

NORTHERN
LAND AGENCY

DEVELOPMENT SITE **FOR SALE**

TUNSTALL COURT, HARTLEPOOL TS26 0BQ

Approx.
2.2 HECTARES
(5.4 acres)



LOCATION

Tunstall Court is located to the north of The Parade, in West Park, approximately 2km west of Hartlepool Town Centre.

The site benefits from being in close proximity to the north east of Ward Jackson Park, in the sought after West Park area of Hartlepool.

Tunstall Court is well served by local amenities including the, Ofsted rated Good, High Tunstall College of Science approximately 0.5km to the west.

Hartlepool Railway Station, located in the town centre, provides access to the wider North East, including regular services to Newcastle-Upon-Tyne, as well as direct service to London Kings Cross.

The site is located, in its entirety, within the jurisdiction of Hartlepool Borough Council.

Tunstall Court is well served by local amenities



CONNECTIVITY



Hartlepool Train Station is located approximately **1.3 miles** to the East.



Seaton Carew Train Station is located less than **3.5 miles** to the South East of the site.



The **A1 (M) motorway** is easily accessible **via the A689**

TUNSTALL COURT
TS26 0BQ

5.4 ACRE
DEVELOPMENT
SITE



Hartlepool HMS Trincomalee



Christ Church, Hartlepool



DESCRIPTION

Tunstall Court extends to approximately 2.2 hectares (5.4 acres) split across two titles, CE164124 and CE182614.

The main body of the site is largely rectangular in nature and then extends to the south where it provides access onto The Parade. The site is bounded by Park Avenue to the west and existing housing to the north and east on Serpentine Crescent and St Bega's Glade respectively.

Having previously been used as a luxury house and subsequently as an educational building, the original house was demolished in 2014. The site is now cleared and is largely grassed with some sporadic tree coverage, to our knowledge there are no TPO's on site.

Approx.
2.2 HECTARES
(5.4 acres)



PLANNING

Despite not currently benefitting from an extant planning permission the site has previously benefitted from a residential permission for 14 large units totalling in excess of 50,000 sq ft of accommodation. Discussions have also taken place with the LPA to deliver assisted living on the site. This was positively received but a permission was not pursued at that time.

All further enquiries should be directed through Hartlepool Borough Council.

NUTRIENT NEUTRALITY

Enquires have been made through Northumbria Water which have confirmed that the site will drain into the Seaton Carew Waste Water Treatment Works and as such will NOT be impacted by nutrient neutrality requirements. This information is provided in the data room however no liability is provided on this point and Purchasers should satisfy themselves of the position.

**All further
planning enquiries
should be
addressed to
Hartlepool
Borough Council**





FURTHER INFORMATION

All technical information is available from
the data room accessible at:

www.tunstallcourt.co.uk

MARKETING PROCESS

Offers are being invited on a
conditional and unconditional basis.

The site is brought to the market by
sole agents, Northern Land Agency.

All enquiries should be directed to:

John Dunlop

john@northernlandagency.co.uk

07967 635 001

Steven Verity

steven@northernlandagency.co.uk

07768 951 312

Tom Merrills

tom@northernlandagency.co.uk

07920 446 819

NORTHERN
LAND AGENCY

CORPORATE PEDIGREE. BOUTIQUE SERVICE.