.

VIEWINGS

Viewings are strictly by appointment only. Please note that there are a number of uneven surfaces on site and trip hazards. The concrete surfaces can be slippery. The vendor and agents take no responsibility for injury or accident at the property.

ADDITIONAL INFORMATION

Local Authority: North East Lincolnshire Council.

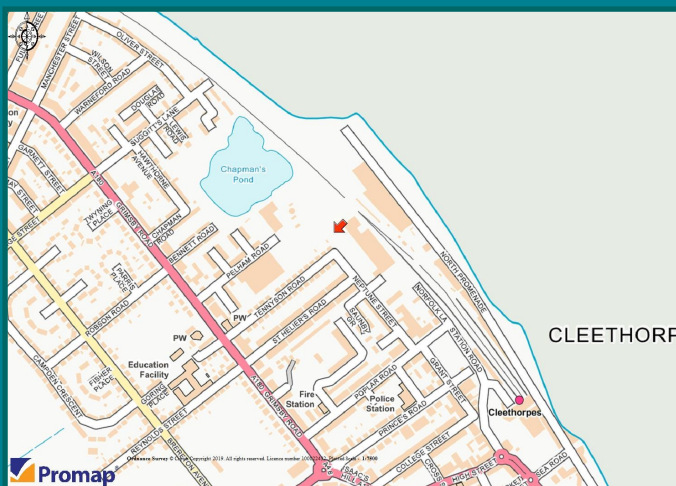
Rateable Value: As far as we are aware the land is not included in the Rating List.

Services: We understand that all mains services are available for connection to the site. Prospective purchasers are advised to check on availability and capacity before entering in to negotiations.

Tenure: The property is freehold. Anglian Water have a right of access across the site to the water tower and their equipment.

VAT: The sale price quoted is exclusive of VAT. VAT is applicable to this transaction.

Legal Costs: Each party will pay their own legal costs.



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