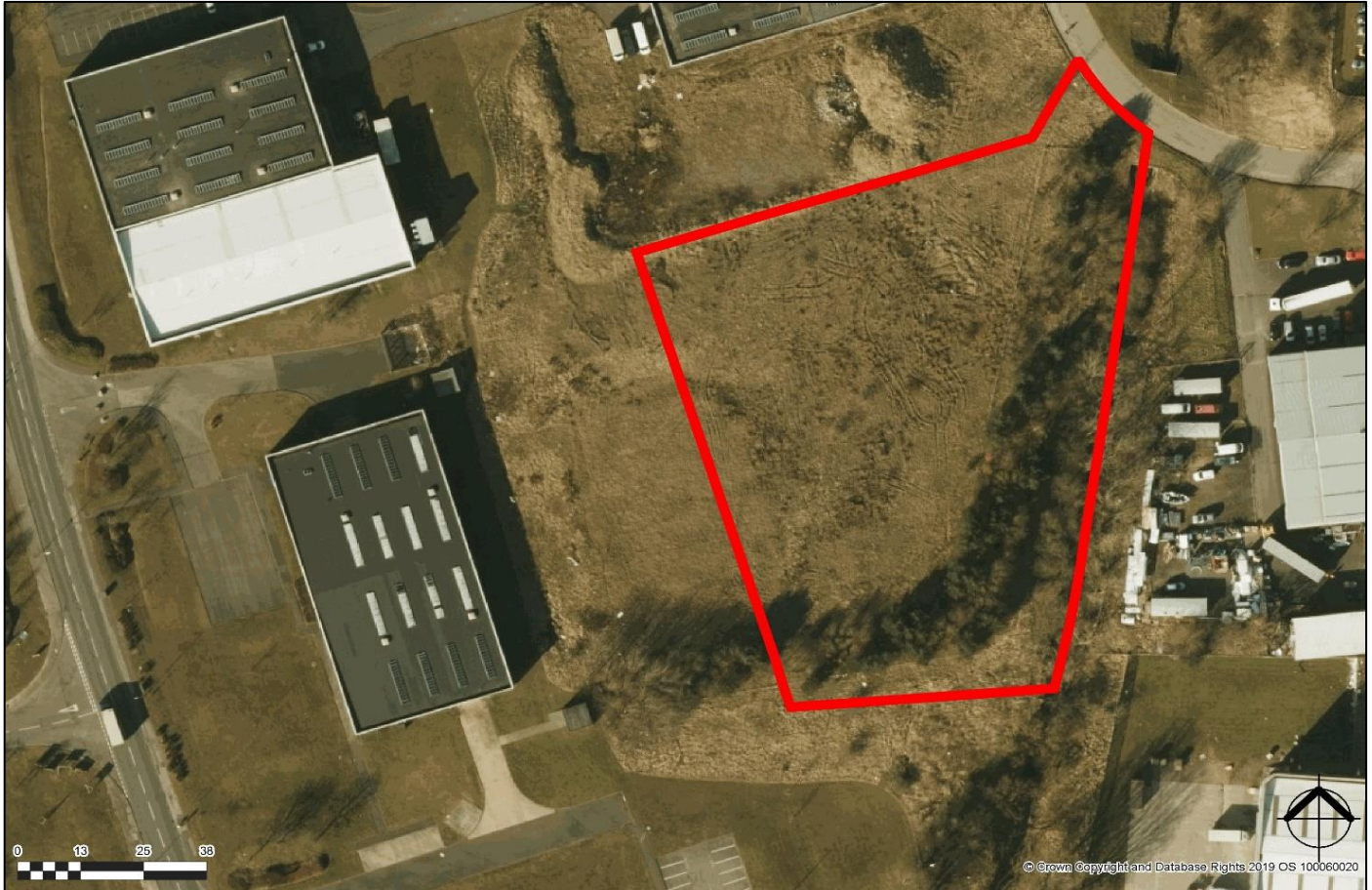


FOR SALE

Development Plot

Gresley Road, South West Industrial Estate,
Peterlee, SR8 2LU



Development Plot

2.05 Acres (0.83 Hectares)

- Established Industrial Location
- Substantial Plot
- Easy Access to the A19
- £200,000 exclusive for the freehold

For further information please contact:

Duncan Christie

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DD: +44 (0)191 211 1564

Hadrian House

Higham Place

Newcastle upon Tyne

NE1 8AF

Tel: +44 (0)191 232 7030

www.naylorsgavinblack.co.uk

FOR SALE

Development Plot

Gresley Road, South West Industrial Estate,
Peterlee, SR8 2LU

Location

The plot is located on Gresley Road on South West Industrial Estate, Peterlee. Set within an established industrial area the plot offers excellent communication links via the A19 which lies approximately ¼ mile away. The A19 offers access both north and south to the wider region and beyond.

Description

Briefly the site consists of an irregular shaped plot of rough scrubland measuring approximately 2.05 (0.83 hectares). The site is bordered by three industrial units to the North and West with Wapping Burn running along the South Eastern border.

Accommodation

The plot provides the following approximate areas:

Plot	Acres	Hectares
Gresley Road	2.05	0.83

Terms

We have been instructed to seek offers in the region of £200,000 exclusive.

Tenure

We understand that the site is freehold with no onerous or restrictive covenants.

Planning

The site does not currently benefit from any

form of planning permission and interested parties are invited to engage with the relevant local authority regarding what type of development may be suitable. A now expired conditional approval was granted in 2008 for the construction of two light industrial units. Application reference number **IB/08/0008**.

Services

Interested parties are advised to make their own enquiries in respect of what services are available on site.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Code of Practice

The landlord accepts the principals of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

(i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.

(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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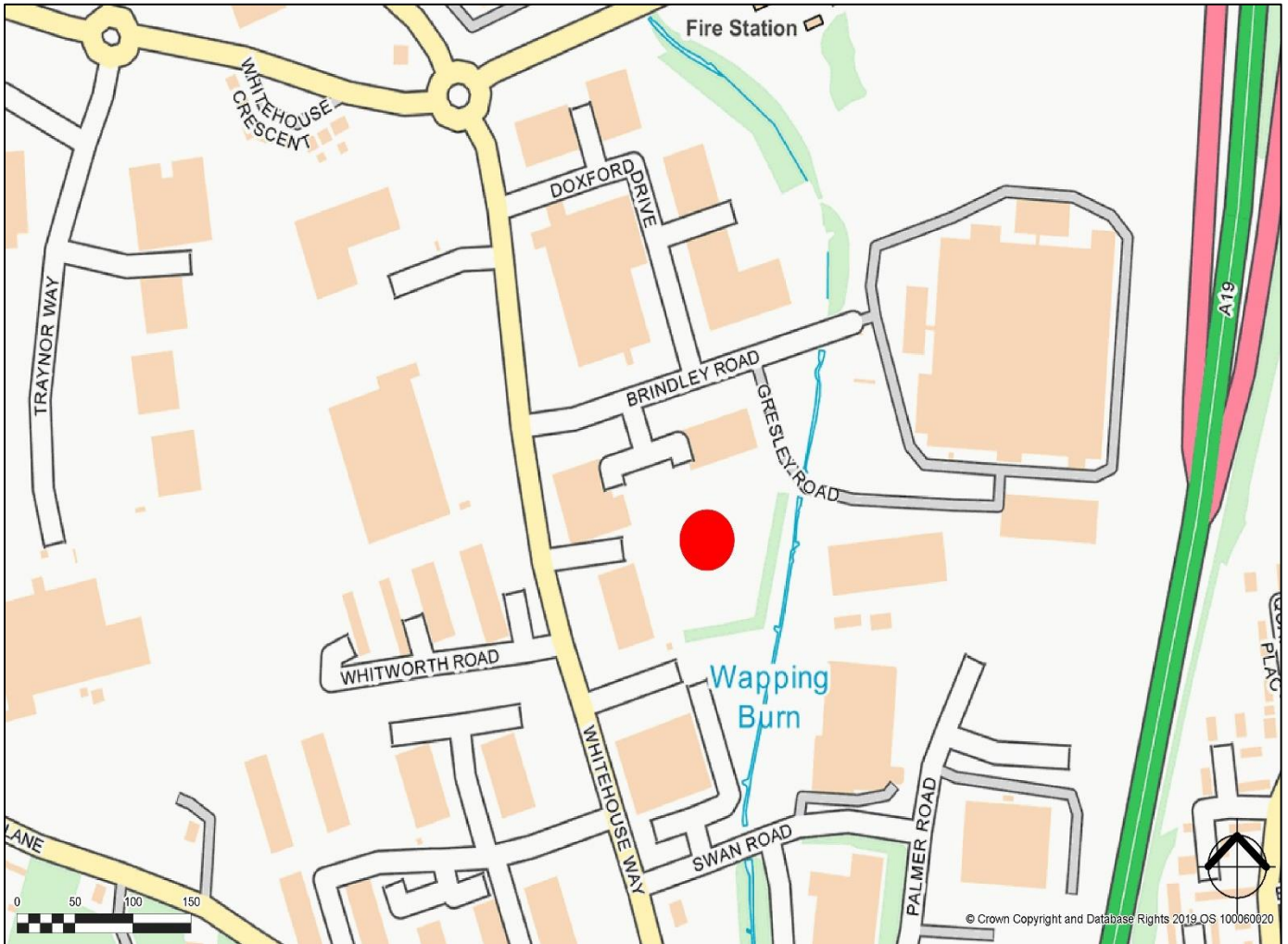
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