

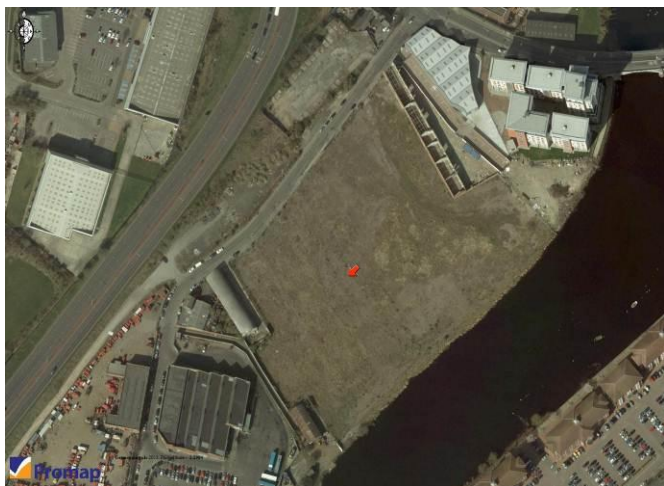
FOR SALE

Land at Boathouse Lane, Stockton-On-Tees

Residential Development Opportunity

- Large strategic site of approximately 3.09 ha (7.65 acres) to be sold as one plot
- Outline planning permission for residential development of 201 dwellings
- The site may be suitable (subject to planning consent) for other uses such as retail, leisure, etc
- The site benefits from direct frontage onto the River Tees
- Located 300m south of Stockton-on-Tees high street and immediately adjacent to the new Link Road providing easy and rapid access to the A66(T) and A19(T)





Location

The land and property at Boathouse Lane is located some 300m south of Stockton-on-Tees High Street and immediately adjacent to the new Link Road providing easy and rapid access to the A66(T) and A19(T).

The site has direct road access onto Boathouse Lane and benefits from direct frontage onto the River Tees. The location of the site close to the town centre means that the property benefits from a wide range of services and facilities in close proximity. These include retail; leisure; business as well as other uses associated with such a location. Furthermore, the site is within close proximity to various bus routes as well as being adjacent to the new Link Road onto the A66(T) and close to the A19(T) to enable rapid access to Darlington to the west and Tyneside to the North.

Description

The site comprises c. 3.09 ha (7.65 acres) and is roughly rectangular in shape.

Planning

The subject site benefits from outline planning consent for residential development of 201 dwellings. Furthermore a section 278 agreement has been entered into allowing the construction of the roundabout giving direct access to the dual carriageway.

MISREPRESENTATION ACT: The particulars in this brochure have been produced in good faith, are set out as a general guide, and do not constitute the whole or part of any contract. All liability in negligence or otherwise arising from use of these particulars is hereby excluded

Tenure

The site is held Freehold.

Offers

We are inviting offers to be made to the offices of Jones Lang LaSalle.

All offers must explicitly state any conditions that may be attached to the offer and confirm the intended timescales for exchange and completion.

Viewing is strictly by appointment with the sole agents.

VAT

VAT may be applicable on the sale. Interested purchasers should make their own enquiries in this regard.

For further information please contact:

Stephen Hogg

JLL
One Piccadilly Gardens,
Manchester M1 1RG
T: 0161 238 7402
M: 07971 245 041
stephen.hogg@eu.jll.com

Henrietta Daniels

JLL
One Piccadilly Gardens
Manchester M1 1RG
T: 0161 238 6276
henrietta.daniels@eu.jll.com