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FOR SALE

**Commercial Development Site
Allington Way, Yarm Road Business Park,
Darlington, DL1 4QB**

Total Site Area 1.53 acres approximately

**Freehold
Guide Price £200,000**



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SITUATION/LOCATION

The site has frontage onto Allington Way, a main access road through Yarm Road Business Park and adjacent to JLM Global Foods. The Business Park is a popular location for a wide range of businesses including Northgate Plc, Highways England and Magnet. Located approximately 2 miles from Darlington town centre the location provides excellent access to the A67 and A66 closeby which in turn provide good links to the regional motorway networks and beyond. Further commuting links are closeby via Darlington main line railway station on the edge of Darlington town centre and Durham Tees Valley Airport which is approximately 4.8 miles east.

THE SITE

An undeveloped site of largely rectangular proportions which will have independent direct access off Allington Way (subject to appropriate licence from the Highways Authority).

SERVICES

We understand that services are accessible for the site (subject to installation/connection costs).

PLANNING

Planning permission has been granted in principle reference 16/01284/FUL the application was validated 11th January 2017 and is for the erection of 12 light industrial units (Use Class B1) and is subject to a Section 106 Agreement with respect to widening of Allington Way approach from McMullen Road. Access off Allington Way is also subject to approval by the Local Authority and Section 184 Agreement before commencement of works. Further information may be obtained from the Assistant Director Highways and Design Projects, Darlington Borough Council. Tel: 01325 405000 (main switch board)

TENURE

Freehold

VAT

I am advised by the client that VAT is not applicable to the site.

VIEWING

Strictly by appointment only through agents.



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