



On behalf of

nationalgrid

Freehold Development Opportunity For Sale

Land at Clough Road, Hull, Humberside

Development Opportunity (Subject to Planning)

Site area – 1.83 hectares (4.53 acres)



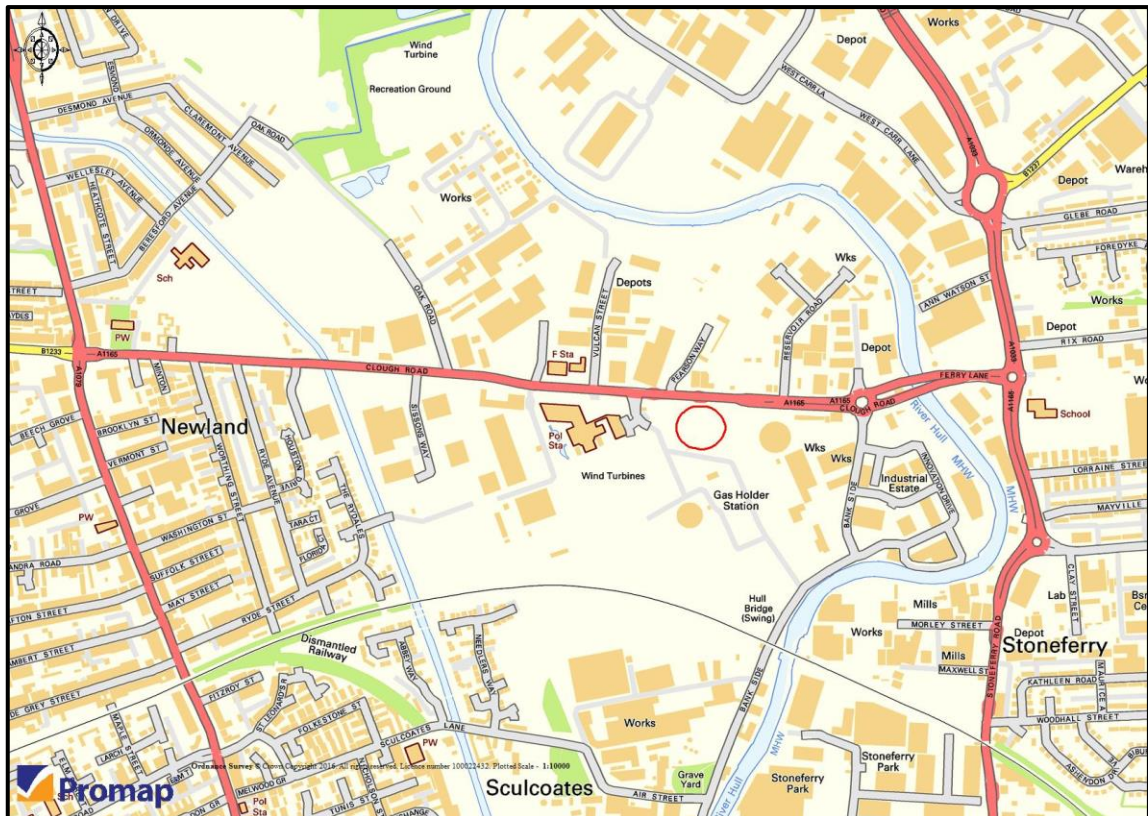
Background

We are delighted to offer the freehold interest in land on Clough Road, Hull on behalf of National Grid Property Holdings. The property is located in a mixed use area and has the potential for a range of different uses (subject to planning).

Location

The property is located on the southern side of Clough Road approximately 3km (2 miles) north of Hull city centre, 96 km (60 miles) to the east of Leeds and approximately (56 km) 35 miles south east of York.

Hull train station is located approximately 4km (3 miles) to the south west and provides direct services to other regional centres. Clough Road is located approximately 3 km (2 miles) from the A63 (Clive Sullivan Way) which provides access to the M62. The property is located next to the Clough Road Police Station which employs circa 750 people on site.



Description

The property is rectangular in shape and extends to approximately 1.83 hectares (4.53 acres). The parcel of land currently available for sale is part of the larger former gas works site. The subject site has been cleared and is currently vacant and is generally flat in terms of topography. The property is bound to the north by Clough road with A1 and B class uses beyond that. The land to the east contains a gas holder and associated structures. The southern aspect of the larger landholding is comprised of former gasworks now vacant and retained operational equipment.

Planning

The site comprises a 1.8ha parcel of the wider National Grid land holding situated immediately on the Clough Road frontage.

The Hull Local Plan was adopted in 2000 and the site is included within a much larger area designated as an "...existing area of predominantly employment uses where appropriate development will be encouraged", and where 'appropriate development' is defined as the full range of B Class uses.

The Council are in the early stages of preparing a Replacement Local Plan. The emerging draft policy is continued support for B Class use on the site, which would include 'trade counter' uses operating under a B2/B8 consent.

It is considered that a range of food and beverage, and other related uses could also be supported on the site as being ancillary and complimentary to the primary employment uses in the immediate vicinity. Any such proposal would be subject to assessment against the town centre use policy tests contained within the National Planning Policy Framework (NPPF).

The site is also located within the HSE consultation zones related to the adjacent gas holders.

Remediation

National Grid have remediated the site to the standard required for Open Storage.

Title

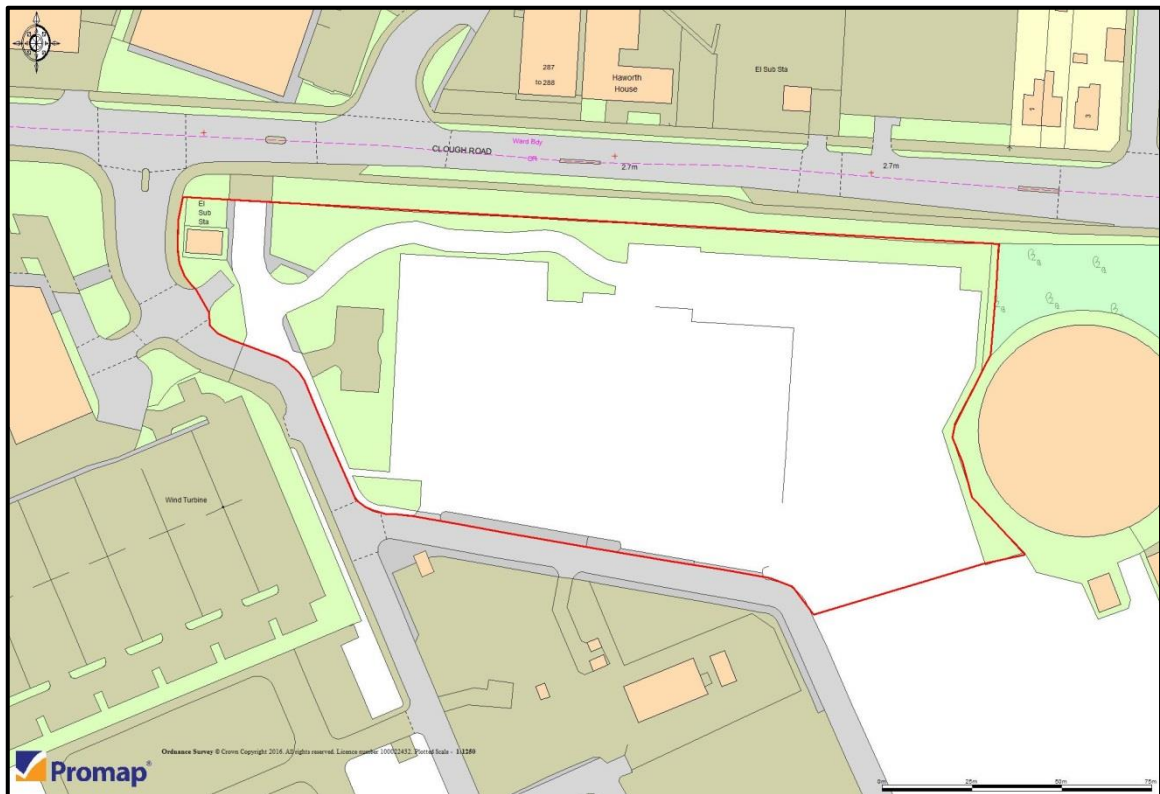
The site edged red on the Ordnance Survey plan is being offered for sale freehold. The property is held under title number HS297688 (part of) by National Grid Twenty Eight Ltd.

Services

All mains serviced are connected to the site, although we advise that these have not been checked by BNP Paribas Real Estate. Prospective purchasers should confirm the availability of services for their own proposals via the appropriate statutory undertaker.

We have not tested any of the service installations and provide no warranties to their condition.

Land at Clough Road, Hull, Humberside



Further Information

Iain Cairns
Tel : 0113 242 0044
Email : iain.cairns@bnpparibas.com

Richard Dunhill
Tel : 0113 242 0044
Email : richard.dunhill@bnpparibas.com