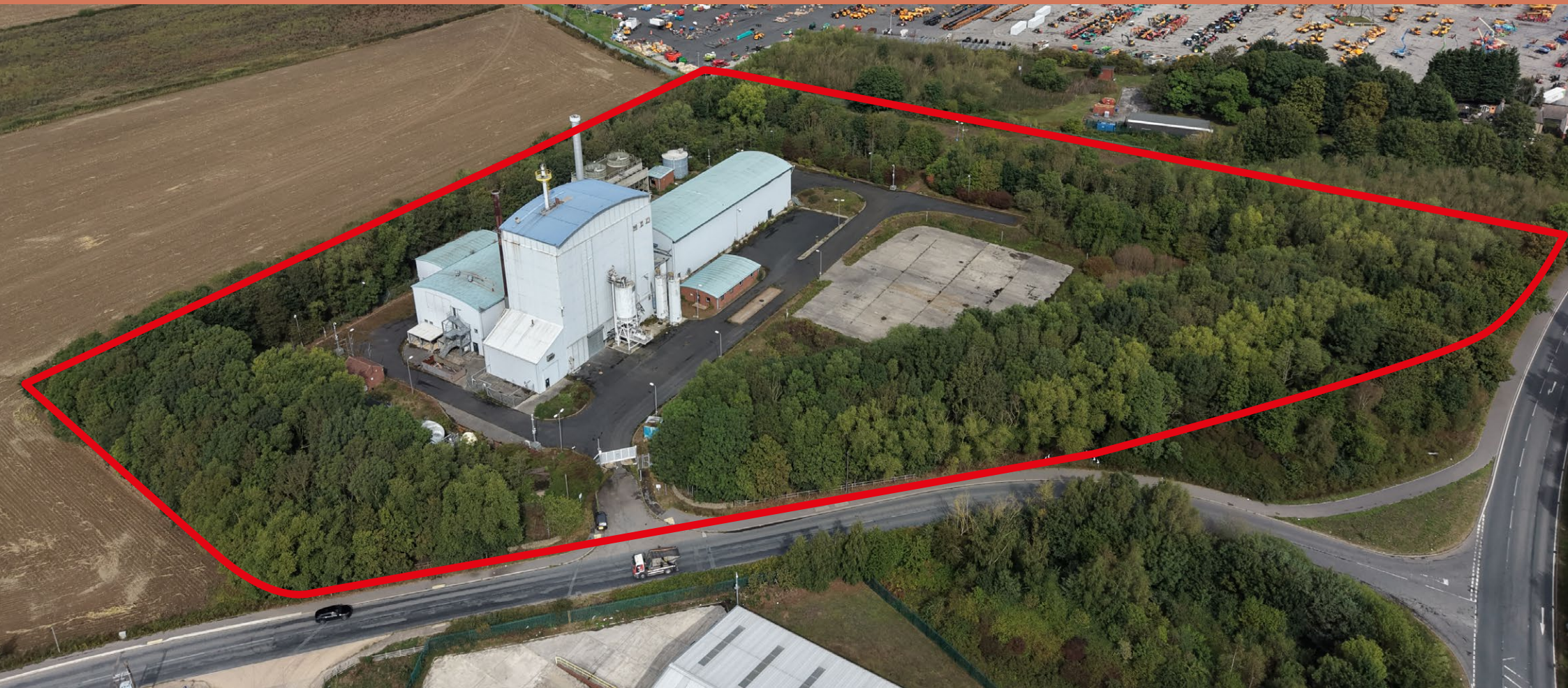
Rare Freehold Powered Land Redevelopment Opportunity | For Sale

CBRE

Selby Road, Eggborough, J34/M62

///workflow.senses.exit

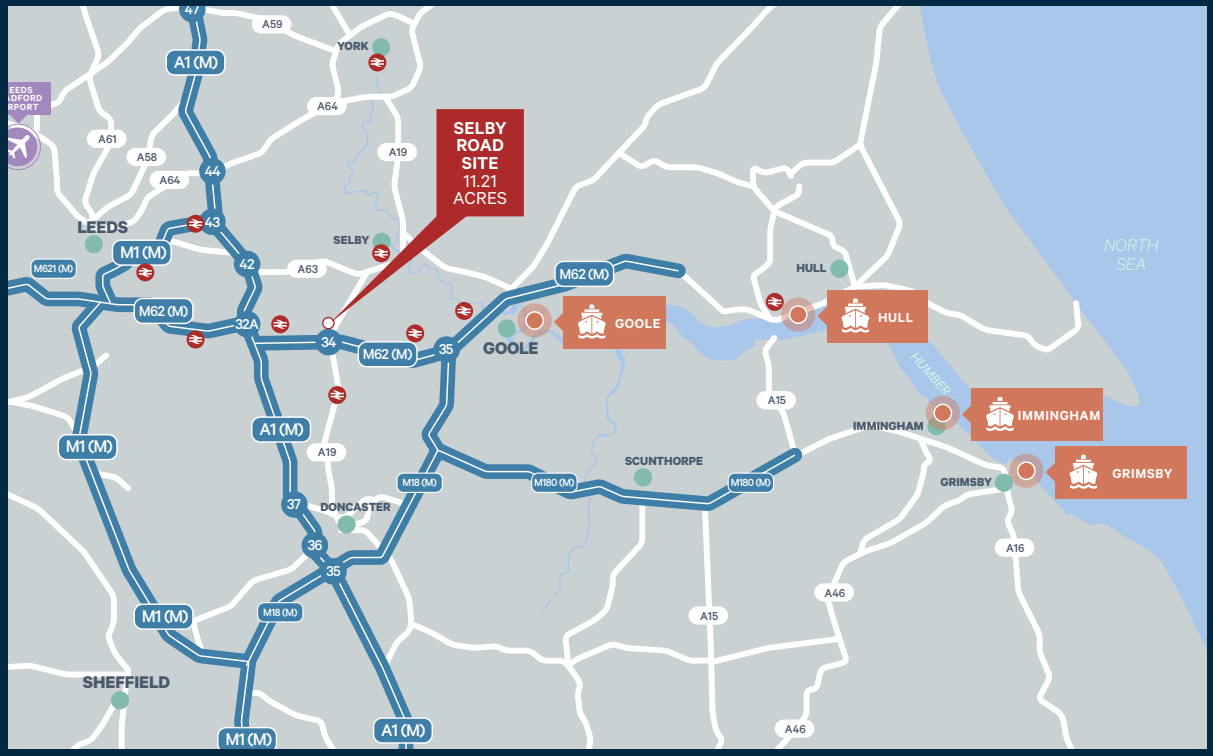
Gross site area of **11.21 acres (4.53ha)**



Selby Road
Eggborough, North Yorkshire DN14 0JT

Location

- Strategic location immediately adjacent to the A19
- Junction 34 of the M62 1.2 miles to the south offering excellent east-west connectivity across Yorkshire and Humber.
- A1(M) accessible via Junction 33 of the M62 providing direct north south connectivity
- Excellent access to the Humber Ports including Goole, Hull and Immingham.





Roads

M62 Motorway
1.5 miles (2 minutes drive)

A1 via M62
6.6 miles (8 minutes drive)

Ports

Goole
14 miles (25 minutes drive)

Hull
40 miles (51 minutes drive)

Immingham Docks
51 miles (59 minutes drive)

Description

The site forms a very rare brownfield powered land redevelopment opportunity being the former ARBRE Energy Project which was one of the UK's earliest biomass power generating schemes. Whilst the original facility is decommissioned, the site retains the legacy of its energy infrastructure and strategic grid position.

The site could be suitable for a range of energy, industrial and infrastructure led power intensive uses subject to planning and statutory consents.



Selby Road
Eggborough, North Yorkshire DN14 0JT

For Sale

Site Area

The site area extends to **11.21 acre (4.53ha)** as outline on the redline boundary plan.



Disclaimer: CBRE Limited, November 2026

Important notice relating to the Misrepresentation Act 1967. CBRE act for itself and the vendor as agents for the vendor give notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies, or typographical errors. 3. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Note the site boundary outlined in yellow should be treated as for indicative purposes only and should not be construed as the actual site boundary 6. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Utilities & Infrastructure

All mains services power, gas, water and drainage are connected to the site.

POWER

Existing **66kV grid connected infrastructure.**

NPG connection offer for up to **20MW export capacity** and **8.42 MVA** import capacity

Existing connection infrastructure accepted by NPG and progressed through the network connection process.

NESO Connection reform confirmation for 15MW waste-to-energy element secured for gate 2 Phase 1.

Interested parties should undertake their own investigations regarding connection capacity, transferability and future grid connection arrangements.

Planning

The site is unallocated for planning uses in the Selby Local Plan. A new county wide combined North Yorkshire Local Plan in currently in its initial scoping consultation stage with first formal 'gateway checkpoint expected in April 2027.

Historical planning consents on the site:-

C8/53/125F/PA – Electricity generating plant using wood fuel together with ancillary plant and buildings (January 1997)

C8/53/125F/PA – Change of use from a biomass renewable energy facility to waste management facility with advanced thermal treatment (May 2015).

Interested parties are advised to make their own enquirers with the Local Planning Authority (North Yorkshire Council).

Business Rates

Current Rateable Value (from 1 April 2026): £95,500.
Description: Store and Premises.

Anti Money Laundering

The successful purchaser will be required to provide the usual information to satisfy the statutory AML requirements when Heads of Sale are agreed.

VAT

All figures are quoted exclusive of VAT which may apply.

Legal Costs

Each party will be responsible from the payment of their own legal costs incurred.

Terms

The property is available to purchase as a whole on a Freehold basis under Land Registry Title number NYK122556.

Further Information

For further information, or to arrange a viewing (strictly by prior appointment), please contact sole agents CBRE.

Dave Cato
Industrial

07983 388 939
dave.cato@cbre.com

CBRE
+44 (0)113 394 8800
www.cbre.co.uk