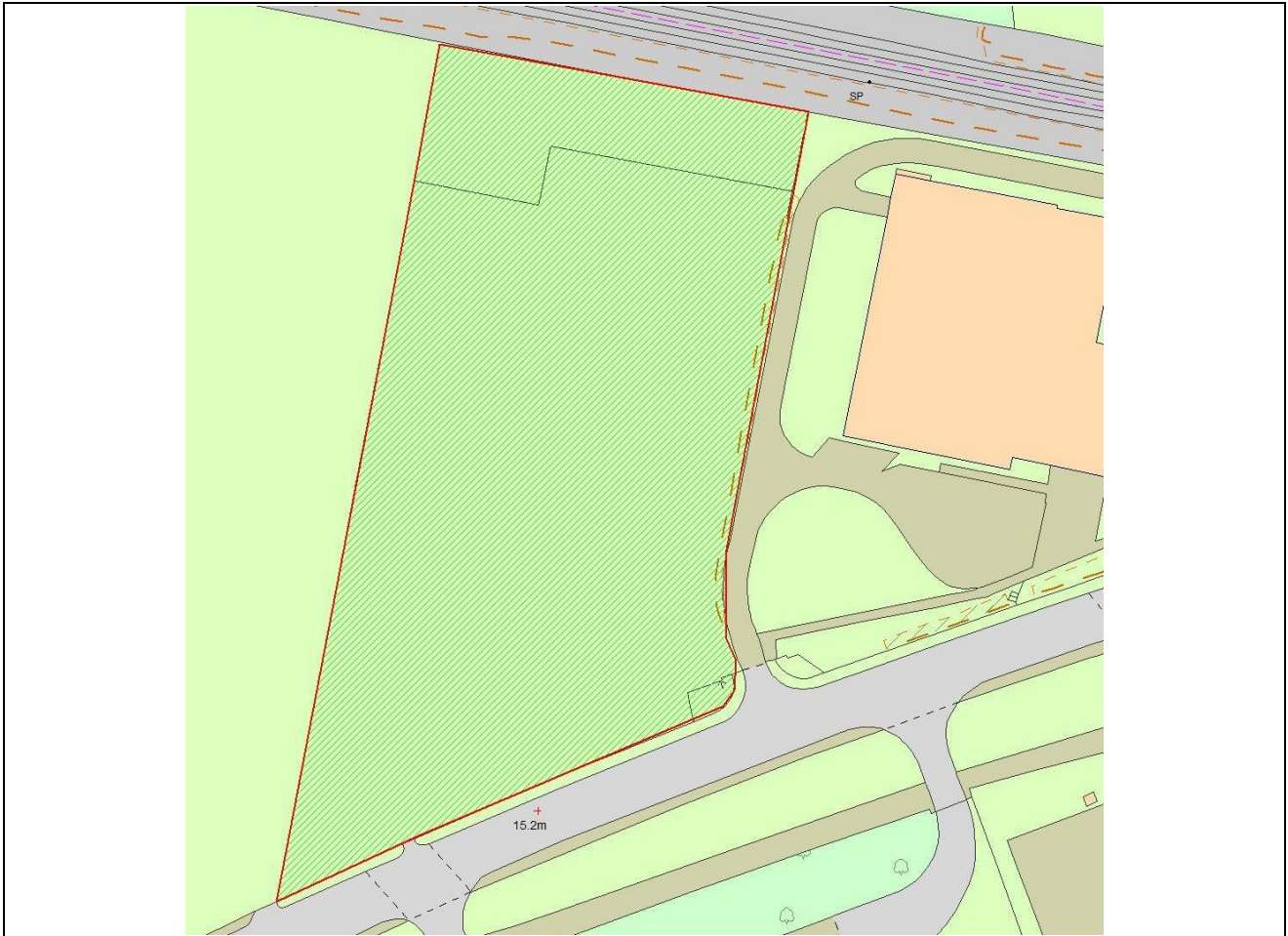


development land  
investment properties  
shops and offices  
business transfer  
industrial premises

# CARVER

COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## FOR SALE

**Commercial Development Site, Belasis Avenue,  
Billingham, TS23 1LG**

**Site area approx. 2.3 acres**

**Planning Consent for B1 and B2 Uses  
Freehold**

**Offers Over £285,000**



## SITUATION/LOCATION

Billingham is located in the north east conurbation of Teesside, situated north of the River Tees. It is 2 miles north of Middlesbrough, 1 mile east of Stockton and a similar distance from the A19 dual carriageway providing good road links to the A1M and national rail networks. The site lies opposite major industries including Johnson Matthey Technologies and Fujifilm Biotechnologies who have expansion plans in this location to include a Biocampus development at a projected total investment of £12.6m ([www.fujifilmdiosynth.com](http://www.fujifilmdiosynth.com))

## THE SITE

This is a previously undeveloped site currently mown grass which I understand is on a substantial substrata of sand, top soil, laid for previous uses and ICI sporting facilities. Gas, electricity, water and drainage services are readily available nearby.

**Total Site Area approximately 2.3 acres**

## PLANNING PERMISSION

Outline planning permission has been granted for B1 and B2 development. Planning reference 17/1733/OUT granted 24<sup>th</sup> November 2017.

## AGENTS NOTE

Our client owns the adjacent Grange Business Centre within a similar size site which is also for sale on the open market through Carver Commercial Chartered Surveyors. The centre is presently producing a net investment income of circa £68000 pa. For further information contact Julie Wallin MRICS [juliew@carvergroup.co.uk](mailto:juliew@carvergroup.co.uk)

## TENURE

Freehold

## VAT

VAT is payable on the sale of the land.

## VIEWING

Strictly by appointment only through agents.

For further information contact Julie Wallin MRICS  
Email: [juliew@carvergroup.co.uk](mailto:juliew@carvergroup.co.uk)  
DD Tel: 01325 731607

## NOTE

All site plans shown are for identification purposes only.



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.

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