



Commercial/Roadside Development Site For Sale

1.41 Acre (0.57 Ha)

On the instructions of



Clark Street, Stranton, Hartlepool, TS24 7AA

Development opportunity – Clark Street, Stranton, Hartlepool, TS24 7AA



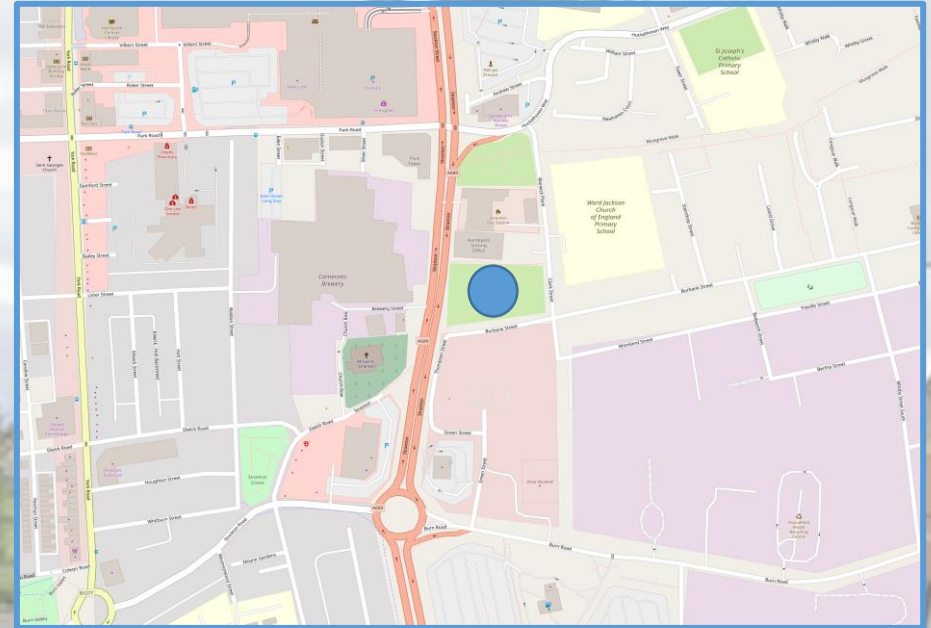
Not to Scale

Location

Hartlepool is a port town with a resident population of circa 88,000. It is located 26 miles South East of Newcastle upon Tyne, 16 miles East of Durham and 8 miles North of Middlesbrough. Hartlepool benefits from excellent road links being located close to the A19, with easy connections to the A1 (M).

Situation

The site is prominently located with direct frontage onto the main A689 on the southern edge of Hartlepool town centre. The surrounding area is a mixture of commercial, leisure, residential and education uses, with nearby occupiers such as Starbucks, McDonalds, Royal Mail and the Camerons Brewery.



Description

The property comprises a vacant brownfield site extending approximately 1.41 acres (0.57 HA), benefiting from a detailed planning consent permitting retail development.

Planning

The property has the benefit of an implemented planning permission dated 8th April 2009 (Ref: H/2008/0703) for the erection of an A1 Food store extending 1,477 m² (15,898 sq ft) GIA, together with 87 space car park and associated servicing. The planning permission established a left turn only access from the main A689, Stranton.

The property is considered suitable for alternative uses and interested parties are advised to make their own enquiries of the local authority.

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Tenure

The property is held Freehold under title numbers CE52279, CE131248 & CE24947. Interested parties are advised to make their own enquiries.

Legal Costs

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

VAT

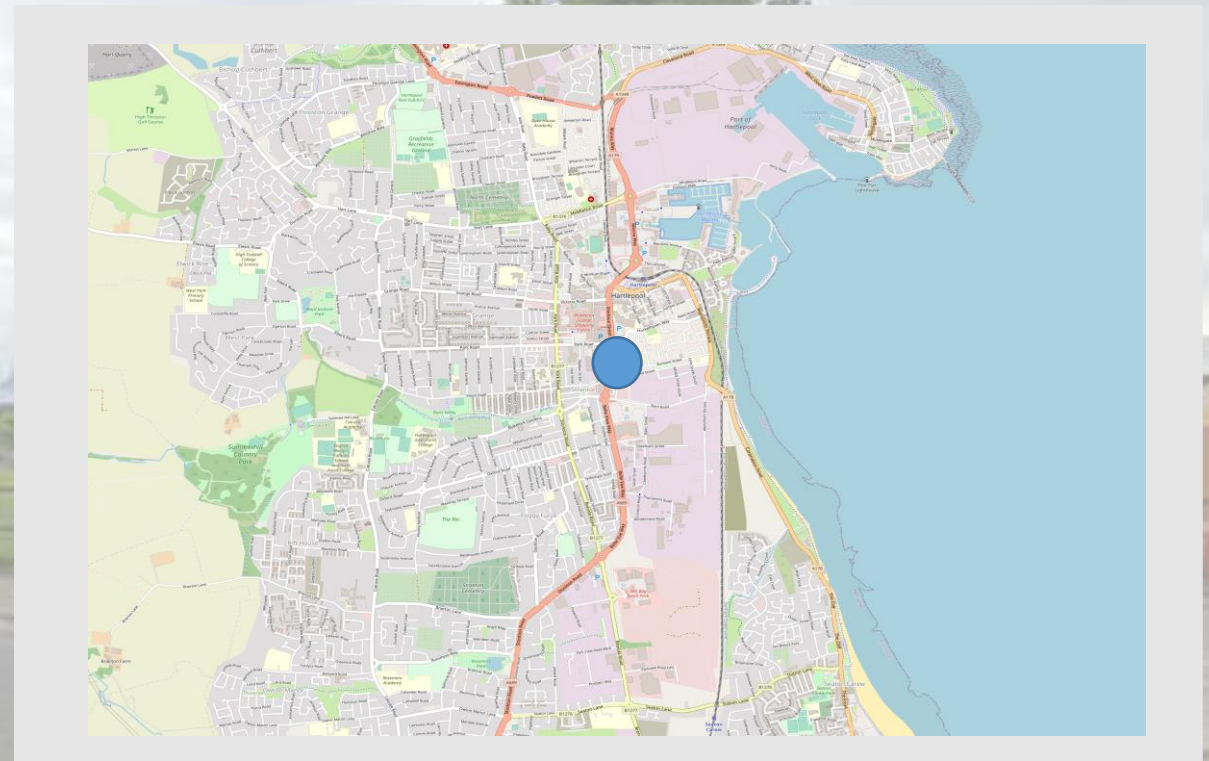
All reference to price and rental is deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by Griffiths Procter Land & Investment Ltd will be deemed exclusive of VAT.

Anti-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.

Viewing

Strictly by appointment through sole agents, **Griffiths Procter**



Method of Sale

Our client is seeking offers for their freehold interest.

Offers that are made subject to planning (or other conditions) will be considered on merit.

Contact

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