



## Land & Development in SR2

Athol Road, Sunderland, Tyne and Wear,  
SR2 8LQ

**£50,000** Starting Bid

Tenure

**Freehold**

## Property features

- ✓ Land Site For Sale
- ✓ Development Opportunity STPP
- ✓ Freehold Title
- ✓ Close to Local Amenities
- ✓ Excellent Transport Links

## Arrange a viewing

Commercial North East

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale via secure sale online bidding - terms and conditions apply.

Previously used as a car park located on Athol Road, Sunderland. There is currently no planning permission in place; however, planning consent may be achievable subject to the necessary approvals.

The plot measures approximately 23 metres in depth by 13 metres in width, offering a compact yet versatile footprint suitable for development.

The site presents strong potential for residential use or student accommodation, subject to the necessary planning permissions.

All main utilities are available within the adjoining highways, simplifying connections for future development. A combined sewer is located to the rear via a service lane, providing practical drainage access.

The land is offered on a freehold basis, giving full ownership and long-term flexibility for development or investment.

Price: Starting Bid £50,000

Property Type: Land & Development

Business Type: Residential Investments

Internal Size: 3143 Square Feet

External Size: 3143 Square Feet

Parking: None

## Location

Central location with a number of shops, schools, bars and restaurants within walking distance. Sunderland train station provides transport links into London and Newcastle

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## Development Opportunity

The plot has an area of approximately 291.59 sqm and a perimeter of 71.5 m.

Measurements via Promap.

The site presents strong potential for residential use or student accommodation, subject to the necessary planning permissions.

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## Tenure

Freehold. Title Number TY87403.

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## Additional Information

For further information please contact our office direct on 0191-425-1507, or alternatively via email on: [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk).

With regards to viewing the subject property / site / business, this is to be done strictly by appointment through Keith Pattinson Commercial Department, please contact us to arrange an internal inspection, or to register your interest.



Athol Road, Sunderland, Tyne and Wear, SR2 8LQ

Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, Tel: 0191 737 1230, [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk) , [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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