

**Andrew Miller**

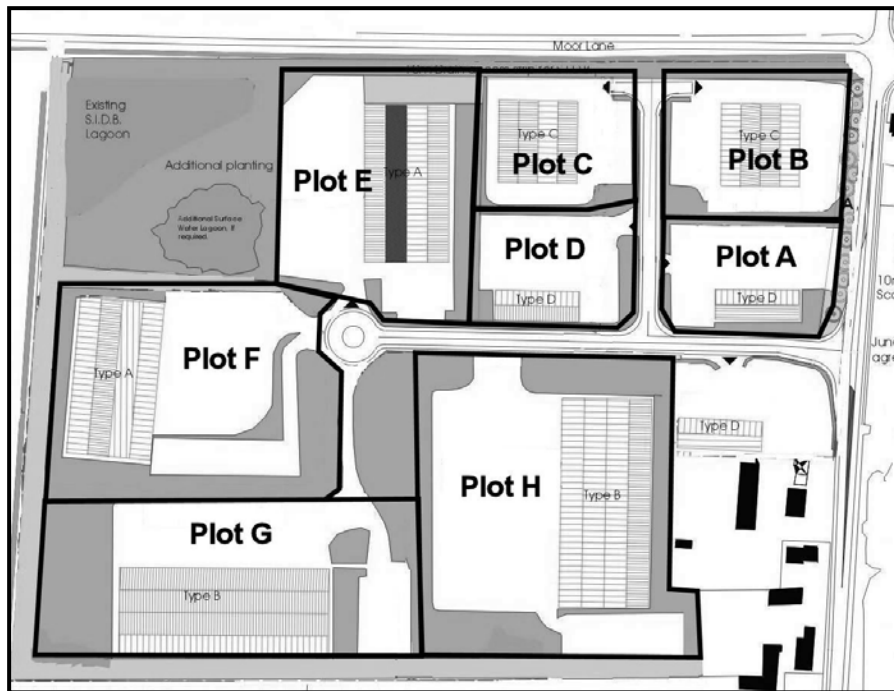
Chartered Surveyors

**0114 236 2340**

[CommercialPropertySurveyors.com](http://CommercialPropertySurveyors.com)

**FOR SALE**

Commercial Development Land  
in plots from 1.5 acres



Scotter Road South  
Scunthorpe  
North Lincolnshire

## **LOCATION**

The land is situated at the corner of Scotter Road South and Moor Road, with extensive frontage to Scotter Road South. The site is in an area occupied by many commercial and industrial users and is close to the South Park Industrial Estate.

Scotter Road South links via the A18 (east) to the M181/M180 and the national motorway network and the A18 (west) to the M180 & A15. The A159 can be accessed via Moorwell Road.

## **DESCRIPTION**

The land extends in total to around 35 acres and has outline planning consent for: -

B1 - light industrial / office      B2 - general industry      B8 - warehousing

The land is available as a whole or by plot, from a minimum of 1.5 acres. The approximate plot sizes, which are subject to measurement and verification on-site, are as follows:

Plot A – 1.80 acres  
Plot B – 2.50 acres  
Plot C – 1.80 acres  
Plot D – 1.52 acres  
Plot E – 4.15 acres  
Plot F – 3.90 acres  
Plot G – 3.90 acres  
Plot H – 6.90 acres

## **SERVICES**

It is anticipated that all main services will be available to the site.

## **FREEHOLD PRICES**

Plots A & B	£90,000 per acre
Plots C, D & H	£70,000 per acre
Plots E, F & G	£50,000 per acre

## **FURTHER INFORMATION AND PLANS ARE AVAILABLE ON REQUEST.**

Amended March 2007

### **Conditions Under Which Particulars Are Issued.**

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