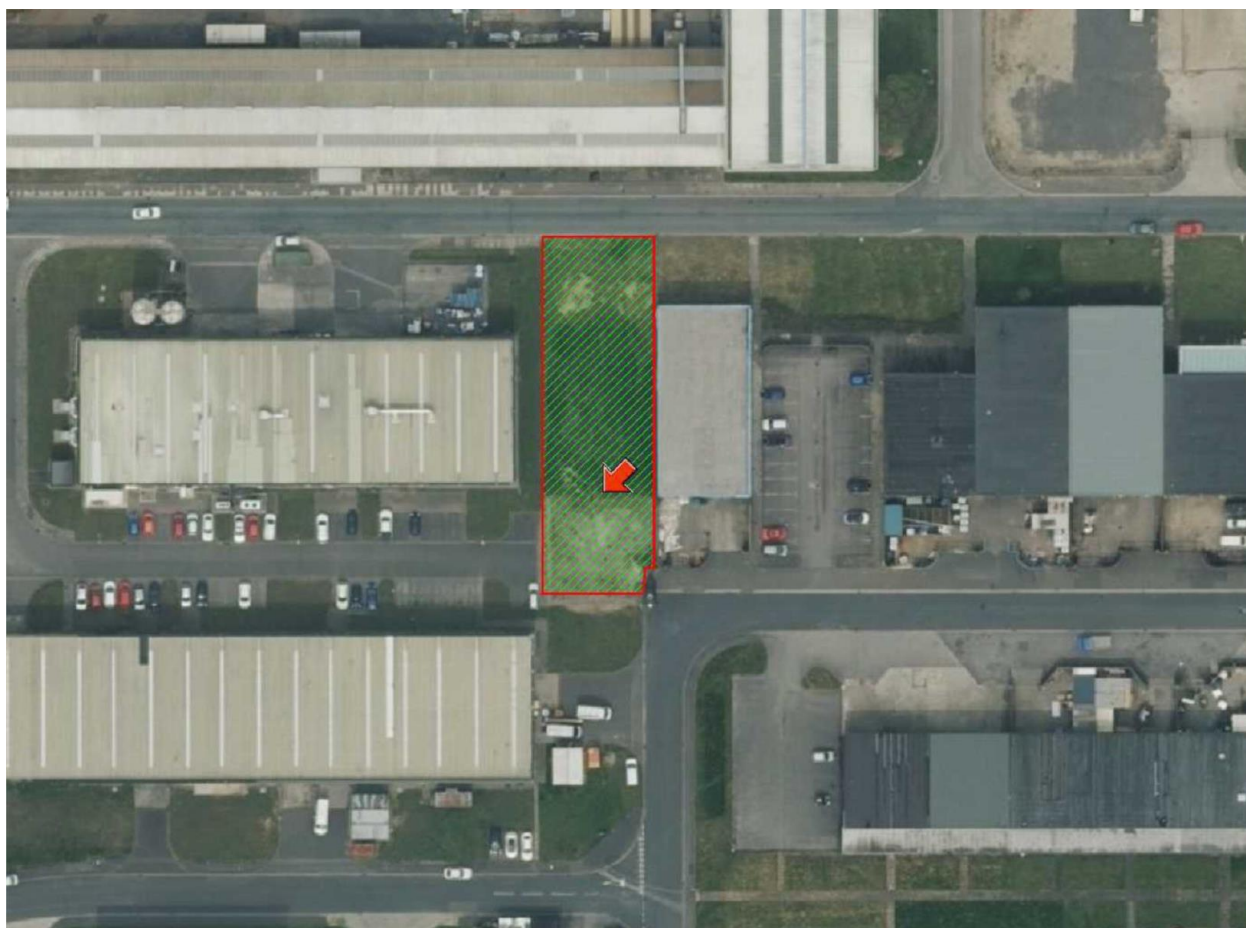


development land
investment properties
shops and offices
business transfer
industrial premises

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



** For identification purposes only*

FOR SALE

Freehold

Commercial Development Site
Whinfield Drive, Aycliffe Business Park, Newton
Aycliffe, DL5 6AU

Offers in the Region of £45,000
Site area approx.0.26 acres



SITUATION/LOCATION

The site is located adjacent to Siesta Blinds between Whinfield Drive and Cumbie Way off Durham Way South and within Newton Aycliffe Business Park. The Business Park is an established and ever expanding business area incorporating international occupiers including Hitachi Rail, Husqvarna, Ebac and Gestamp Tallent. Newton Aycliffe lies approximately 8 miles north of Darlington and 13 miles south of Durham with access north and south bound via J59 A1M approximately 1.5 miles in driving distance from the site.

SITE

Generally level site of rectangular proportions with potential access from Cumbie Way and Whinfield Drive.

Site area approx. 0.26 acres (measured from Promap Mapping Service)

PLANNING PERMISSION

Planning permission was granted in 2008 for the erection of four light industrial units providing a total gross internal floor area of 450sq.m. (4,842sq.ft.).

Planning Ref 7/20080613/DM

We are advised by our client that preliminary ground works were initiated to perpetuate the planning consent. Interested parties are advised to confirm the validity of the planning permission with the Local Authority.

The site may be suitable for alternative development schemes subject to any necessary consents.

TENURE

Freehold

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon.

Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Carver Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

