



Development Land - Scotch Corner Services

Middleton Tyas Lane, Scotch Corner, DL10 6NT

Prime Development Site for sale - Scotch Corner Services on the A1(M) with consent for a Drive Thru' Restaurant

1.80 Acres
(0.73 Hectares)

- Suitable for redevelopment for roadside uses
- Annual average daily traffic flow of c54,500 vehicles in both directions.
- Adjacent to an existing service station with operators including Asda Express, Greggs, Burger King, KFC, Costa, M&S and Travelodge

Development Land - Scotch Corner Services, Middleton Tyas Lane, Scotch Corner, DL10 6NT

Summary

Available Size	1.80 Acres
Price	Offers in excess of £1,000,000 Unconditional Offers Only for the Whole Final Boundary Line to be Agreed
Business Rates	N/A
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Accommodation

The accommodation comprises the following areas:

Name	Size	Availability
Ground - Development Site	1.80 Acres	Available

Description

The site comprises a greenfield site with trees to the east of Scotch Corner Services directly adjacent and behind the existing fuel station/Asda Express. The gross site is approximately 1.8 acres, indicative only, however exact area to be agreed with the purchaser, the northern site that benefits from a Drive Thru' planning consent extends to approximately 0.56 acres - architect to formally confirm through the due diligence process, the southern site extends to approximately 0.76 acres, architect to confirm exact size. The Services are strategically located on the A1 network with its intersection of the A66 to the Lake District in the northwest of the country. The services have several food outlets and EV charging points together with a Travelodge.

Location

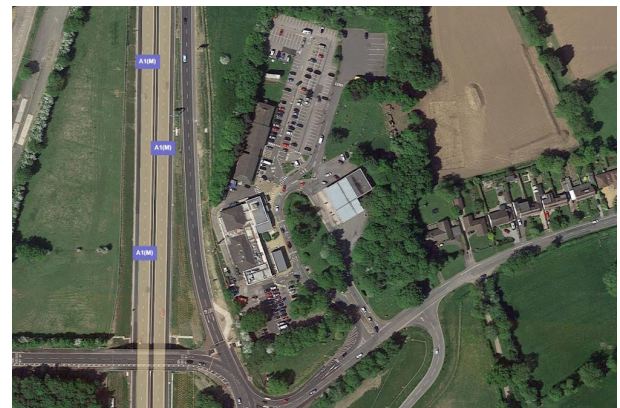
The site is located to the north and south of the existing Esso fuel station, at Scotch Corner Services on the A1. It is 8.5 miles south of Darlington the nearest largest suburb.

Planning

19/00395/FULL - Planning application submitted and approved for full planning permission for Redevelopment of Roadside Services Comprising Retention of the Existing Petrol Filling Station Forecourt, Replacement of the Associated Sales Building and Forecourt Canopy and Provision of a New Detached Drive-Thru Unit (Class A1/A3/A5) with Associated Car Parking and Landscaping - Approved - 09 Jan 2023.

Layouts/Plans

All the layouts, areas and plans associated with these marketing particulars are for indicative purposes only and not to be relied upon. The final red line boundary has yet to be created legally and therefore the final boundary plan/s will be agreed between the chosen purchaser and seller through out the due diligence process.



Viewing & Further Information

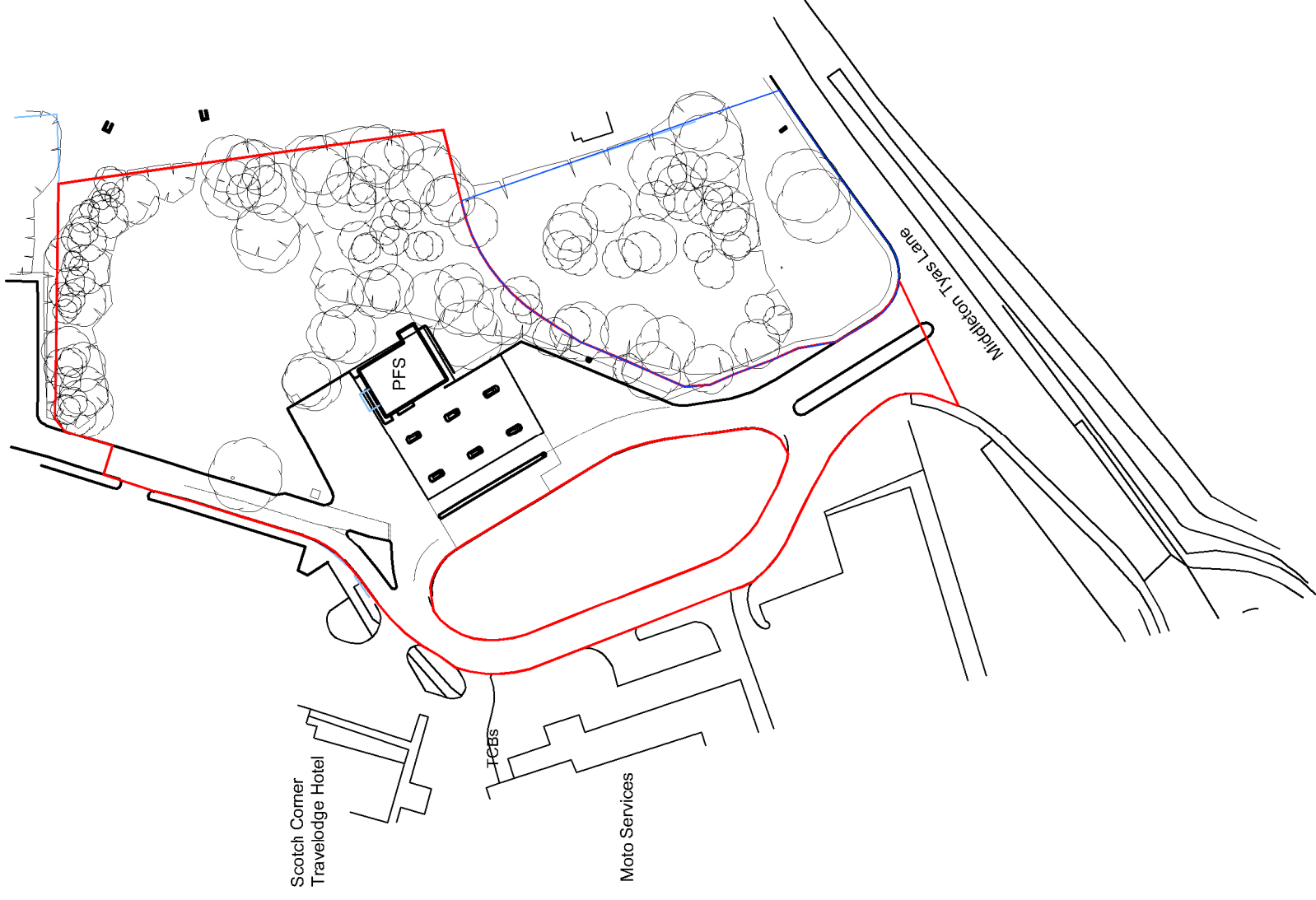
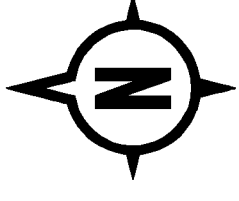


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C	23.04.19	BOUNDARY AMENDED
B	18.04.19	BOUNDARY AMENDED
A	11.04.19	RED LINE BOUNDARY AMENDED

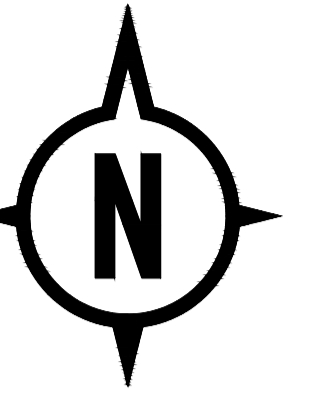
REVISIONS ^

CLIENT	EURO GARAGES LTD
PROJECT	SCOTCH CORNER MIDDLETON TYAS LN DL10 6NT
TITLE	SITE LOCATION PLAN
DATE	05.04.19
SCALE	1:1250 @ A3
JOB ID	1641
DWG	1c

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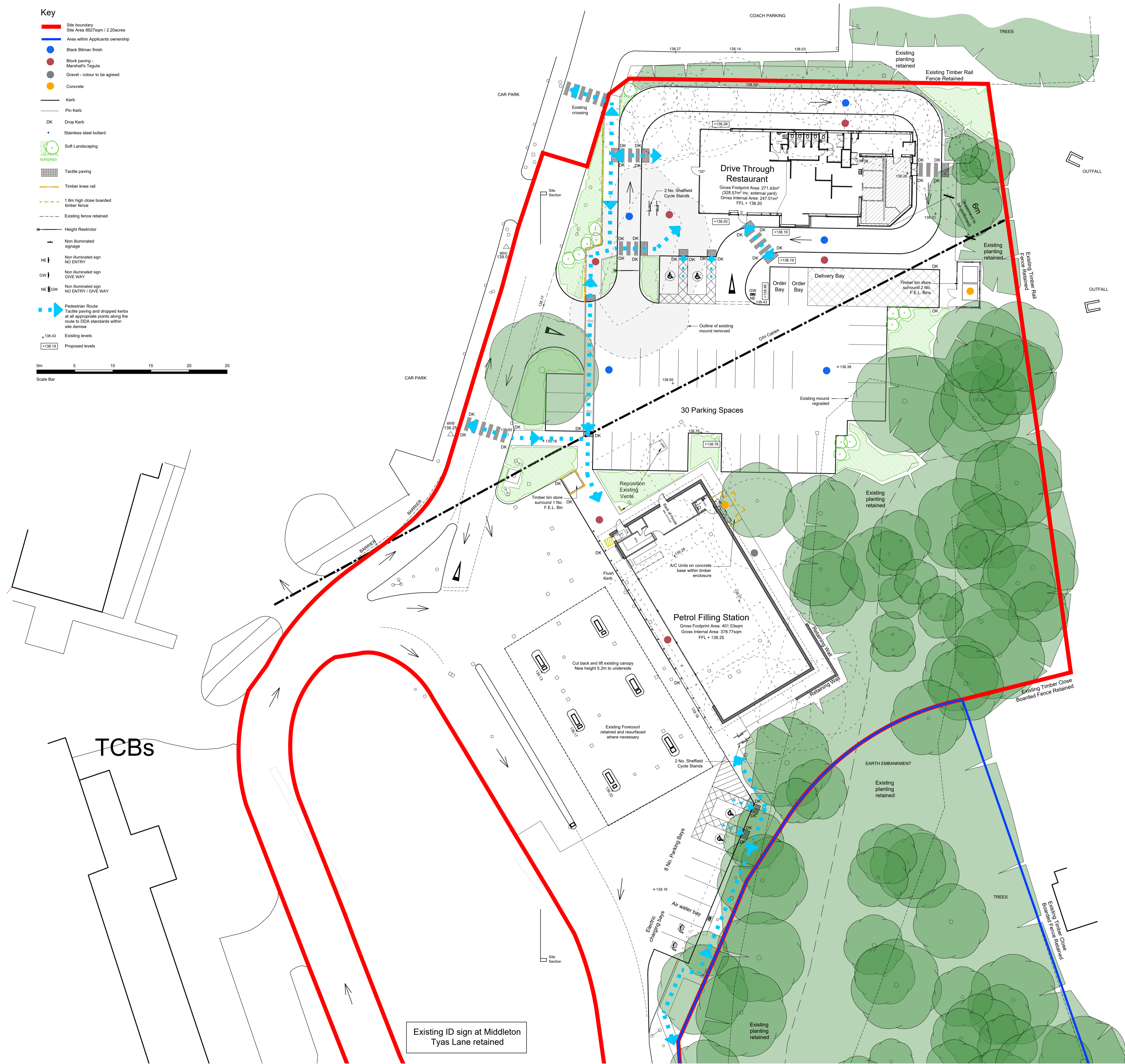
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SCHEME SUBJECT TO TRACKING ANALYSIS

Key

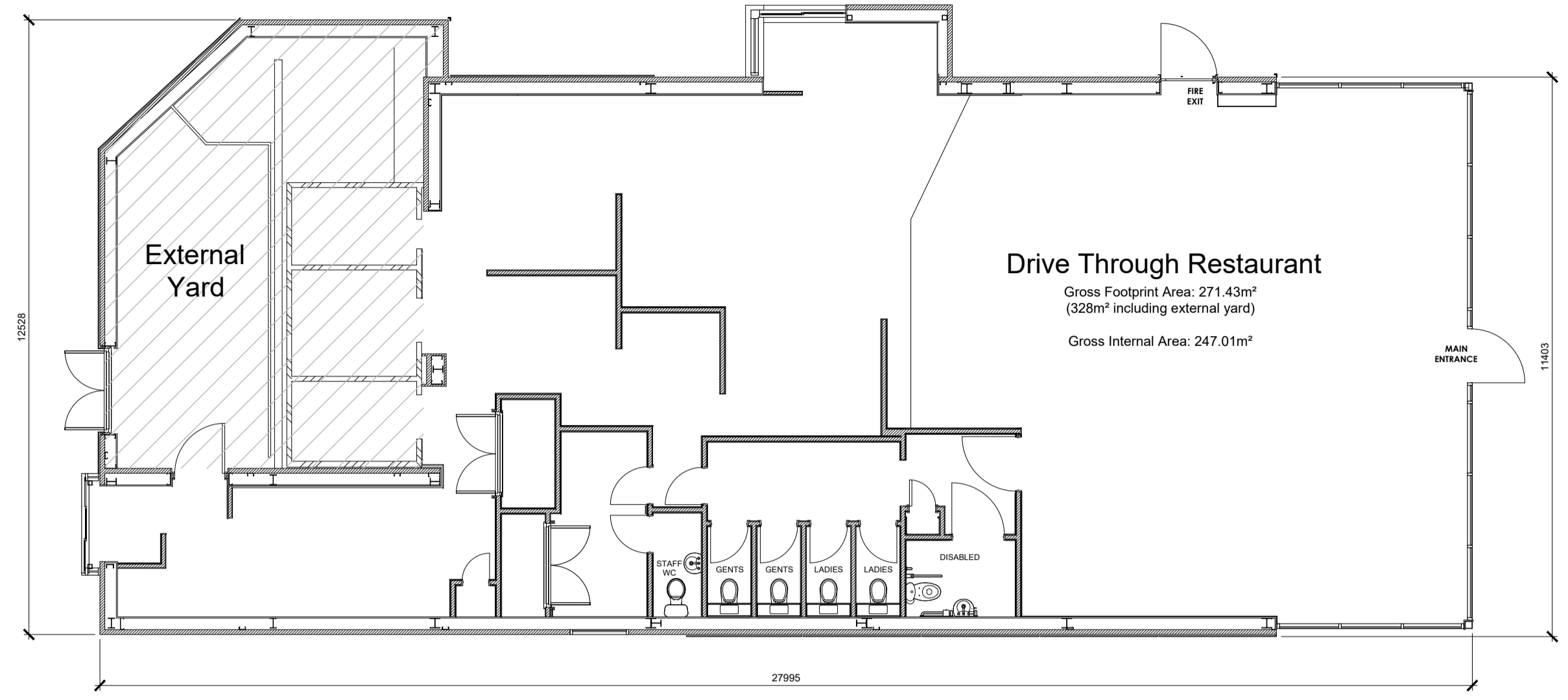
- Site boundary
- Site Area 6927sqm / 2.20acres
- Area within Applicants ownership
- Black Bitmac finish
- Block paving - Marshall's Tegula
- Gravel - colour to be agreed
- Concrete
- Kerb
- Pin Kerb
- Drop Kerb
- Stainless steel bollard
- Soft Landscaping
- Tactile paving
- Timber knee rail
- 1.8m high close boarded timber fence
- Existing fence retained
- Height Restrictor
- Non illuminated st signage
- NE Non illuminated sign NO ENTRY
- GW Non illuminated sign GIVE WAY
- NE GW Non illuminated sign NO ENTRY / GIVE WAY
- ▶ Pedestrian Route
- ▶ Tactile paving and dropped kerbs at all appropriate points along the route to DDA standards within site dense
- + 138.43 Existing levels
- + 138.18 Proposed levels



REVISIONS	DATE	DESCRIPTION
E	22.05.19	REVISED BUILDING AREAS
D	10.05.19	PEDESTRIAN ACCESS AMENDED FOLLOWING TRANSPORT CONSULTANT COMMENTS
C	23.03.19	BOUNDARIES UPDATED
B	18.03.19	BOUNDARIES UPDATED
A	28.02.19	AMENDED FOLLOWING TRANSPORT CONSULTANT COMMENTS. ADDITIONAL LEVELS INFORMATION

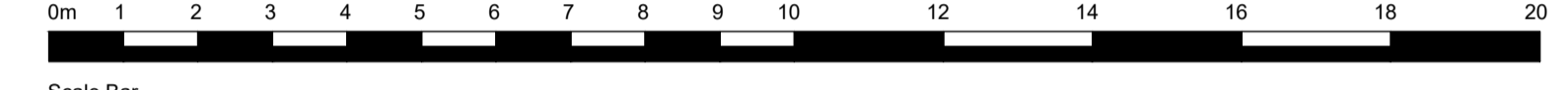
CLIENT	EURO GARAGES LTD
PROJECT	SCOTCH CORNER MIDDLETON TYAS LN DL10 6NT
TITLE	PLANNING
DATE	04.04.19
SCALE	1:250 @ A1
JOB ID	1641
DWG	3e

External Yard Area

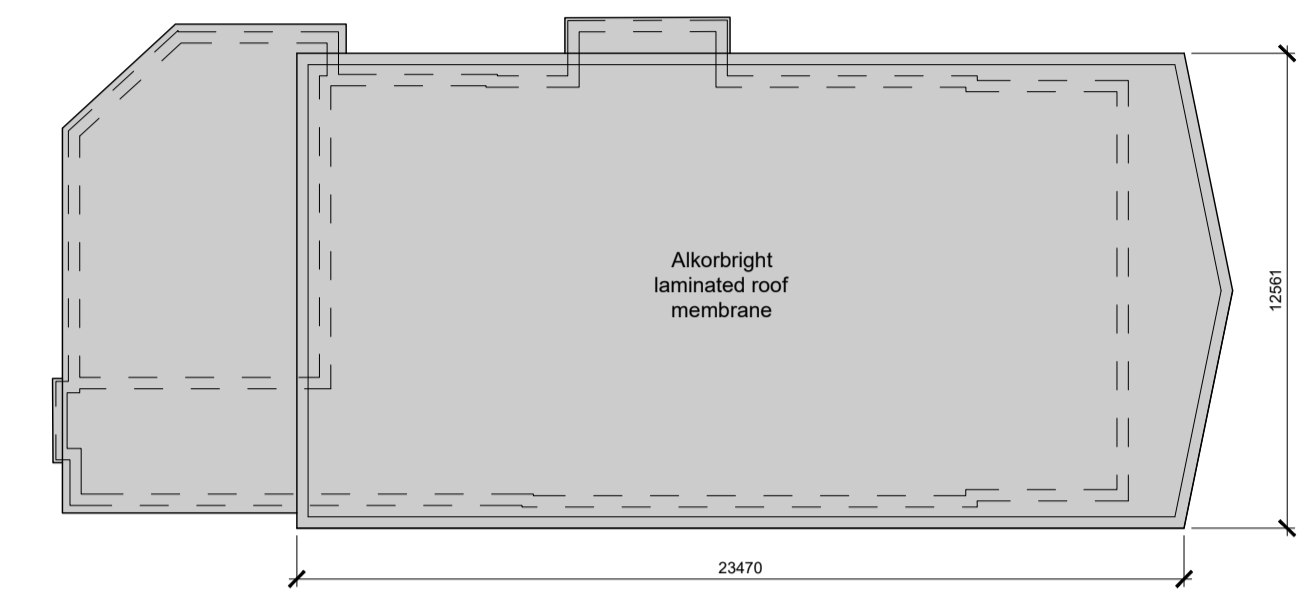


Proposed Floor Plan

Scale 1:100



Scale Bar



Proposed Roof Plan

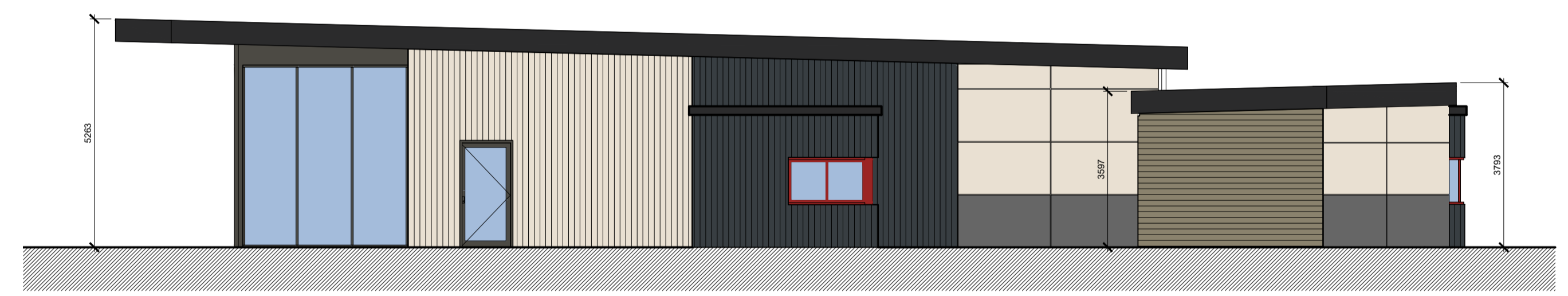
Scale 1:200



Scale Bar

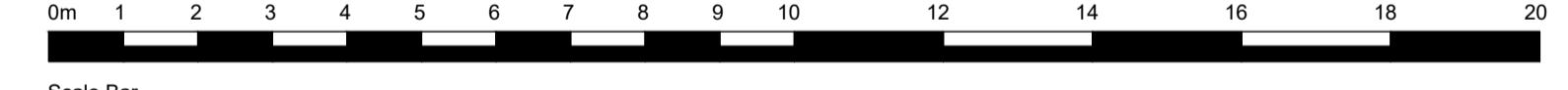
Key

- Glazing - Powder coated aluminium Umbra Grey - RAL 7022
- Cladding - Horizontal Micro-rib Merling Grey - BS18825
- Cladding - Horizontal Micro-rib Creme - RAL 9001
- Cladding - Woodgrain effect vertical planks - RAL 7016
- Cladding - Woodgrain effect vertical planks - Walnut
- Cladding - Woodgrain effect vertical planks - RAL 9001
- Roof Overhang - Powder coated aluminium - RAL 9004

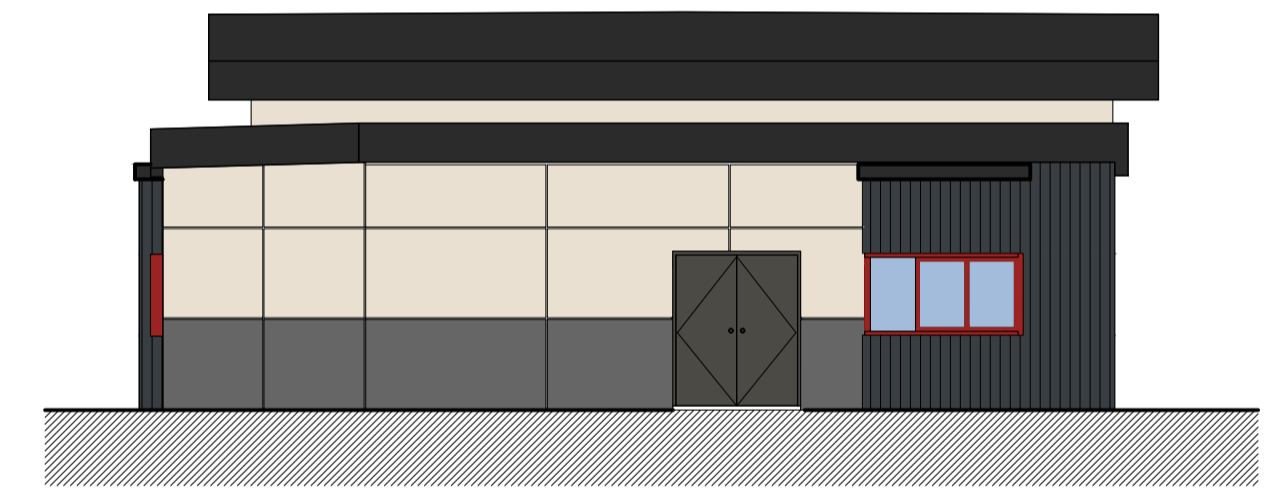


Proposed South Elevation

Scale 1:100

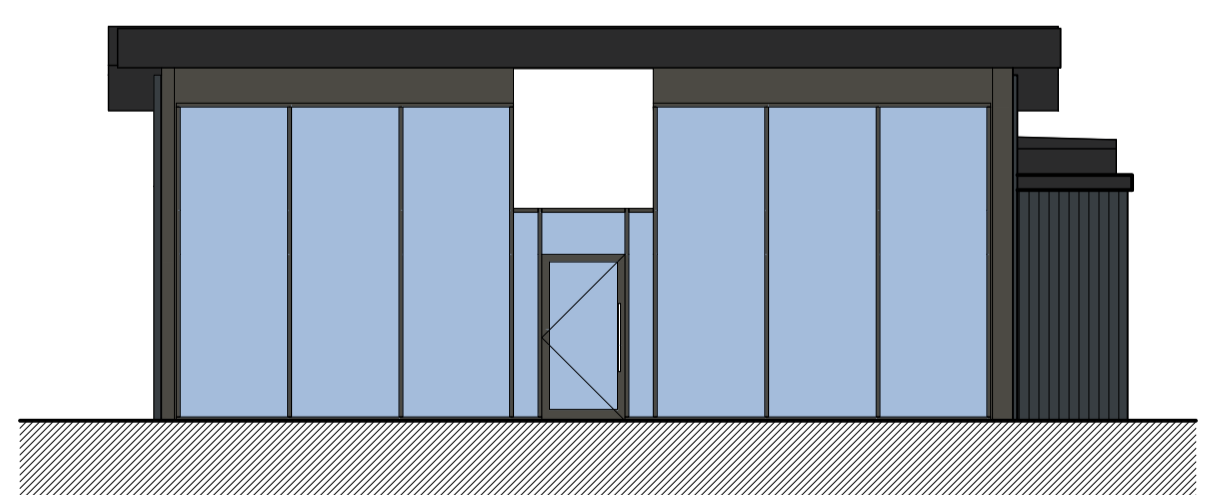


Scale Bar



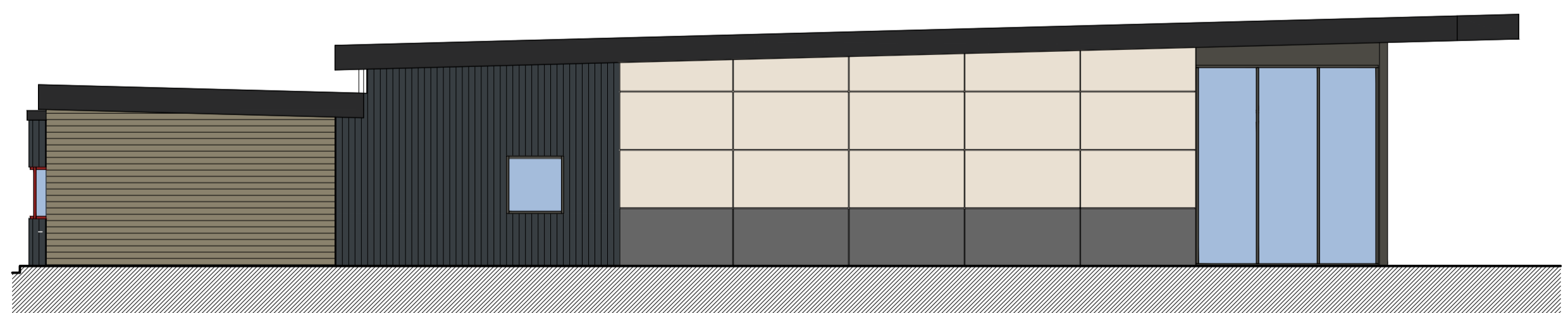
Proposed East Elevation

Scale 1:100



Proposed West Elevation

Scale 1:100



Proposed North Elevation

Scale 1:100

A	22.05.19
	BUILDING AREA REVISED
REVISIONS	
CLIENT	EURO GARAGES LTD
PROJECT	SCOTCH CORNER MIDDLETON TYAS LN DL10 6NT
TITLE	DRIVE THROUGH RESTAURANT PLANS & ELEVATIONS
DATE	02.04.19
SCALE	1:100 / 200 @ A1
JOB ID	1641
DWG	5a