



Sanderson
Weatherall

For Sale

Yard / Compound

0.38 acres

► Pelham Road
Immingham
DN40 1AA



Key points

- ▶ L shaped yard / compound
- ▶ Well located close to main industrial areas
- ▶ Gated and fenced
- ▶ Suitable for a variety of uses (STP)

Description

The property comprises an L shaped yard / compound extending to approx. 0.38 acres and benefiting from security fencing and gates.

Previously used as a training centre the property now offers potential for a variety of commercial uses, subject to any necessary planning consents being obtained.

Rights of way exist across the adjoining Immingham lorry park to provide access in to the yard.

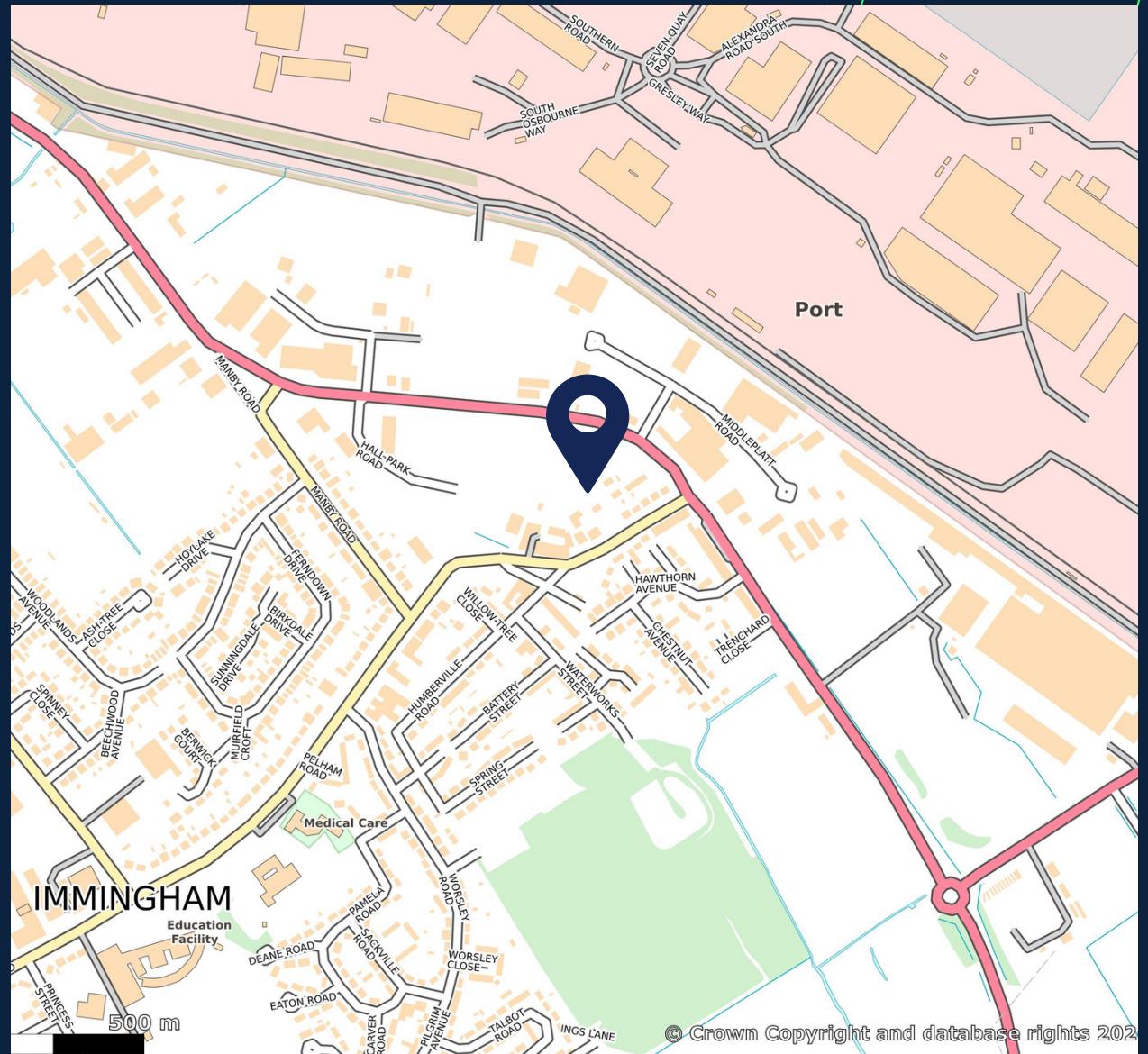


Location

The property is located within a mixed use area on the outskirts of Immingham town centre. Vehicular access is gained from the A1173 Manby Road with pedestrian access being gained from Pelham Road.

Immediately to the north of the property is Immingham Lorry Park and there are residential properties to the south and west. Further to the north and to the east it is an established industrial area. The location is equi-distant from the two entrances to the Port of Immingham.

Immingham has a population of approx. 10,000 people with a wider catchment area. It's economic base is focused around the Port which handles around 46 million tonnes of cargo a year, making it the UK's largest port by tonnage.



The Site

The site is predominantly an “L” shape.

The outgoing tenant is to remove / demolish the existing buildings and clear the site. The surface is mainly tarmaced. Any services to the site will be disconnected. Prospective purchasers are advised to make their own enquiries of the appropriate service providers in respect of the availability of services to the site going forwards.

	Hectares	Acres
Yard / Compound	0.154	0.38

Rateable Value

The property is currently in the Rating List as Cadet Centre and Premises with a Rateable Value of £3,300. The property will need to be reassessed for rating purposes following completion of the sale.

Tenure & Terms

We are seeking offers in the region of £125,000 for the freehold interest in the property.

The property is subject to a lease to Cadent in respect of a gas governor which is situated in the south-east corner of the site and extending to approx. 45 sq m (54 sq yards). The lease is for a term of 120 years from 1965 and the current rent is £225pa,

Alternatively our clients will consider leasing the site. The length of lease, rent and other terms by negotiation.

VAT

The property has not been elected for VAT purposes.

EPC

Not applicable

Service Charge

We are not aware of any service charges affecting this property.



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Viewings

For further information or to
arrange a viewing please
contact the sole agents:

▶ Carl Bradley
07971 875863
carl.bradley@sw.co.uk

▶ Humber Office
01482 645522

sw.co.uk



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July 2026