

Land North of Magdalen Lane,  
Hedon, HU12 8JZ

# FOR SALE

Freehold development  
opportunity (subject to planning)

Site total c.5 acres (2.04 ha)

Currently vacant

Edge of centre location

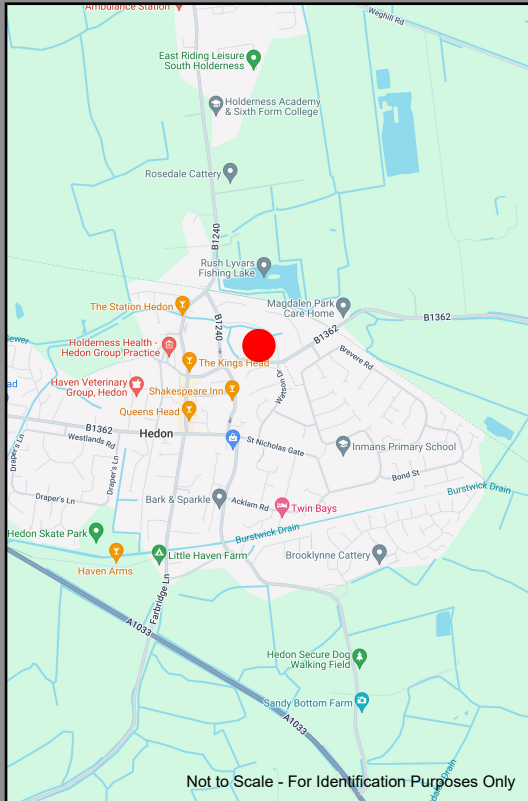
**OFFERS INVITED**  
subject to planning offers will  
be considered

**Scotts**  
01482 325634



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What3Words: [swim.enthused.revived](https://www.what3words.com/swim.enthused.revived)

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## LOCATION/DESCRIPTION

The site is located on the north side of Magdalen Lane, a short walk from Hedon town centre. Hedon is a town with c.6,500 people situated 5 miles to the east of Hull city centre.

The subject property is roughly rectangular in shape and comprises a total area of c.5 acres (2.04 ha) of vacant pasture/agricultural land. The land is fairly undulating with levels ranging from 2.3m AOD to 3.3m AOD across the site.

To the north and eastern edges of the site there is a Scheduled Monument (the medieval town wall and ditch) and there are earth mounds and open watercourses running along the norther and western boundaries.

The site is bound on all sides by native species hedgerows, brambles and trees.

## SERVICES

As far as we are aware no services are connected to the site.

Prospective purchasers are advised to make their own enquiries as to the statutory service providers.

## DISPOSAL TERMS

The whole site is available with vacant possession.

Offers are invited. Subject to planning offers will be considered.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the purchaser responsible for any Stamp Duty Land Tax that may be payable.

## FURTHER INFORMATION AND TO VIEW

Contact Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) 07801 515165

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.7132**

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