

GUIDE PRICE
£219,000

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
16th November 2021

BY ORDER OF

UK
LAND ESTATES



Plot 2b

Plot 2b Skelton Industrial Estate, Wandhills Avenue, Hollybush, Saltburn, TS12 2LQ

Freehold 2.95 development site

Bid1.

Property Summary

- Freehold development site
- Approx 2.95 acres
- Good road frontage
- Vacant possession

Location

Saltburn-by-the-Sea is a seaside town in Redcar and Cleveland, North Yorkshire, around 26 miles south-east of Hartlepool. It lies within the historic boundaries of the North Riding of Yorkshire at the northern tip of the North Yorkshire Moors National Park. The town has a population of around 6,000 and benefits from a rail connection to Middlesbrough and Darlington where are main line connections. Skelton lies upon the southern edge of Saltburn close to the A171.

The Skelton Industrial Estate lies to the east of Skelton town centre, with direct access off the A174 into Watness Avenue, the main estate roadway. At the entrance to the estate is a new retail park with occupiers including a large ASDA superstore, ALDI, B&M, Marstons pub Homeaware Essentials and McDonalds with further development underway. Texon International have a large presence on the estate.

Description

Plot 2b lies at the far end of the estate, facing Brankin Court, a courtyard development of business units and enjoying a long road frontage and good access.

The level and open plot extends to approx 2.95 acres.

Planning

- A Local Development Order is in place. This LDO grants a planning permission for any development falling within the traditional Use Classes: B1 Business, B2 General Industrial and B8 Storage and distribution

Tenure

Freehold with vacant possession



VAT

VAT is applicable



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