



Sanderson
Weatherall

FOR SALE



Barrington House, 2 Bowesfield Lane & 39-45 Yarm Lane, Stockton on Tees

sw.co.uk



Rare development opportunity subject
to planning permission

Historic building on Bowesfield Lane
and Yarm Lane, Stockton

Total area 0.41 Acres

Location

The properties are located on Bowesfield Lane and Yarm Lane in the heart of Stockton. The excellent road links to the A19 via the A66 means there is a superb opportunity for a possible redevelopment. Durham University's Queens Campus is less than one mile away and Middlesbrough and Darlington town centres are 3 miles and 12 miles away respectively.

Description

The site of 0.41 acres comprises several historic town houses which have been occupied by the accountants Baines Jewitt for over 100 years. Partially listed these properties would make excellent offices or could be redeveloped for an alternative use subject to gaining the necessary planning requirements. Full CAD plans are available on request.

Accommodation

Measured in accordance with the RICS Property Measurement 2nd Edition document, Sanderson Weatherall have measured the area on a GIA basis which is as follows:-

Description	Sq m	Sq ft
Basement	168	1,808
Ground floor	715	7,696
First floor	678	7,297
Second floor	397	4,273
Total	1,958	21,074

Building/Site Condition

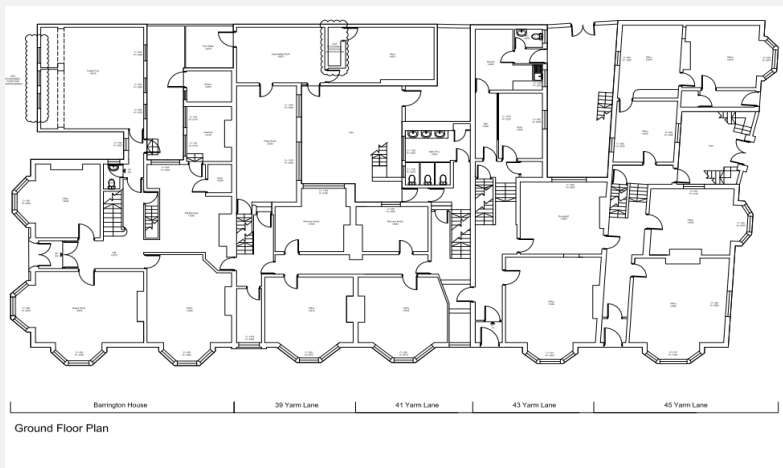
The purchaser will be responsible for undertaking any necessary assessment of ground and/or building conditions in order to satisfy themselves that any development can be undertaken successfully.

Tenure

The site is owned via a freehold interest.

EPC

The EPC will be available soon.



VAT

Our understanding is that any sale would be exempt from VAT.

Terms

We are inviting offers for the freehold interest.

Services

We understand that all mains services are available, 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.

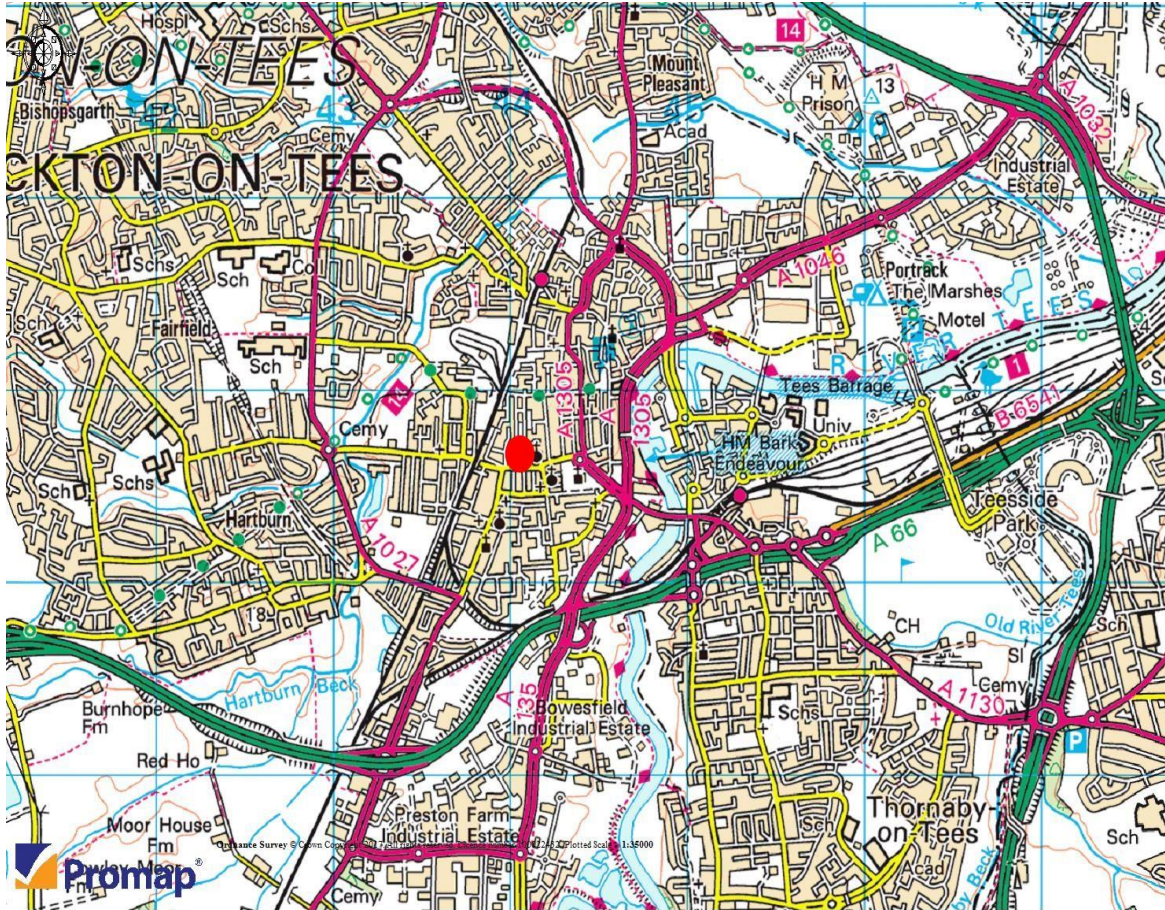
Legal Costs

Each party to be responsible for their own legal costs incurred in connection with 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.





Strictly by prior appointment with the agents:

Contact: Chris Dent
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Contact: George Williams
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Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not ake or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

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