

FOR SALE – Offers Invited

Vacant Site Edge of Town Centre Inner Ring Road, Melland Street, Darlington, DL1 1SF

Total Site Area Approx. 0.647 acre

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SITUATION/LOCATION

The site is situated close to the town centre inner ring road and adjacent to the East Coast main railway line to the eastern boundary. The site has frontage onto Parkgate although access to the site is off Melland Street which is a no through road accessed off Brunswick Street. All town centre amenities are within walking distance and Darlington main line railway station is opposite.

DESCRIPTION

Predominantly rectangular site, substantial brick walls to north, south and western boundaries and accessed via palisade steel post gates. The site is roughly surfaced with provision for ducting for services.

TOWN AND COUNTRY PLANNING

No formal enquiries have been made with the Local Planning Authority at this time. The site has some previous commercial history for storage purposes and interested parties should make their own enquiries with Darlington Borough Council Tel. 01325 405000.

TENURE

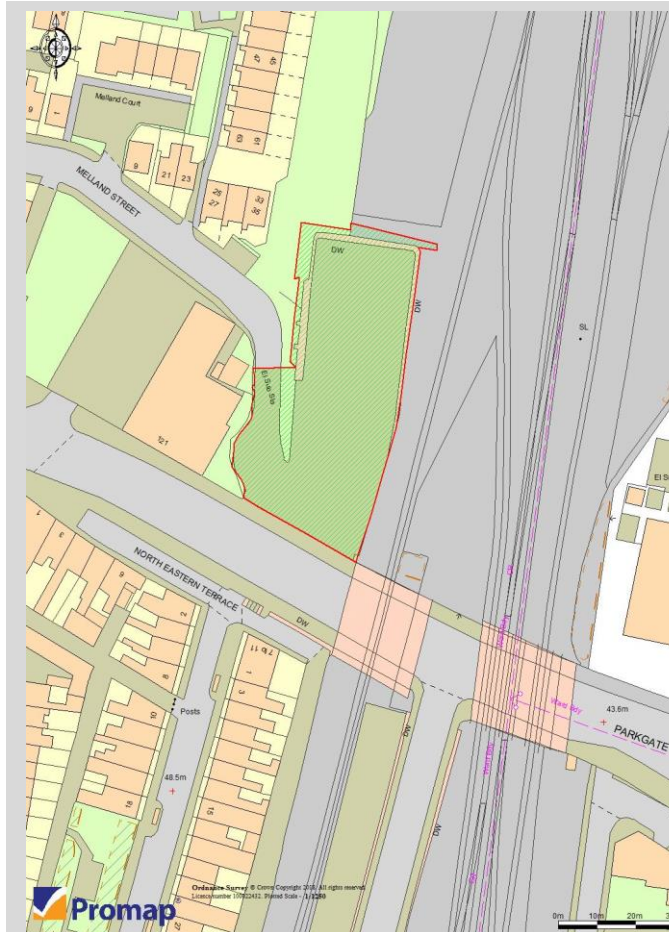
Freehold

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.



**For identification purposes only*

18 St Cuthberts Way
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