



0.284 ACRE DEVELOPMENT OPPORTUNITY LAND FOR SALE

Land Adjacent to Ayresome Gardens, Middlesbrough



Sanderson
Weatherall

Location

The site benefits from being less than 40m from Linthorpe Road, one of the main arterial routes in central Middlesbrough. Linthorpe Road plays home to numerous bars, restaurants and shops, making it an ideal location for Teesside University students. The university campus itself is less than 700m to the north east of the site. The entire northern boundary of the site adjoins a park, providing excellent unrestricted views for each bedroom.

The A66 is 950m to the west making access to the rest of the region quick and simple. Transport by rail is also excellent with Middlesbrough train station being less than a mile to the north.



Description

A cleared ready to go site benefitting from full planning permission for a 72 bed student housing scheme. More details can be found via the Planning Portal and via the Application Number : M/FP/0347/16/P.

Area

The approximate area is 0.284 acres (0.115 hectares)

Site Conditions

The site is cleared of any buildings. There is a full soil test report available upon request.

Tenure

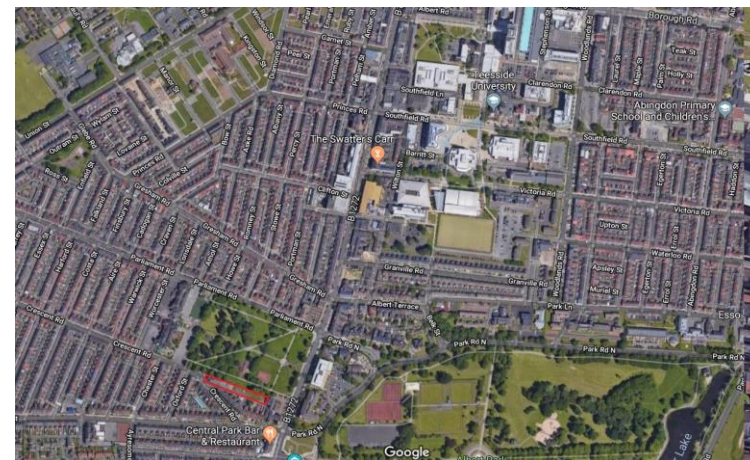
The site is owned via a freehold interest.

VAT

The vendor is not VAT registered therefore VAT will not be charged.

Terms

We are inviting offers in the region of £400,000 for the freehold interest benefitting from planning permission.



- Student Housing scheme with full planning permission for 72 beds
- Less than 300m from Teesside University Campus
- All rooms with park views

Services

We understand that all mains services are available on the site, however, interested parties are advised to determine the exact position of the services and arrange any modifications or connections at the site with the relevant service providers.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Money Laundering

In accordance with the Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Viewings and Further Information

Strictly by prior appointment with the agents:

Contact: Chris Dent
Tel No: 0191 269 0104
Email: chris.dent@sw.co.uk

Contact: George Williams
Tel No: 01642 426 922
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