



A18 | M181

Doncaster Road, Scunthorpe DN15 8GR
What3Words ///loving.fortunate.oval



STRATUM
PARK

Plot A
UNDER OFFER

Plot B
AVAILABLE NOW

AVAILABLE NOW | SERVICED LAND FOR SALE:

7.28 ACRES

Commercial development plot | £1,650,000 + VAT

ALSO AVAILABLE | FOR SALE OR TO LET:

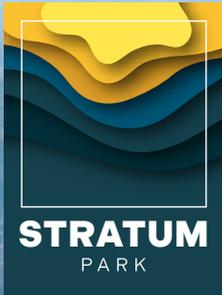
Industrial & warehouse design & build opportunities up to 150,000 sq ft

IDEAL SITE FOR
INDUSTRIAL
& LOGISTICS

Developed by



STRATUMPARK.CO.UK



- Serviced plot available for industrial and logistics uses
- At the crossroads of A18/M181 linking to M180/M18/M62
- Established location adjacent to popular food & retail park
- Fast access to growing regional & national markets

Plot B
7.28 acres
available now

Plot A
UNDER OFFER

AVAILABLE NOW | SERVICED LAND FOR SALE:

INDUSTRIAL & LOGISTICS PLOT OF 7.28 ACRES

Brought forward by Lindum Group, outline planning has been granted across Stratum Park for class E(g) and B8 uses. The fully serviced plot is ready for immediate development.

Stratum Park enjoys a prime location at the intersection of the A18 and M181 in Scunthorpe, Lincolnshire. Major occupiers in the area include British Steel, Wren Kitchens, OSI Food Solutions, Jotun Paints, 2 Sisters Food Group, and Canpack.

The location is ideal for regional logistics, with Hull, Sheffield, Leeds, York, and Lincoln all within an hour's drive by van. The site also offers superb national reach, with over 34.5 million people accessible within 4.5 hours by HGV.

Stratum Park is immediately adjacent to Gallagher Park, home to Tesco Extra, Aldi, TK Maxx, and B&Q. Opposite the A18 are additional amenities, including drive-thru restaurants, fast food outlets, a hotel, and the Scunthorpe United stadium.



7.2 ACRE
SERVICED PLOT

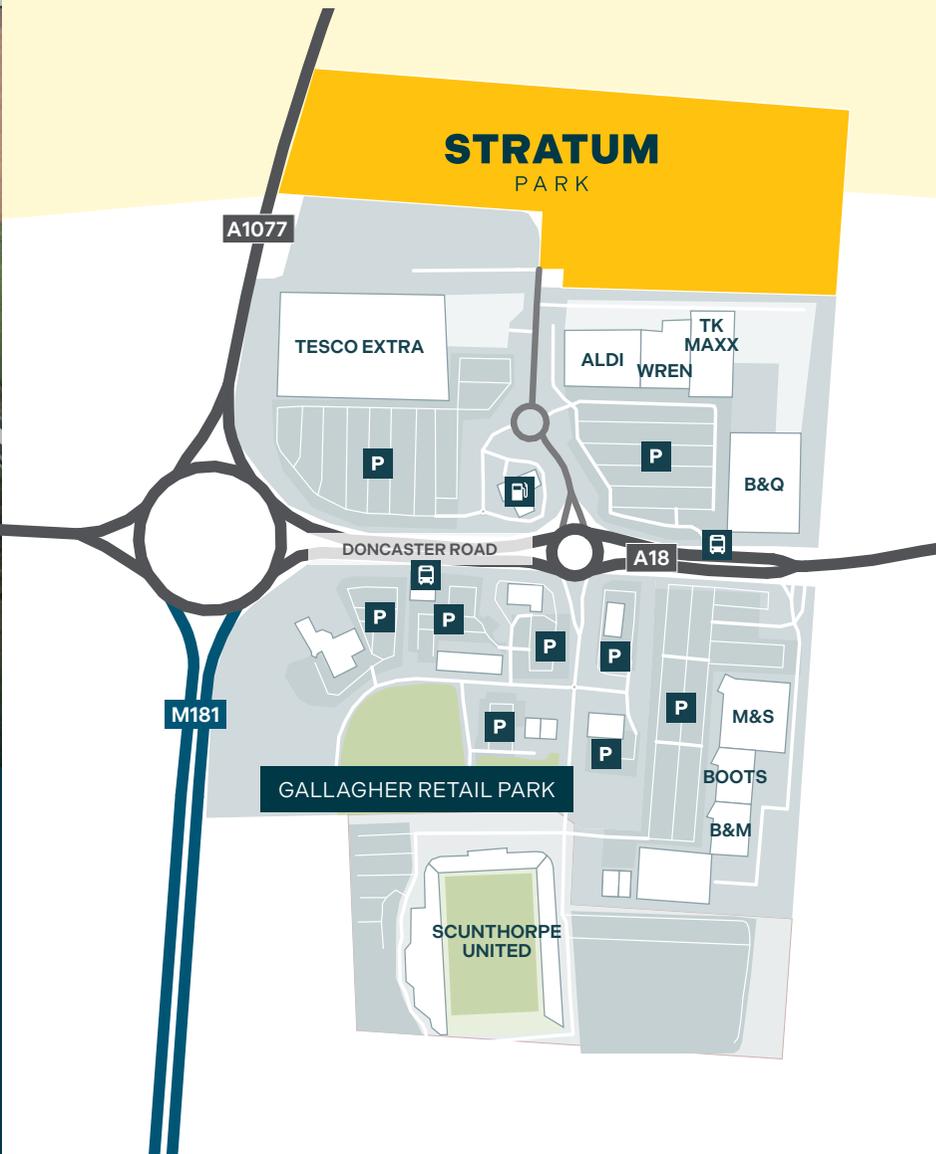


FREEHOLD

LOCATION

Situated at the junction of the A18 and the M181, Stratum Park is well-placed to provide regional and national access.

Occupiers will enjoy excellent access to the most populous urban areas of the North, the East Coast, and the Midlands.



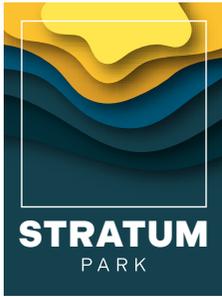
AT THE HEART OF THE LINCOLNSHIRE LAKES

Located immediately adjacent to Stratum Park to the west and south of Scunthorpe, Lincolnshire Lakes is an ambitious and transformative urban project.

Lincolnshire Lakes will significantly boost Stratum Park as a location of strategic importance within the region. The £1.2 billion initiative aims to create several vibrant and sustainable communities by harnessing

the region's natural assets, including its network of lakes and waterways.

Some 6,000 homes are currently planned for Lincolnshire Lakes, mainly clustered along the M181. The development is being actively promoted by the local authorities, with the homes being delivered within the next five years.



DIRECT ACCESS TO CONSUMER MARKETS

The cities of Hull, Sheffield, Leeds, York and Lincoln all fall within 90 minutes by van, reaching a massive 8.4 million consumers in that time.



375,259
PEOPLE WITHIN
30 MINUTES BY CAR

4.1 million
PEOPLE WITHIN
60 MINUTES BY CAR

8.4 million
PEOPLE WITHIN
90 MINUTES BY CAR

Source: www.drivetimemaps.co.uk

STRONG LOCAL LABOUR SUPPLY

Thanks to excellent road access, Stratum Park can draw upon the region's large pool of skilled and available labour.

A strong manufacturing base ensures that wages are competitive compared to national averages.

1,317,800
POPULATION
WITHIN 25 MILES

Source: ONS 2021

152,800
PEOPLE WANT
A JOB IN
THE REGION

Source: Lincolnshire and Yorkshire and the Humber, NOMIS June 2024

EMPLOYEES IN ALIGNED TRADES

	Manufacturing	Distribution	Retail
North Lincolnshire	24.0% 18,000	9.3% 7,000	14.7% 11,000
Hull and East Yorkshire	15.6% 40,000	5.1% 13,000	14.8% 38,000
Great Britain	7.5%	5.0%	13.7%

Source: NOMIS 2023

COMPETITIVE LOCAL LABOUR RATES

£664.70 LINCOLNSHIRE **£674.80** YORKSHIRE & THE HUMBER **£729.80** GREAT BRITAIN

Source: Gross full time weekly pay by place of residence, NOMIS 2024

SAT NAV: DN15 8GR



HGV DRIVE TIMES

- 90 mins**
4.6 million people
- 180 mins**
20 million people
- 270 mins**
34.5 million people

Source: www.drivetimemaps.co.uk

STRATUM PARK

A NEW LINK FOR UK SUPPLY CHAINS

With the ports of Grimsby-Immingham and Hull nearby, and with fast access to the M180 and M62, Scunthorpe is well-placed for logistics operations.

The industrial areas of the North West, North East, and Midlands lay within 4.5 hours by HGV.

PLACES	hrs:mins	miles
M180 J3	06	2.6
M18 J5	16	15
M62 J35	28	22
M18 J3	30	25
Grimsby	34	31
Hull	36	32
Sheffield	46	43
Newark	1:02	48
York	1:01	49
Leeds	57	52
Nottingham	1:20	70
Manchester	1:41	89
Birmingham	2:01	116
Newcastle	2:17	135
London	3:34	173



AIRPORTS	hrs:mins	miles
East Midlands	1:23	79
Manchester	1:46	88
Heathrow	3:24	194



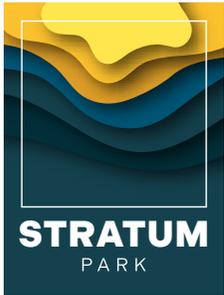
SEA PORTS	hrs:mins	miles
Immingham	30	28
Hull	44	36
Liverpool	2:16	119
Bristol	3:22	204

Source: www.lorryroute.com

56.4m tonnes
CARGO HANDLED PER YEAR
BY GRIMSBY-IMMINGHAM
AND HULL PORTS

UK's #2 port
GRIMSBY-IMMINGHAM
IS THE UK'S 2ND LARGEST
PORT BY TONNAGE

Source: DDOT 2023



IDEAL SITE FOR
**INDUSTRIAL
& LOGISTICS**



Lindum Group is an employee-owned construction company formed in 1956 with offices in Lincoln, Peterborough and York.

Across a number of divisions, Lindum has managed and delivered a vast portfolio of work for public and private sector clients, alongside their own developments.

The company is financially robust with a strong history of reinvestment and prudence; Group net assets stand at £59.7M currently, of which £55.9M is cash.

Close to all of Lindum's staff are shareholders, which ensures that the group's integrity and standards are upheld across the team.



INFORMATION

PLANNING

Outline planning has been granted for the site under PA/2024/172. Details can be found under the North Lincolnshire planning portal.

- Use class E(g) and B8

BIODIVERSITY NET GAIN

The purchaser will need to allow for an on-site Biodiversity Net Gain (BNG) of circa 7,000m² of flowering lawn.

SERVICES

The serviced site will include:

- Up to 1.2mVa of power
- Surface water connection. On-plot drainage will be required by purchaser to discharge at greenfield run-off rate

- Foul water connection
- Fresh water supply
- BT duct
- Estate road up to boundary of the site

TENURE

The plot will be made available for Freehold Sale or Leasehold To Let.

Design and build units will be made available for Freehold Sale or Leasehold To Let.

SERVICE CHARGE

A service charge will be applicable to estate road, estate drainage and BNG.

VAT

VAT will be charged in addition to sale prices/rent at the current rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

PRICE
7.28 acres £1,650,000 + VAT

ALSO AVAILABLE:

DESIGN & BUILDS UP TO 150,000 SQ FT

Stratum Park offers a highly flexible development platform.



7.28 ACRE PLOT



FREEHOLD & LEASEHOLD



GRADE-A BUILD TO SUITS



SUSTAINABLE OPTIONS



1.2MVA AVAILABLE

READY TO DEVELOP

The plot benefits from park-wide Outline Planning consent for E(g) and B8 uses.

The site is fully serviced, with the plot ready for development.

ADAPTABLE LOCATION

Our illustrative plan shows how the site can accommodate a mixture of small industrial units, scaling to large industrial logistics opportunities.

LEADING SPECIFICATION

Every build at Stratum Park will benefit from a leading specification designed to provide durable service and low running costs.

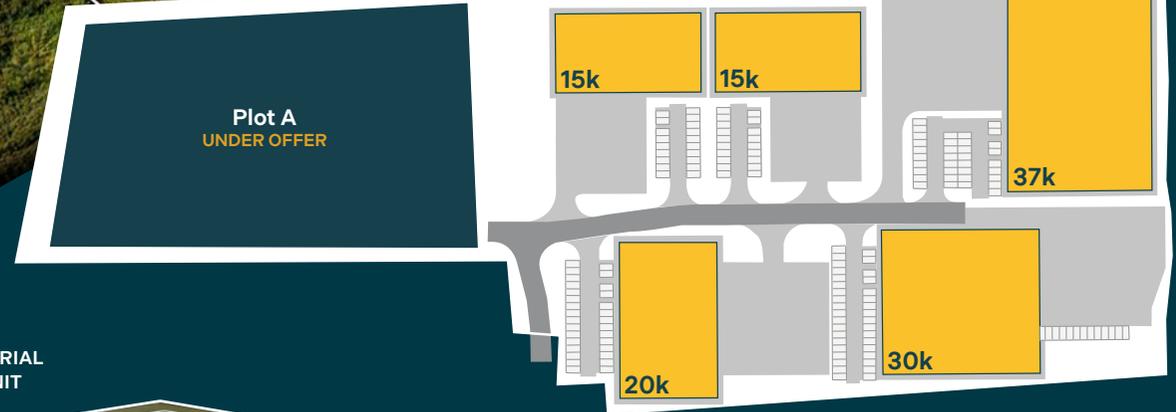
Occupiers can also choose from a wide range of sustainability options to suit their green agendas.

FAST OCCUPATION

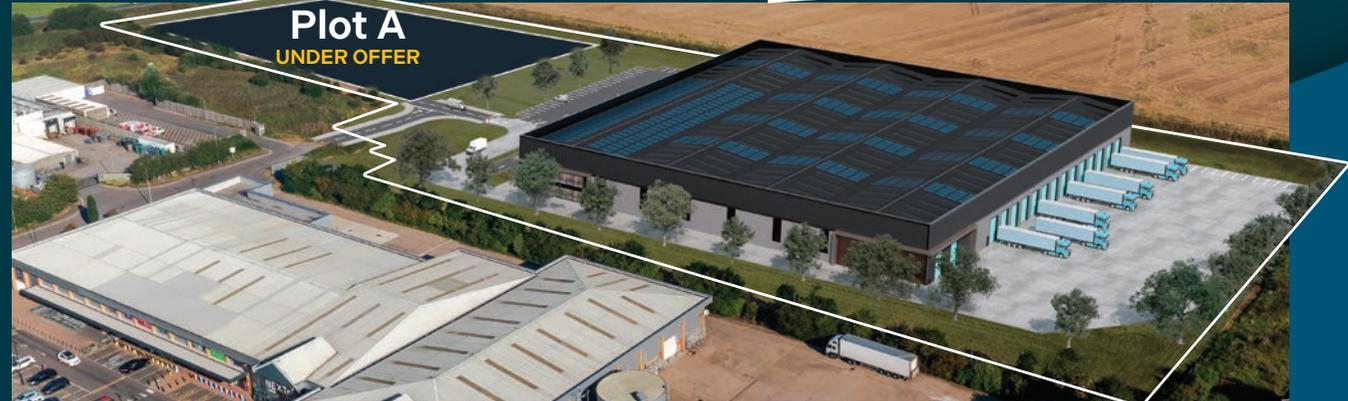
Lindum Group's established construction platform can deliver build to suits in as little as 12 months, subject to planning and agreement of terms.



INDICATIVE CGI AND MASTERPLAN
SME UNITS, TRADE COUNTER
INDUSTRIAL & LOGISTICS



INDICATIVE CGI
SINGLE INDUSTRIAL
& LOGISTICS UNIT



CONTACT

For information and to view the premises please contact the agents.



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A development by



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