



**FOR SALE:**

**01482 645522**

**Land Adjoining The Despatch Building, The Old Ropery,  
Maltkiln Road, BARTON-UPON- HUMBER, DN18 5JT**



£50,000 for the long leasehold interest

## FEATURES

- Commercial development land adjacent to Tesco
- Site extends to approximately 200 sq m (0.05 acres)
- Well located for access to A15
- Within easy walking distance to local facilities and amenities

## CONTACT

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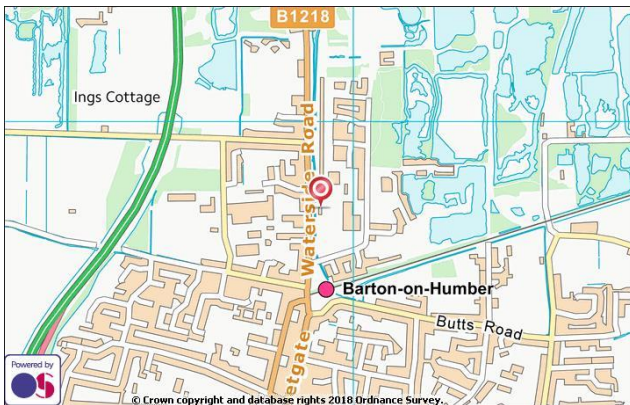
## For Sale: Land Adjoining The Despatch Building, The Old Ropery, Malkiln Road, BARTON-UPON-HUMBER, North Lincolnshire, DN18 5JT

### DESCRIPTION

The site extends to approximately 200 sq m and is bound to the north by adjoining land, to the east by Tesco carpark, to the south by CV Hairdressing & Beauty Day Spa and to the west by Waterside Road (B1218). The land is level and mostly regular in shape and benefits from having a tarmacked surface.

The site has the potential to be developed for retail or office use subject to planning permission being obtained.

### LOCATION



Barton-upon-Humber is a former market town situated on the south bank of the River Humber. The town is approximately 10 miles south west of Hull City Centre, 50 miles east of Leeds, 45 miles south east of York and 14 miles south of Beverley. Road communications to the town are good via the A15 trunk road. Humberside International Airport is situated approximately 11 miles away at Kirmington.

The site is situated off Malkiln Road adjacent to the CV Hairdressing & Day Spa, next to The Ropewalk art gallery and cafe. Access to the site is via the adjoining Tesco Supermarket car park. This area of Barton is located to the north of the town centre and is within easy walking distance of local facilities and amenities including the Barton bus and train stations.

### TERMS

We are seeking £50,000 for the long leasehold interest in the land. The land is held on a 135 year lease with effect from 5 March 2008 at a rent of £1 per annum without review. There is a service charge of £500 per annum which to date has not been charged by the freeholder. There are some restrictions in the lease regarding user which we can provide further details on request.

### ACCOMMODATION

The site extends to approximately 200 sq m (0.05 acres)

### OTHER INFORMATION

**Local Authority** - North Lincolnshire Council

**Rateable Value** – Not Applicable

**EPC** - Not Applicable.

**Services** - As far as we are aware no services are connected to the site. Prospective purchasers are advised to make their own enquiries of the statutory service providers.

**VAT** - All prices expressed in these particulars are exclusive of VAT. We will be pleased to confirm whether VAT is applicable to this transaction.

**Tenure** – We have been advised by the client that the property is held on a long leasehold basis.

**Legal Costs** – Each party will be responsible for their own legal costs in respect of this transaction.

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