



## Development Site 2.56 Hectares 6.3 Acres

### Property Highlights

- Site to be demolished and cleared
- Proximity to new residential development
- Good access to the A19

For more information, please contact:

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### Location

The property is located on the North East Industrial Estate, Peterlee, County Durham.

Peterlee is located in County Durham, approximately 11 miles East of Durham City Centre, 11 miles South of Sunderland and 23 miles South East of Newcastle. Peterlee benefits from excellent road communications being situated immediately adjacent to the A19 Trunk Road which provides direct access to the Tyne & Wear conurbation to the North and Teesside and North Yorkshire to the South.

The town benefits from good bus provisions, connecting Peterlee to Durham, Sunderland, Newcastle and

Middlesbrough. Rail services are provided by the East Coast mainline from Darlington and Durham stations, with Durham having a fastest journey time to London Kings Cross of approximately 2 hours 30 minutes.

Newcastle International airport and Durham Tees Valley airport are situated approximately 30 miles to the North and South respectively. Both airports provide regular flights to key national European and International destinations.

### Description

The unit comprises a detached warehouse of profile metal clad evaluations and north light roof. The unit has been split into a production area and cold store facility with offices to the front elevation of the property. Access to the unit is provided by two dock level loading doors, covered by a canopy and four loading doors to the front and west elevation of the property.

The unit sits on a large site with the hardstanding yard and car parking area to the front of the building. There is also a larger area of hardstanding which fronts Stephenson Road the area appears to be slightly uneven but has a separate access from Stephenson Road. The whole site is bounded by palisade fencing.

**The unit was recently damaged fire and prior to sale the buildings will be demolished and the site cleared.**

### Accommodation

The site comprises the following area:

2.56 Hectares (6.3 Acres)

### Site Conditions

The purchaser will be responsible for any necessary assessment of ground conditions in order to satisfy themselves that any development can be undertaken successfully.

### Planning

The site is allocated for employment purposes but is located adjacent to a new residential development by Gleeson and opposite a 40 acre site which has been allocated for 390 residential units.

Based on the above the site may be suitable for residential development, subject to planning.

Interested parties are expected to make their own enquiries with the planning department at Durham County Council

### Services

It is the responsibility of the purchaser to determine the exact position of the services and arrange any modifications or connections at this site in consultation with the relevant service provider.

### Tenure

Our client is seeking to dispose of their freehold interest in the site.

### Price

Offers are invited for the freehold interest.

### Legal Costs

Each party is responsible for their own legal costs incurred in the transaction

### VAT

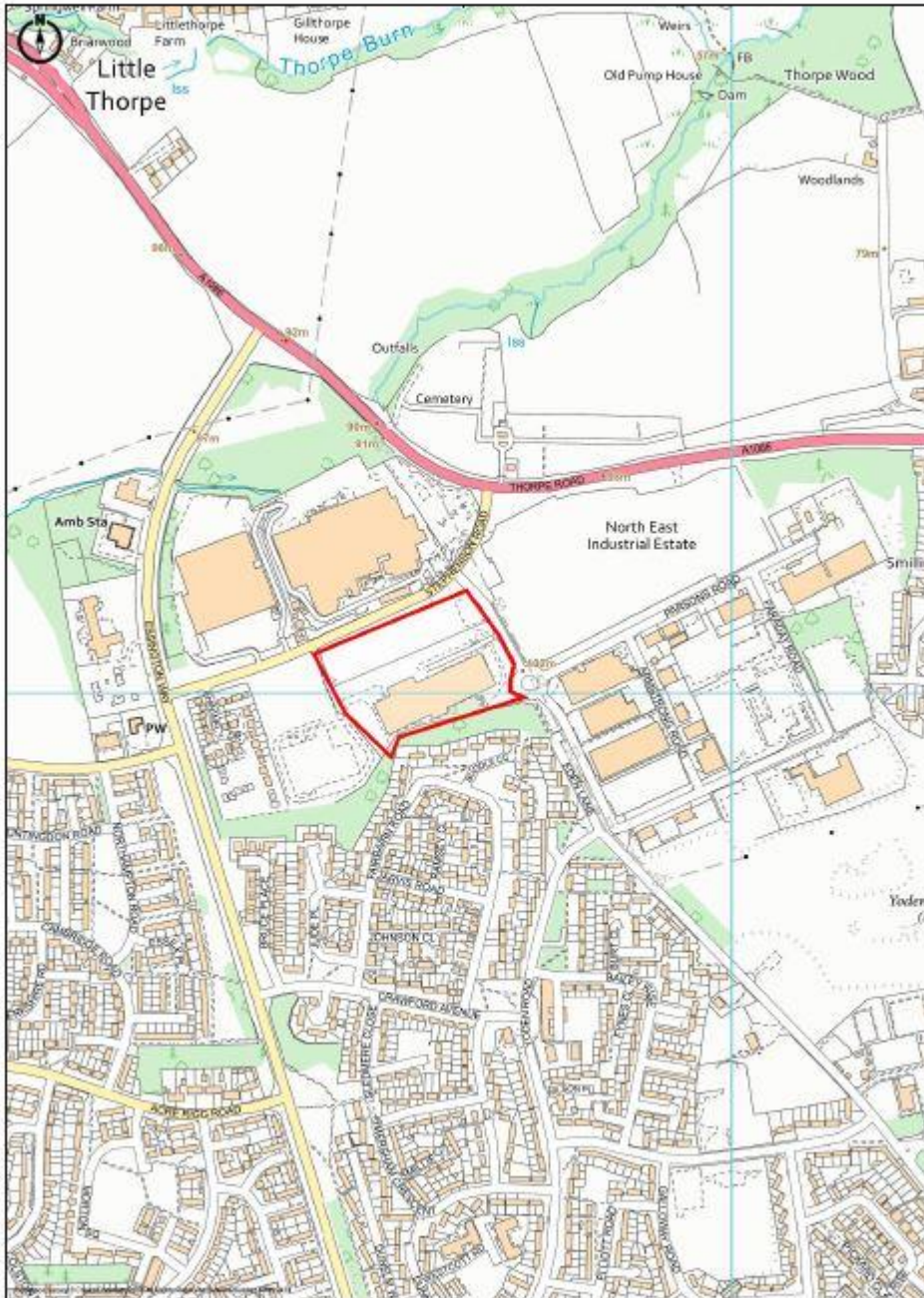
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# FOR SALE



Land at Armstrong Road, North East Industrial Estate, Peterlee



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