

DEVELOPMENT SITE FOR SALE

TUNSTALL COURT, HARTLEPOOL **TS26 0BQ**





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.









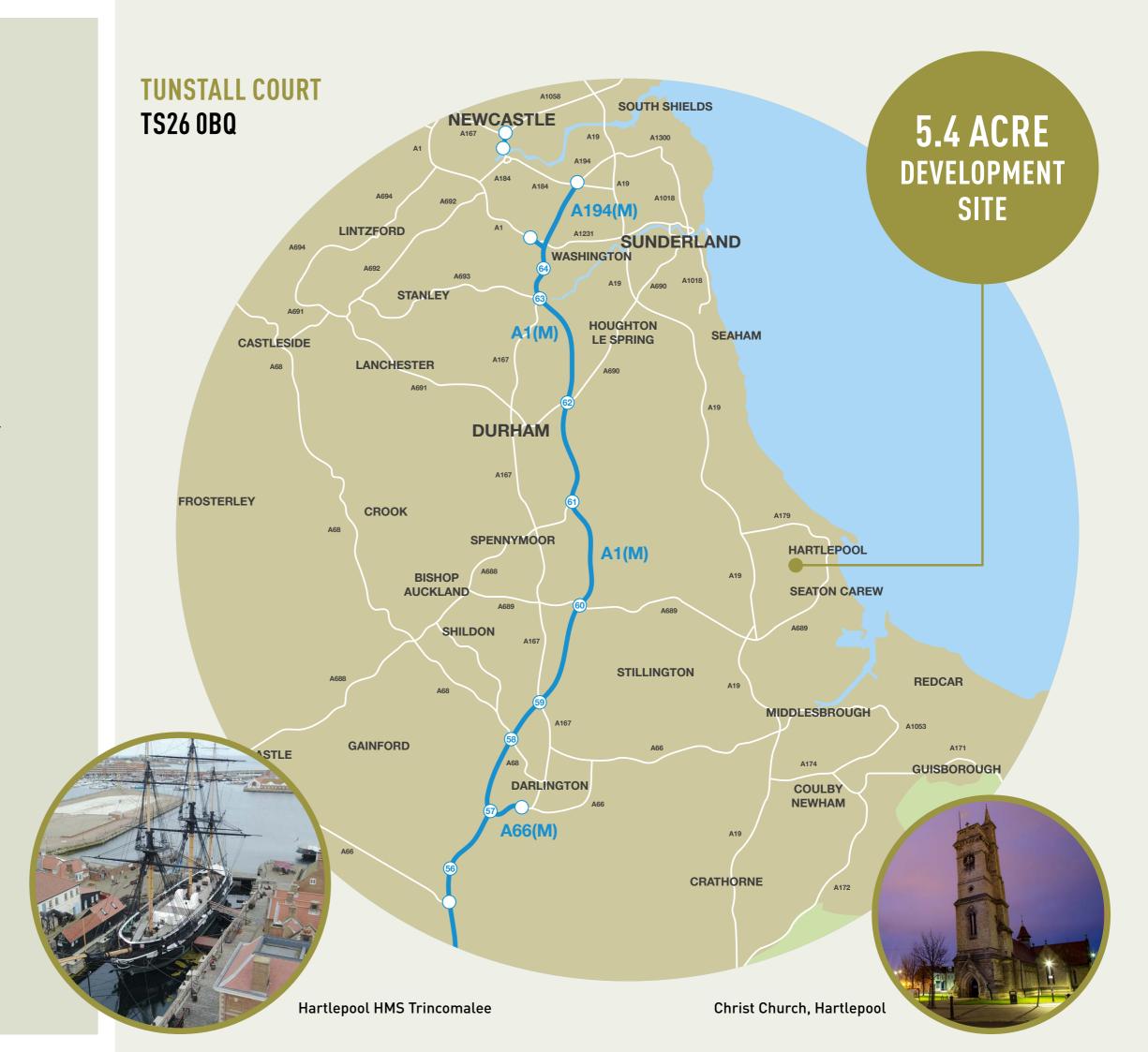
Hartlepool Train Station is located approximately 1.3 miles to the East.



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 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.





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.

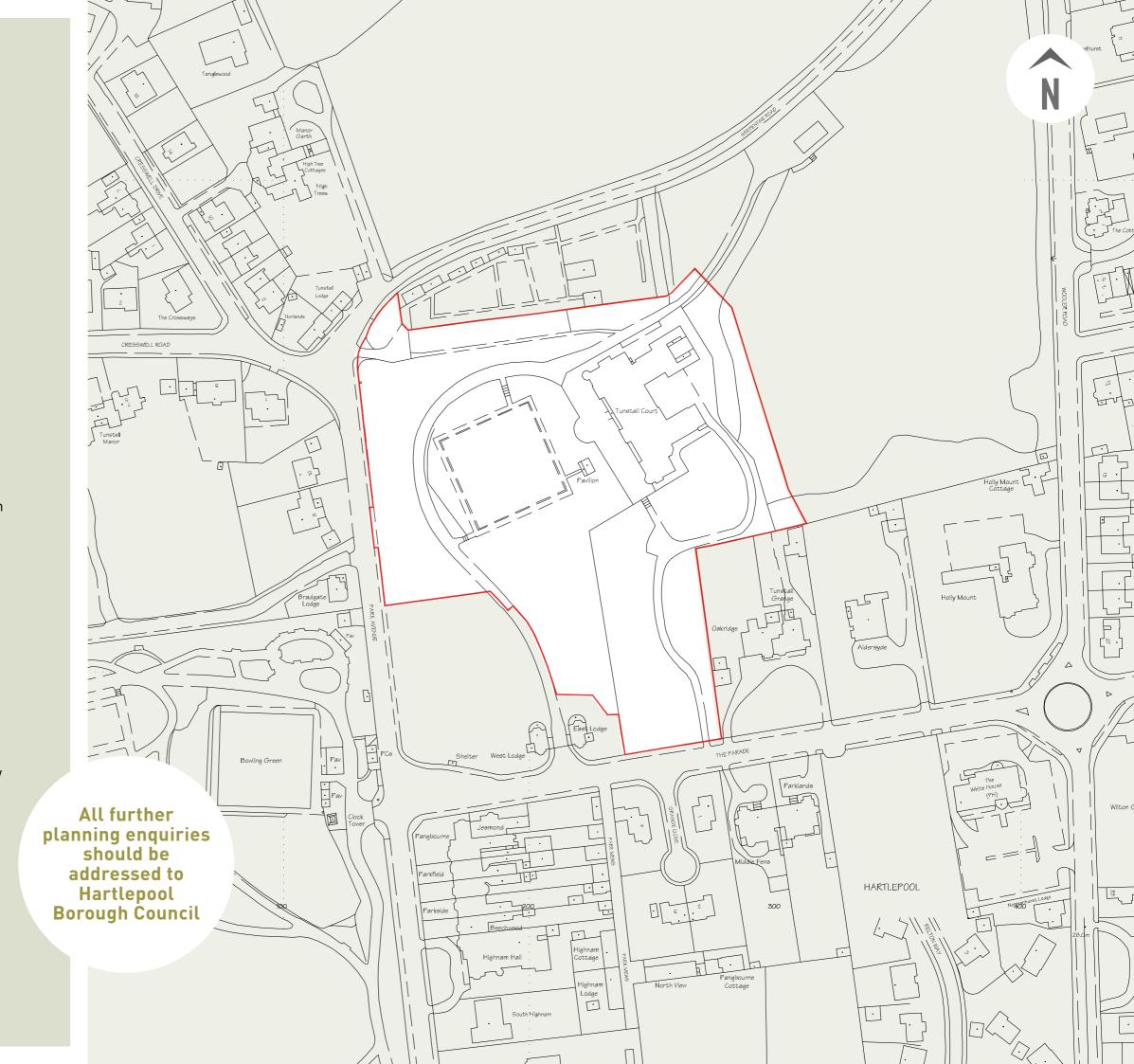
Discussions have also taken place with the LPA to deliver assisted living on the site.

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 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



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