

FOR SALE – Offers in the Region of £85,000

Land North of 25 Railway Terrace, Eaglescliffe, Stockton on Tees, TS16 0BS

Residential Development Site – Approx 0.11 Acres

Planning consent for the erection of 2 x 3 bed semi-detached dwellings

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



SITUATION/LOCATION

Railway Terrace is accessed via Yarm Road/ Station Road and lies adjacent to Eaglescliffe Railway Station. The Railway Station is currently undergoing a multi-million pound improvement scheme intended to improve accessibility and passenger experience including the installation of a new footbridge. Eaglescliffe is a popular and affluent residential neighbourhood incorporating a variety of local amenities including shops/ retailers, bars/ restaurants and professional services.

The location lies approximately 1 mile north of Yarm, 6 miles west of Middlesbrough and 10 miles east of Darlington. The location is well served for transport links with access to the A19, A66 and A1(M) available within a short driving distance.

DESCRIPTION

Residential development site lying adjacent to mature residential dwellings.

The site is generally level of a rectangular nature and part hard surfaced.

The site has vehicular access from Railway Terrace and is bound by fencing separating the adjoining residential dwellings.

TENURE

Freehold

(Title No: CE250777)

PLANNING CONSENT

The site has planning consent for the development of 2 x 3 bedroom semi-detached dwellings with parking and gardens. All scheme drawings and supporting information is available to view via Stockton Borough Council's online Planning Portal.

Planning Refs: 20/0702/OUT
22/0650/REM

ACCOMMODATION SCHEDULE

Plot 1	2 Storey	3 Bed	100.11sq.m.
Plot 2	2.5 Storey	3 Bed	100.07sq.m.
TOTAL			200.18sq.m.

TOTAL SITE AREA APPROX:

438.63sq.m. (0.11 Acres)

AGENTS NOTE

All site plans, sizes and photography are provided for identification purposes only. Interested parties should qualify this information with their professional advisors.

SERVICES

We are advised by our client that all mains services are available for connection. Interested parties are advised to rely on their own enquiries in this regard.

VAT

We are advised by our client that VAT is not applicable to the sale price.

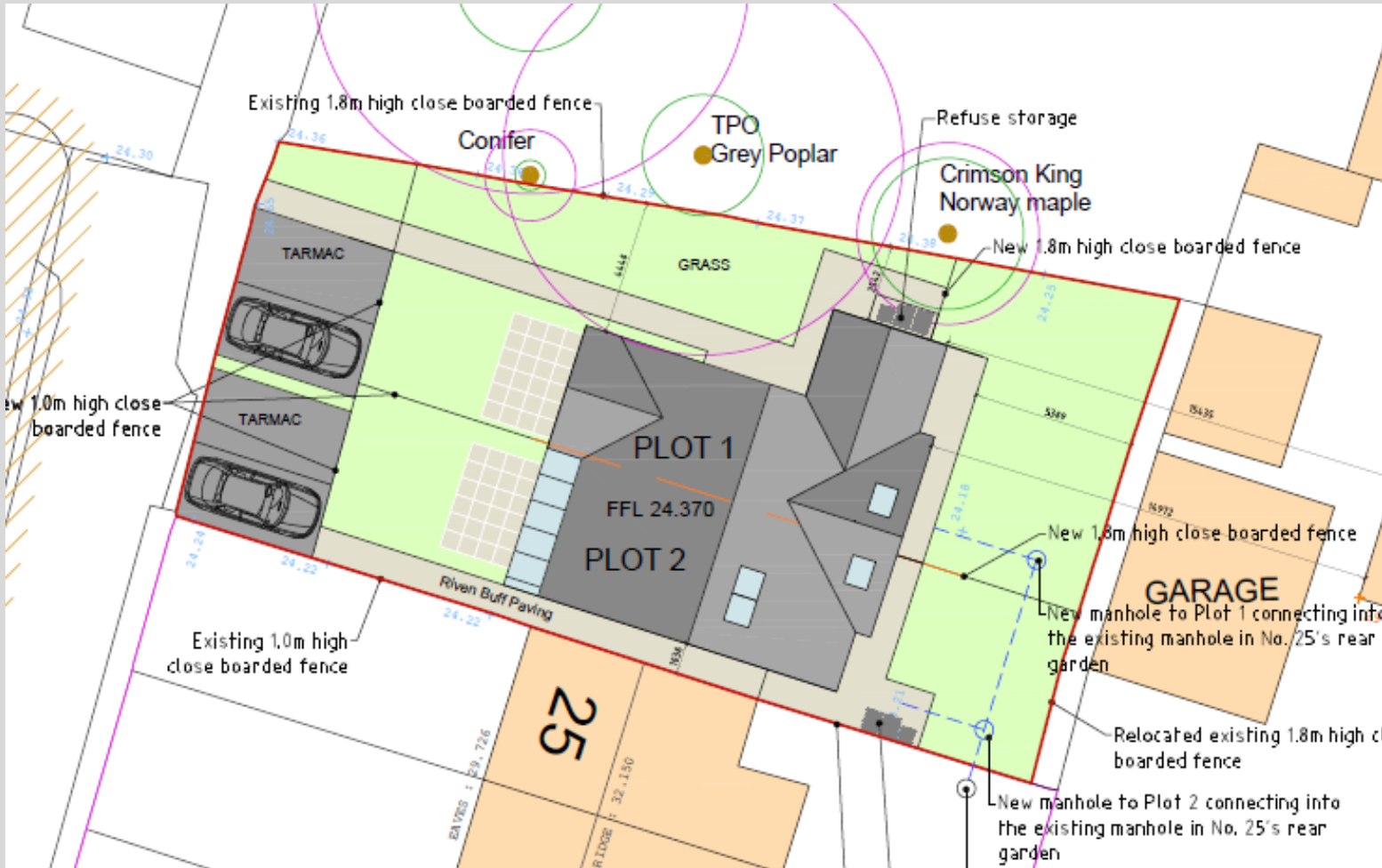


18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, 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. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS

SITE PLAN



**18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945**

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, 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. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS

PLANS / ELEVATIONS



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, 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. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS