

SCUNTHORPE

BURRINGHAM ROAD • DN17 2AB

**PROMINENT ROADSIDE
DEVELOPMENT SITE FOR SALE**

- Highly prominent site
- Adjoining the Iron Forge Public House,
- ASDA Superstore in close proximity
- New residential schemes nearby



(0.24 hectares)
0.60 acres

ON BEHALF OF



MARSTON'S

RAPLEYS

LOCATION

The subject property is located within the North Lincolnshire Town of Scunthorpe approximately 26 miles south of Hull and 25 miles north east of Doncaster.

The site is prominently located 2 miles south of Scunthorpe town centre on Burringham Road (B1450) adjacent to the Iron Forge Public house. The surrounding area is mixed commercial and residential in character with an Asda superstore opposite and a new 70 house residential development adjacent to the site.

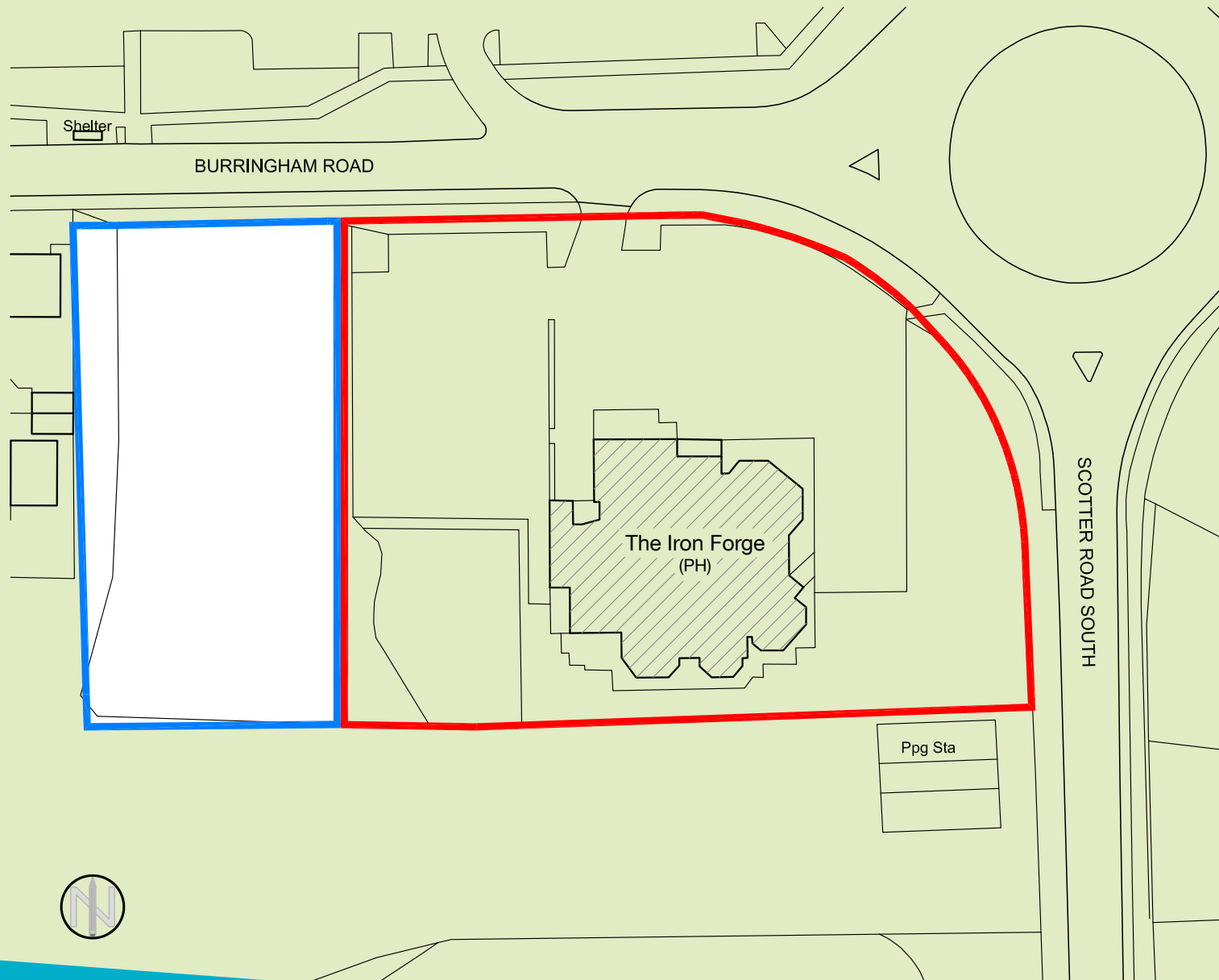
The site falls within the proposed 2,063 hectare Lincolnshire Lakes Development which extends from Scotter Road to the East, River Trent to the West, M180 to the South and the B1216 to the North where proposals include 6,000 new homes, 3 new primary schools, business park, health centre and other associated uses.

0.60 acres
(0.24 hectares)



PLANNING

We believe the property is suitable for various uses although parties should make their own enquires of North Lincolnshire Council.



DESCRIPTION

The site extends to 0.6 acres and currently comprises a part cleared and part overgrown area, albeit substantial tree clearance is proposed that will leave the site predominantly cleared and level.

TENURE

Freehold.

TERMS

Offers are invited for the freehold interest.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

VIEWING

The site can be viewed from Burringham Road at any time. Parties wishing to view may do so entirely at their own risk.



RAPLEYS

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