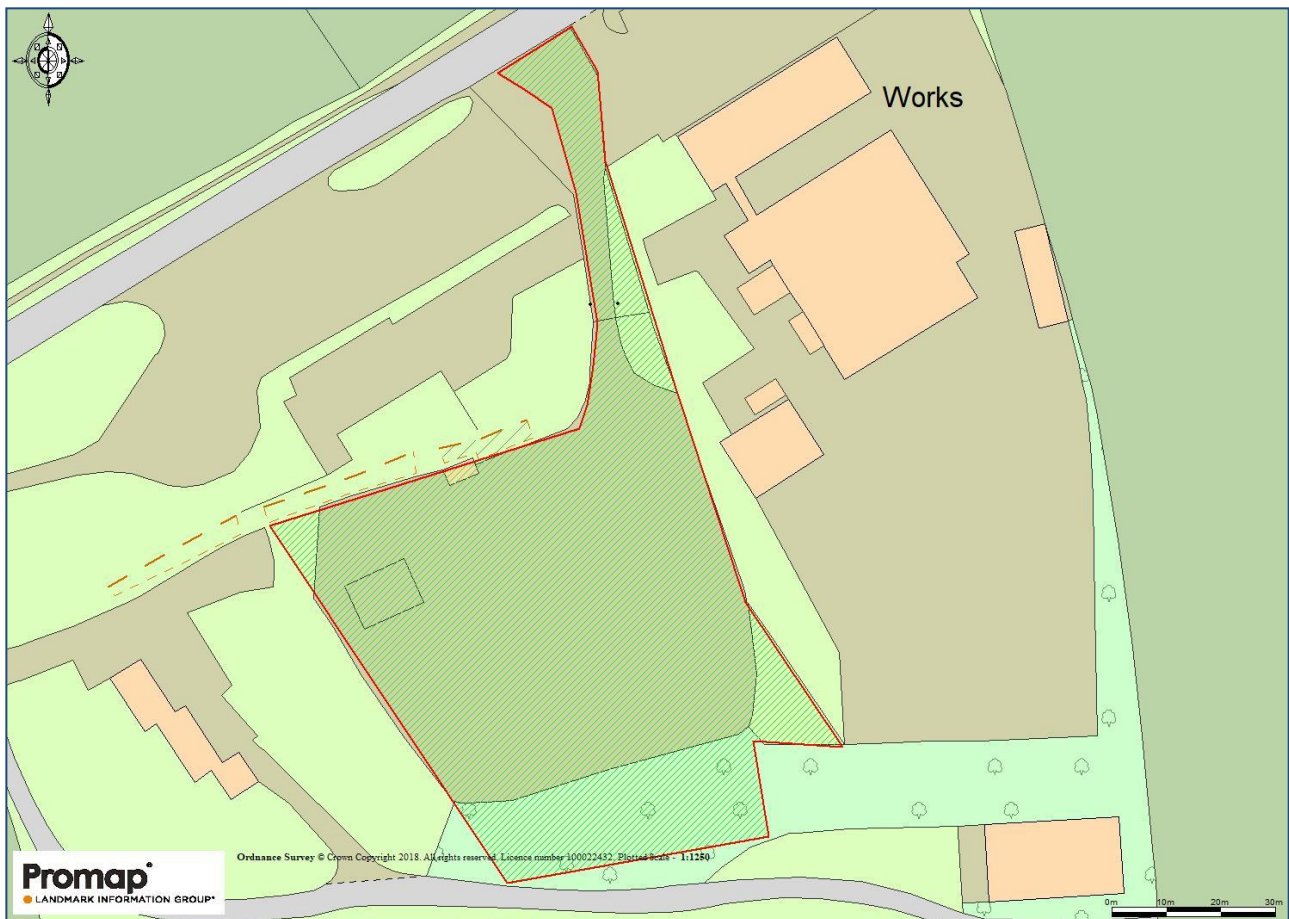




# FOR SALE

**FREEHOLD SITE WITH PLANNING CONSENT  
FOR ERECTION OF  
VEHICLE MAINTENANCE AND REPAIR WORKSHOP  
APPROX 0.65 HECTARES (1.6 ACRES)**



**LAND AT RAINBOW WORKS  
PONTEFRACT ROAD  
SNAITH  
GOOLE  
DN14 0DE**

## Description

The site, which has been previously utilised for vehicle storage, has been cleared and prepared for development and extends to approximately 0.65 hectares (1.6 acres).

The site has development potential, with planning having been secured for a workshop.

## Location

The site is situated on the south side of Pontefract Road, approximately 1 mile west of Snaith.

Pontefract Road (A645) provides access to Junctions 34 and 36 of the M62, approximately 6 and 8 miles to the west and east, respectively.

## Planning

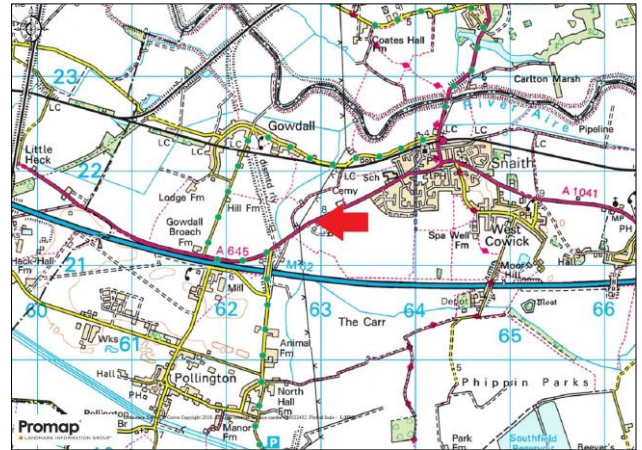
Planning Consent DC/16/04188/PLF/WESTWW PP-05695015 was granted on 8 June 2017 for the erection of a steel arched building to be used as a vehicle maintenance and repair workshop.

Further information can be downloaded from the East Riding of Yorkshire Council website –

<https://newplanningaccess.eastriding.gov.uk>

## Services

We are not aware of any service connections to the site and interested parties should, therefore, make their own enquiries of the relevant providers.



## Tenure

The property tenure is Freehold.

## VAT

Prices, outgoings and rentals are exclusive of, but may be liable for VAT.

## Terms

Offers are invited for the benefit of the freehold interest.

## Viewing

Strictly by appointment with Wignall Brownlow. Contact Jonathan Brownlow on 0161 839 6409 or via email to [jdb@wignallbrownlow.co.uk](mailto:jdb@wignallbrownlow.co.uk).



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**SUBJECT TO CONTRACT**

Misrepresentation Act 1967 These particulars are provided for guidance only. The agents give notice that whilst these particulars are believed to be accurate, they are not guaranteed and will not constitute any part of any contract in accordance with the Misrepresentation Act 1967.