



Refurbishment/Development Opportunity

Property Highlights

- Circa 0.52 hectares (1.29 acres) of land .
- A part single storey, part three storey Annex building formerly utilised as clinic space now vacant and suitable for refurbishment/redevelopment – circa 16,500 sq ft. (1,532 sq m).
- Circa 0.72 Acre (0.29 Hectares) of parking.
- The freehold of both properties are offered for sale with vacant possession
- Located adjacent from Bishop Auckland hospital in an area of residential and hospital use. Also within walking distance of Bishop Auckland town centre.

For more information, please contact:

Richard Shield
Partner

+44 (0)191 223 5770

richard.shield@cushwake.com

Benjamin Davis
Graduate Surveyor

+44 (0)191 223 5713

benjamin.davis@cushwake.com

Central Square
Forth Street
Newcastle upon Tyne
NE1 3PJ
T +44 (0)191 223 5700

SUBJECT TO CONTRACT



**CUSHMAN &
WAKEFIELD**

FOR SALE

Land at Escomb Road

Bishop Auckland

Location

Bishop Auckland is a busy market town, situated in the Wear Valley area of County Durham. The town lies approximately 20 kilometres (13 miles) north west of Darlington and 22 kilometres (13 miles) south west of Durham.

Bishop Auckland benefits from good road communications to the A1(M), with the A689 and A68 providing direct connections. The town also benefits from a railway station which has services linking to the national rail network.

The subject property is located on Escomb Road which lies adjacent to Bishop Auckland General Hospital and within walking distance of Bishop Auckland town centre. The surrounding area is characterised by a mix of residential and hospital related uses.

Description

We are instructed to sell the annex building along with the adjacent car park. The annex building comprises a part single-storey, part three-storey annex building which was previously utilised for clinical use associated with Bishop Auckland Hospital but is now vacant and suitable for refurbishment and/or redevelopment. This property is of brick construction surmounted by a flat felt covered roof.

The adjacent car park comprises of circa 0.7 acres (0.28 Hectares) of land which is currently used as permit parking for the nearby Bishop Auckland Hospital.

Accommodation

The annex building extends to an approximate gross internal area of 1,542 sq m (16,594 sq ft).

Site Area

The annex occupies a site of 0.2 hectares (0.5 acres).

Adjacent car park comprises of a 0.28 Hectares (0.72 Acres).

Tenure

Our client is intending to dispose of the freehold interest in both the annex property and adjacent car park.

Planning

We consider that both properties could be redeveloped for a number of alternative uses subject to gaining any necessary consents. Interested parties are expected to undertake their own planning enquiries with the local authority.

Method of Disposal

Our client is seeking offers for the freehold interest in both the Escomb Road Annex along with the adjacent car park.

Our client is seeking offers in excess of £250,000 for both the annex and car park.

VAT

VAT will be payable on the sale price

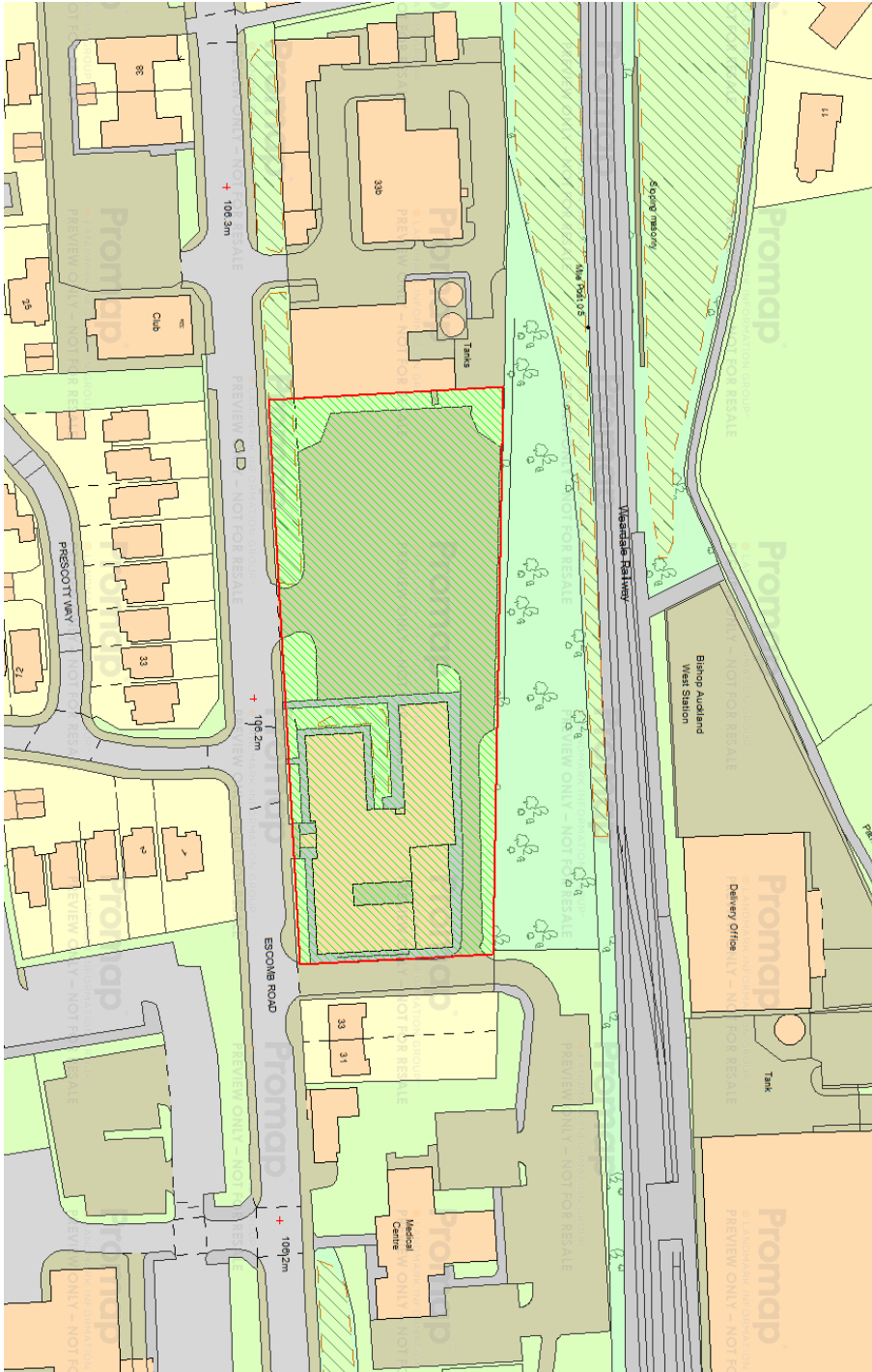
Legal Fees

Each party will be responsible for their own legal fees incurred in the preparation of legal documentation.

Viewings

All viewings strictly by appointment only and to be arranged through sole agents Cushman & Wakefield through contact details obtained on the front page.

FOR SALE
Land at Escomb Road
Bishop Auckland





**CUSHMAN &
WAKEFIELD**

FOR SALE
Land at Escomb Road
Bishop Auckland

