

For Sale – Commercial Development Opportunity

630 Whessoe Road, Darlington, DL3 0XE

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

- Commercial Development Opportunity
- Site Area: 2.92 hectares (7.21 acres)
- Superb Roadside Location
- Popular Industrial Estate
- Whole or Part Considered
- Freehold

Offers Invited

FOR SALE – Commercial Development Opportunity

630 Whessoe Road, Darlington, DL3 0XE

LOCATION

Darlington is a large market town in County Durham which is located 24 miles south of Durham and 16 miles from Middlesbrough. The site is located on the eastern part of Whessoe Road on a busy arterial route leading to the A1 (M) which is 3.5 miles west of the site. Whessoe Road contains a large number of industrial occupiers such as the John Wade Group, Scania Darlington and NY Timber Darlington.

The site benefits from being in a sustainable location due to being in close proximity to a number of bus stops and a short walk away from the A167 which is the main arterial road through Darlington.

DESCRIPTION

The site comprises an irregular shaped parcel of land measuring 2.92 hectares (7.21 acres) and is currently accessed via the adjacent Whessoe Road to the west of the site. The site is clear of all previous buildings and is available for immediate occupational development. The site is secured by perimeter fencing that wraps around the site and by a nature reserve to the rear of the site. The Drinkfield Marsh Nature Reserve is located to the rear of the site.

PLANNING

Planning permission was granted in July 2010 (Reference: 10/00182/FUL) giving 'Full Planning permission for Waste Transfer, Waste Recycling and Processing Operation, Importation and Exportation of Waste, Excavation and Landfill Tipping to Engineered Level, Erection of Associated Buildings (Phase 1) and Outline Planning Permission for (B2) General Industrial Use and Waste Transfer Recycling and Processing Operations and Erection of Associated Buildings (Phase 2). Alternative commercial proposals may be considered in accordance to prevailing planning policies.

TENURE

The site is sold freehold with vacant possession.

SERVICES

We are advised that all of the main services are either on or immediately adjacent to the site. Interested parties should make their own enquiries to the utility companies and confirm availability and capacity.

TERMS

The subject site is available by way of freehold with offers invited in excess of £500,000. Offers for smaller lots will be considered with a higher per acre rate. All offers must be submitted in writing to Bradley Hall and include:

- The proposed purchase price
- Proof funding is available for the purchase

All offers are to be made to Bradley Hall exclusive of VAT and, where silent, offers will be deemed net of VAT. Our client is not obliged to accept the highest or indeed any offer. While our client's preference is to sell the site as a whole, offers for part only will also be considered.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING & FURTHER INFORMATION

For all enquiries please contact **Jonathan Rudge or Callum Armstrong** at Bradley Hall. Tel: 0191 232 8080



Local Schools:
Northwood Primary School (Ofsted: Good)
St Aidan's Church of England Academy (Ofsted: Good)



0.8 miles from A167
3.5 miles from A1 (M)



2.4 miles from Darlington Train Station

**IMPORTANT NOTICE**

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.
- 5) All details are provided **Subject to Contract**



