

## FOR SALE

### Land at Maltkiln Road, Barton on Humber, DN18 5JT

#### LOCATION

Barton on Humber is a town with a population of circa 11,200 people lying on the south bank of the River Humber very close to the south tower of the Humber suspension bridge in North Lincolnshire.

The town is located some 8 miles south west of Kingston upon Hull, 22 miles north west of Grimsby and 15 miles north east of Scunthorpe.

Barton on Humber station is located very close to these sites. The station connects the town to Cleethorpes and Grimsby and there are regular bus services to Scunthorpe and Kingston upon Hull.

Humberside Airport is approximately 10 miles away.

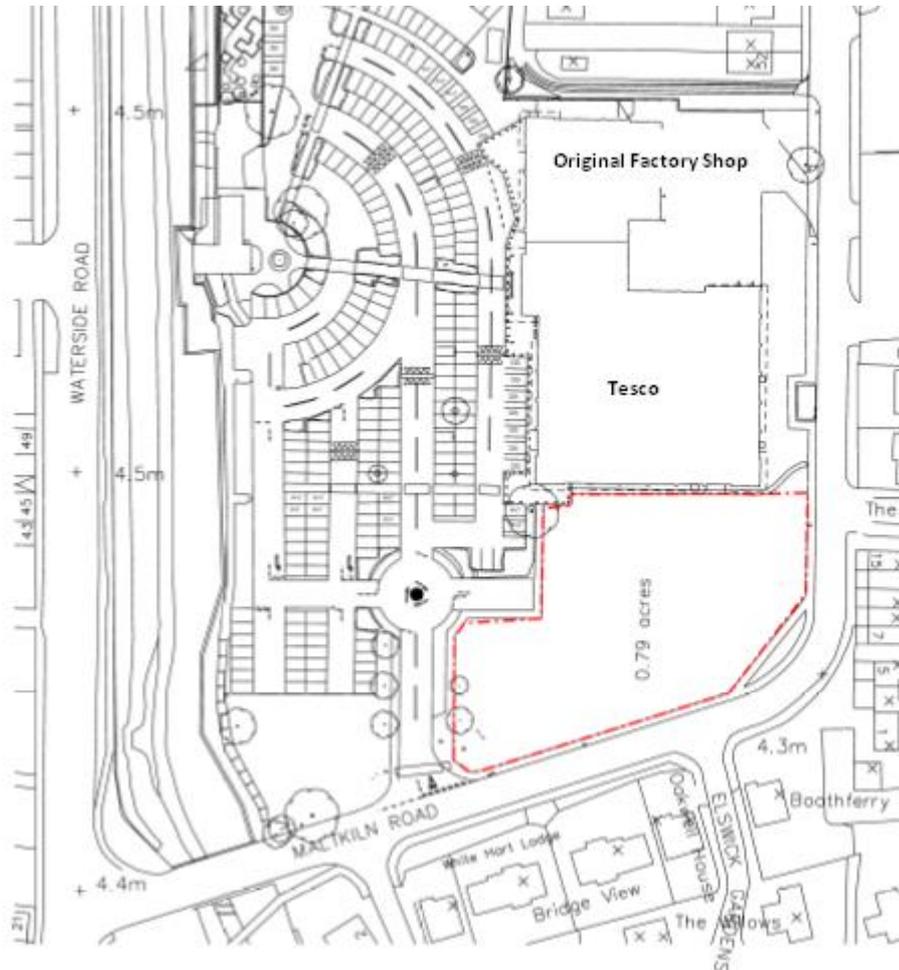


#### SITUATION

The site is situated to the south of the existing Tesco store immediately right of the main car park access from Maltkiln Road.

## ACCOMMODATION

The total site area 0.3197 hectares (0.79 acres) or thereabouts.



SITE PLAN

## PLANNING

The site is considered suitable for a mixture of commercial and residential development, subject to planning. Prospective purchasers are strongly recommended to satisfy themselves on all planning matters.

The site has previously benefitted from planning permission in 2010 for an extension to the Tesco store and car park and an associated non-food retail unit. This permission established the principle of approximately 2,452 sq. m. of retail floor space. It was judged to be acceptable in terms of impact on the town centre, highway capacity and likely effect on The Ropewalk which is a Grade II Listed building. The site is adjacent to Barton Town Centre which is identified as the principal growth settlement in the North Lincolnshire Local Plan. The site is in easy walking distance of Barton town centre and its train and bus station and is judged to

be highly sustainable. There is unlikely to have been any material change in planning circumstances which would mean that the retail impact and sequential tests could no longer be passed and the site offers a good prospect for retail development.

Further information regarding planning should be obtained from North Lincolnshire Council's Development Control team on 01724 297420 or 01724 297493

#### **RATING ASSESSMENT**

Interested parties should make their own enquiries with Council's commercial rates section in relation to the payment of business rates on this land.

#### **COSTS**

Each party is to be responsible for their own legal costs incurred in the transaction.

#### **TERMS**

The land is available on a freehold basis.

#### **VIEWING & FURTHER INFORMATION**

Please contact: Ian Blackett on 01670 828202 or e- mail [ianblackett@btconnect.com](mailto:ianblackett@btconnect.com)

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