



## Development Land 2.18 Acres (0.88 Hectares)

- Situated within 0.5 miles of Junction 51 of the A1(M) Motorway
- Regular shaped and predominantly flat
- Detailed planning consent for Warehouse / Industrial Development



## Location

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The site is located on the established Leeming Bar Industrial Estate, which sits adjacent to Junction 51 of the A1(M) Motorway.

The site itself is accessed off Portland Way, which leads to Junction 51 of the A1(M) Motorway via Leases Road and the A684.

## Description

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The site extends to approximately 2.18 acres (0.88 hectares) and provides a predominantly flat, regular shaped and undeveloped greenfield site opportunity.

## Planning

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The site has the benefit of a detailed planning consent for an industrial / warehouse development under Use Classes E(G), B2 and B8 for 18 units totalling approx. 28,000 sq. ft.

For more information please see planning application 22/01600/FUL on the North Yorkshire Council Planning Portal or contact the planning department on 0300 131 2 131.



## Legal Costs

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Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

## Terms

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The site is available on a freehold basis.

Price on application.

## Viewings

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For further information or to arrange a viewing please contact;

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