

LAZENBY ALLOTMENTS, ESTON ROAD, REDCAR, TS6 8ED

POTENTIAL DEVELOPMENT SITE – 10.4 ACRES

FOR SALE

Wilton Primary Academy

THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA
Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

www.thomas-stevenson.co.uk

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LOCATION

The 10.4 acre site is located to the north of Eston Road in Lazenby, a village lying between Eston and Redcar, close to the Wilton International site and just north of the A174 Parkway.

The location enjoys excellent road communication to the nearby seaside towns of Saltburn by the Sea and Redcar as well as the wider Teesside conurbation.

The development site is located to the west of the village centre and is accessed directly from the main road through the village.

DESCRIPTION

The site is currently occupied as an allotment and is accessed from Eston Road. The boundaries are defined by the adjacent properties to the south and partially to north by palisade fencing.

The premises are suitable for a variety of uses due to holding close proximity to the village amenities, local walking routes and good road communication to the wider Teesside area.

ACCOMMODATION

The premises provides a bare, predominantly rectangular and gradually sloping site.

Site Area 10.4 acres 4.22 hectares

PROPOSED TERMS

The site is available for sale on a Freehold basis and offers in the region of £500,000 are invited.

Detailed proposals are invited to include:

- Name of purchasing entity address and email /mobile contact details;
- Name of purchaser's solicitor, address and email / mobile contact details;
- Amount of the financial offer;
- Proof of availability of funds either by reference to copy bank statements, investment account statements or bank managers letter;
- Any conditions attached to the offer; e.g Funding Approval, Building Survey, Lenders Valuation Survey, Planning, Other;
- Anticipate timeline for exchange and completion.

The vendor will not be bound to accept the highest or indeed any offer.

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LEGAL COSTS

Each party will be responsible for their own legal fees.

The purchaser will be required to reimburse the vendor's abortive legal fees should the purchaser withdraw from the transaction at any point.

VIEWING

Viewings can be arranged through our office.

Please contact Jack Robinson on 01642 713303 or via email - jack@thomas-stevenson.co.uk

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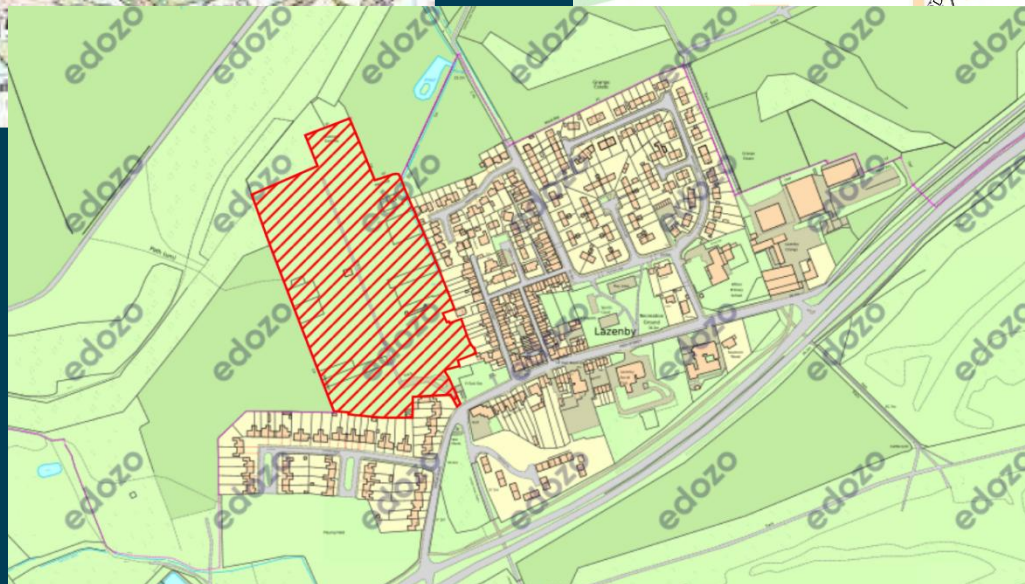
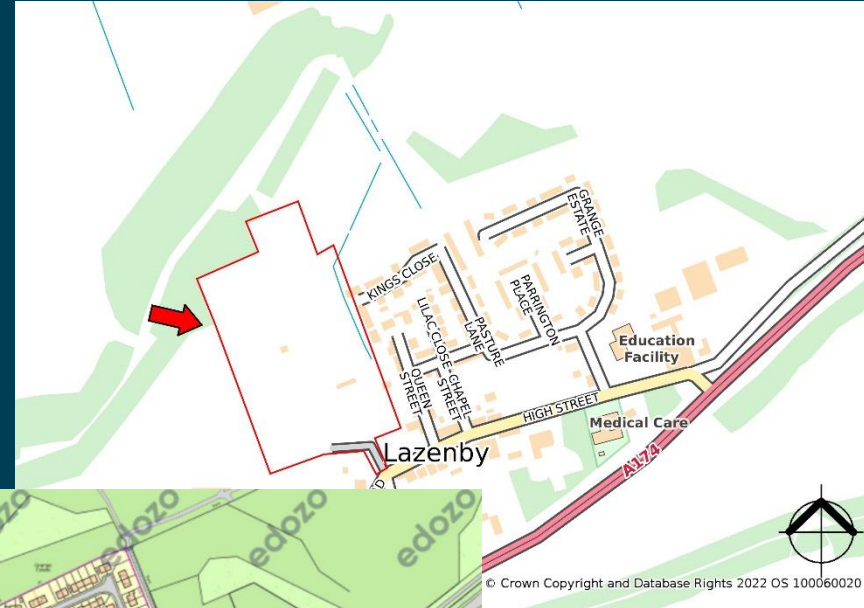
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