



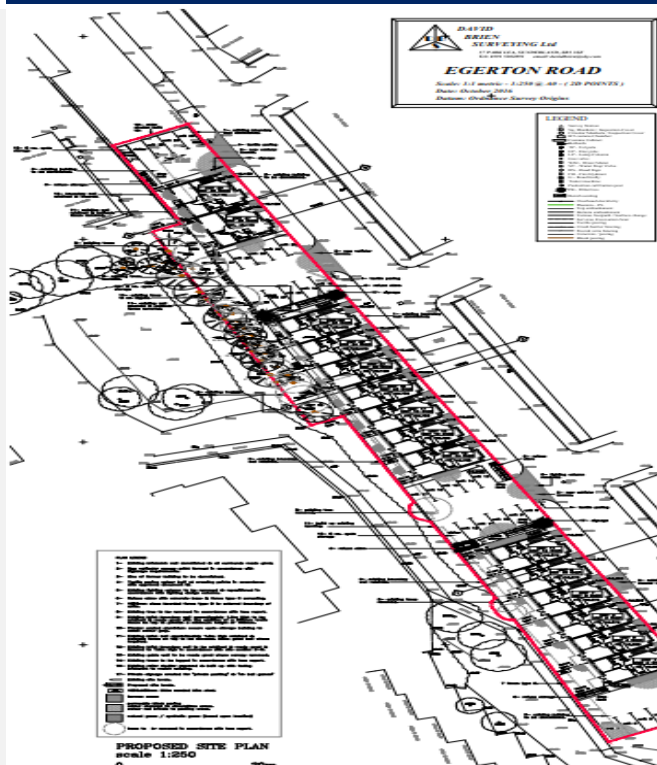
Sanderson
Weatherall

**FOR SALE
DEVELOPMENT SITE**



MILK DEPOT, EGERTON ROAD, SOUTH SHIELDS

sw.co.uk



Offers Invited

Site area 0.231 hectares (0.570 acres)

Subject to Contract

Location

The site benefits from a large roadside frontage onto Egerton Road, South Shields and is situated in a predominantly residential area. The site can be accessed from Stanhope Road which provides direct access to South Shields Town Centre. The town of South Shields is situated on the south bank of the River Tyne, some 11 miles east of Newcastle upon Tyne and benefits from good communication links being approximately 3 miles north east of the A19 and 4 miles north east of the A194(M) which leads directly to the A1.

Description

The subject site comprises a large regular shaped site which is approximately 60% developed and incorporates a warehouse of steel frame construction, yardage and a small 2 storey office building. The site is bounded by a mix of brick and concrete boundary walls and palisade fencing.

Planning

We understand the site benefits from planning permission for the demolition of the existing Milk Depot and erection of 30 residential apartments (two bedroom flats within a two storey development) including associated parking areas, vehicle access and landscaping.

Site areas

The site area is 0.231 hectares (0.570 acres).

Tenure

We understand the site is to be sold on a freehold basis.

Money Laundering

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

Price

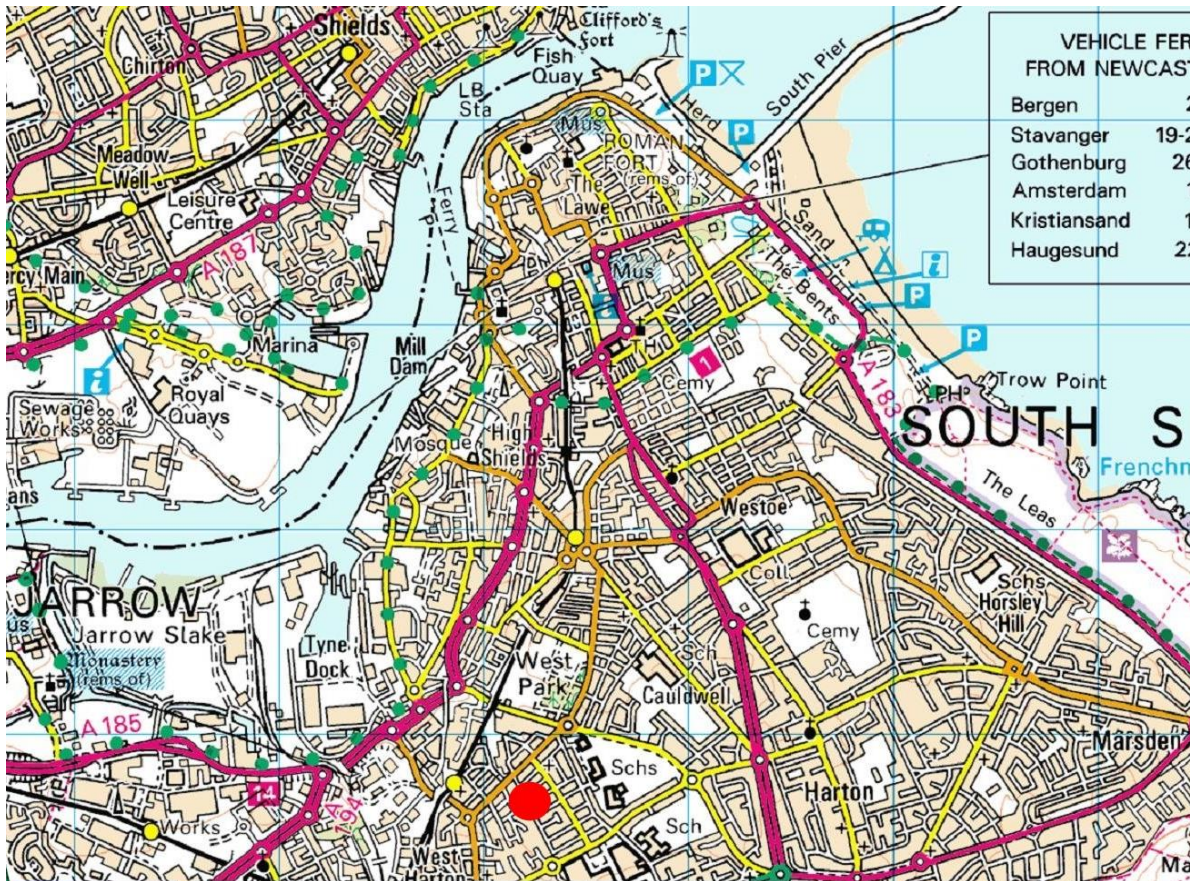
Offers are invited for our clients freehold interest. Subject to Contract.

VAT

All prices quoted are exclusive of VAT.

Legal Costs

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



Strictly by prior appointment with the agents:

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