

FOR SALE

LAND AT MORTON PARK WAY

Morton Park, Darlington DL1 4PL



Key Highlights

- Excellent development opportunity in popular retail and industrial location
- Site area 1.07 acres (0.43 Ha)
- Suitable for a range of uses (subject to planning permission)
- Roadside frontage

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Location

The site occupies a prominent position on Morton Park Way within the popular Morton Park retail and industrial estate approximately two miles east of Darlington town centre. The site is located a short distance to the north of Yarm Road, a primary road link from the east which accommodates a range of roadside occupiers including Premier Inn and McDonalds. The A66 is located a short distance to the east which links to the A19 to the west of the town and provides access to the wider road network.

Darlington benefits from an excellent retail and leisure offer as well as being served by Darlington Train Station. Durham Tees Valley International Airport is conveniently located around 3 miles to the east via the A67. The site benefits from its convenient positioning along with being surrounded by a wide range of occupiers including Morrisons, B&Q, Currys PC World, Jewson, Toby Carvery and Travelodge.

Description

The site extends to 1.07 acres (0.43 Ha), is roughly rectangular in shape and is previously undeveloped. It is bound by BMI Woodlands Hospital to the south, Jewson to the west, Toolstation to the north and an internal estate road to the east. It is proposed that access for any future development will be taken from the south eastern corner of the site.

Planning

The site is allocated in the existing (EP2, EP6 and EP7) and emerging Local Plan (E1) as employment land. It is sustainably located and is not subject to any landscape or ecological designations which would affect future development. As such, it is our view that the site is suitable for business, general industrial and warehousing, subject to statutory planning consent. Interested parties are advised to make enquiries of Darlington Borough Council's Planning and Development Control departments.

Services

We are advised that services are available; however, interested parties should make their own enquiries of the utilities companies.

Information Pack

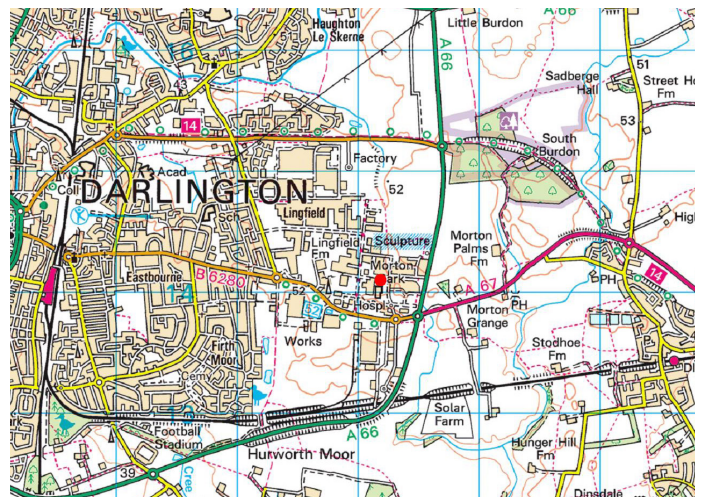
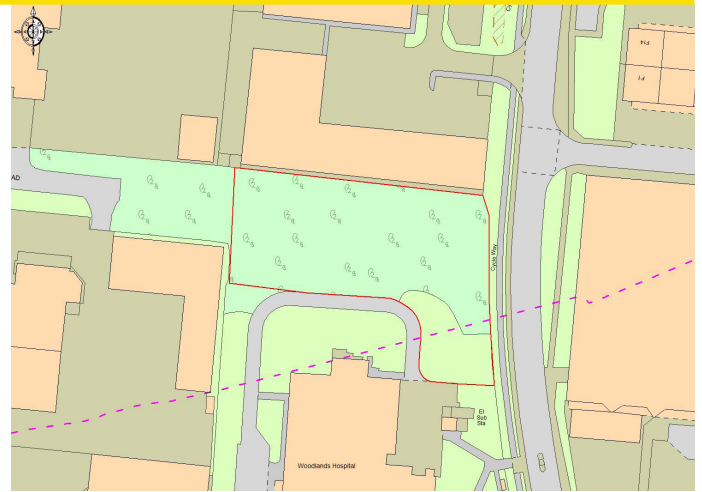
An information pack is available on request which includes the following:

- Site plans;
- Proposed access plan; and
- Title information.

Contact

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VAT

All offers received will be deemed to be exclusive of VAT unless specifically stated.

Viewing

The site can be clearly viewed from the roadside. Interested parties are strictly forbidden from entering the site without prior approval from selling agents Savills or Naylorso.

Terms

We are instructed to seek offers of £300,000.

Tenure

Freehold with vacant possession.

Legal Costs

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

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