

FOR SALE – Guide Price £200,000

Land, Windsor Street

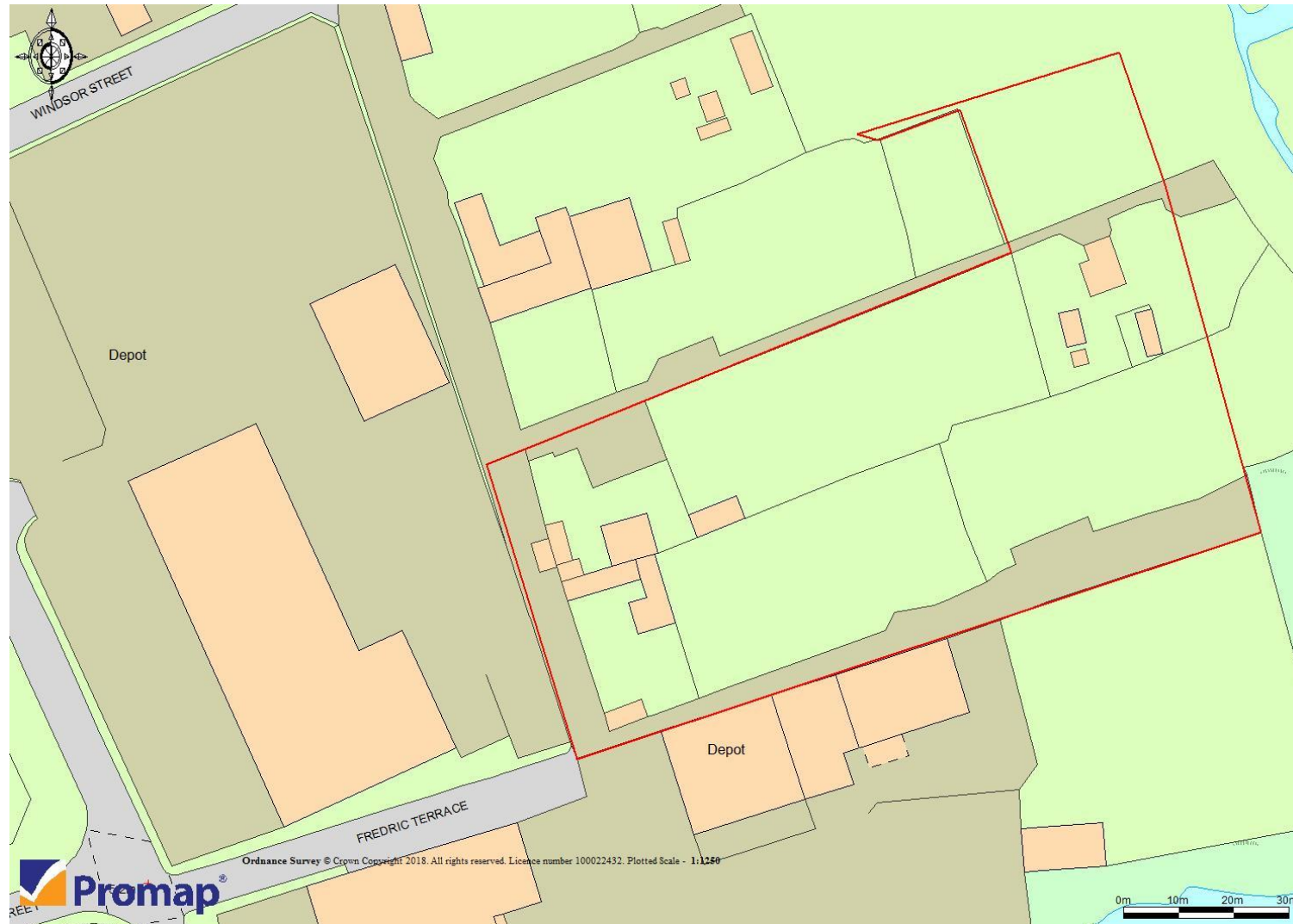
Haverton Hill, Stockton, TS23 4EY

- **Potential Industrial Development Site (subject to planning permission)**
- **Total Site Area Approx. 2.2 acres**

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**For identification purposes only*

SITUATION/LOCATION

The site is situated within an established industrial location off Windsor Street which is accessed off Haverton Hill Road via Hope Street. The location provides good road links throughout the region via the A19 and A66 which lie approximately 2 miles and 3 miles respectively. Occupiers in the vicinity include Mini Mix Concrete, Brendon Garage MOT and Repairs and North East Truck and Van Ltd.

THE SITE

An undeveloped site of predominantly rectangular proportions, generally level incorporating a mix of rough ground and hard surfaces. Access to the site is via palisade steel double gates.

SERVICES

We understand that the site has access to mains drainage, three phase power, and water.

AGENTS NOTE

It is the clients intention to sell the site cleared and completely fenced around the boundaries.

PLANNING

Prospective purchasers are recommended to contact Stockton Borough Council with respect to their requirements for any proposed development on site. Stockton Borough Council (main switchboard) Tel: 01642 393939

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

By appointment only through Agents.



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