

**Land off the A1173 (Stallingborough Interchange), Stallingborough, Grimsby, DN41 8TH  
Development site of 34.02 Acres (13.77 Hectares) or thereabouts  
Allocated for Industrial/Employment Use**

Tel: 01652 653669

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## General Remarks and Stipulations

### Location

The land is situated approximately two miles north east of Stallingborough, two miles south east of Immingham and eight miles north west of the port town of Grimsby, in the County of North East Lincolnshire.

The combined Humber Ports of Immingham, Grimsby, Hull and Goole boast the UK's largest multi-purpose Ports complex; transporting millions of tonnes of freight annually and also provides an unparalleled gateway for trade connecting business across the UK, Europe and beyond.

### Summary

- Freehold development site of 34.03 acres (13.77 hectares) or thereabouts.
- Prominent visible location to the A180 Stallingborough Interchange which provides excellent access to the national motorway network.
- Greenfield site, ready for development.

### Description

The land comprises a greenfield development site that extends to approximately 34.03 acres (13.77 hectares) and benefits from access on to Old Kiln Lane and its' proximity to the A1173 slip road which connects directly on to the A180 Stallingborough Interchange.

### Current Planning Status

The land falls within the North East Lincolnshire Council boundary and is therefore subject to the planning policy set out within the North East Lincolnshire Local Plan 2013 – 2023 (adopted March 2018).

The subject property (outlined blue on Plan 1) forms part of a larger strategic site allocation for employment use under reference ELR016a and known as 'Stallingborough Enterprise Zone' (as outlined red on Plan 1). The site, as identified on the Policies Map, is allocated for employment development, use classes E(g) (Industrial/Employment), B2 (General Industrial) and B8 (Storage and Distribution) and more specifically 'Ports and logistics' as detailed in policy 7 of the adopted plan.

Furthermore, as well as forming part of the above strategic allocation, the site hatched red on Plan 1, benefits from planning consent granted on 12th October 2018 (Application ref: DM/0105/18/FUL) for a Hybrid application seeking outline consent for a 62ha Business Park comprising up to 120,176 sq.m for B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution). Several discharge of condition applications have been made and approved and further details on the planning status of the site are available from the Selling Agents.

The site forms an integral part of the South Humber Industrial Investment Programme (SHIIP) which seeks to ensure opportunities for economic growth are capitalised on over the next five to ten years.



### Tenure and Possession

The land is owned freehold and is being sold with the benefit of vacant possession on completion.

### Services

Interested parties are advised to make their own enquiries as to the availability and capacity of such supplies.

### Value Added Tax (VAT)

The sale price is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendor for any VAT which may subsequently be payable.

### Viewing

The land may be viewed at any reasonable time during daylight hours in possession of a set of these particulars.

### Method of Sale

The land is offered for sale as a whole by Private Treaty. Interested parties are invited to speak to Tony Dale on 07970 126302, Tom Norman on 07920 232135 or the Selling Agents' offices on (01652) 653669 to discuss their interest.

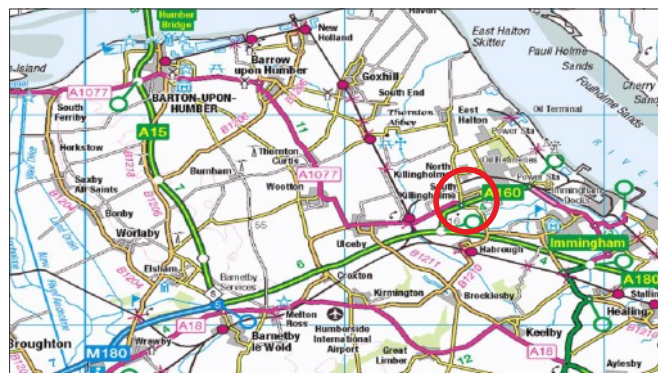
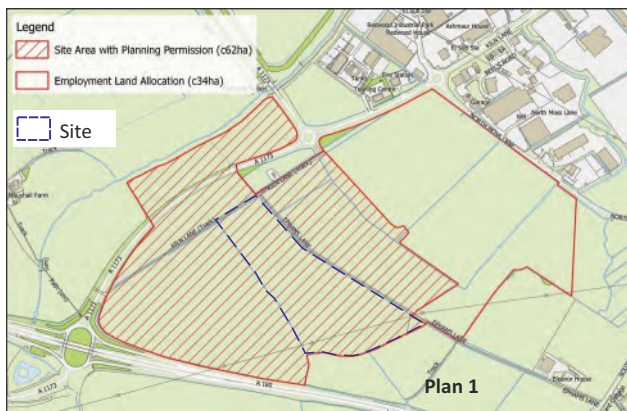
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  - (ii) The purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters.
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Ref: TN/SJP/BR-16/007-1  
Date: 12 April 2023



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### Selling Agents

DDM Agriculture

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JH Pickup & Co