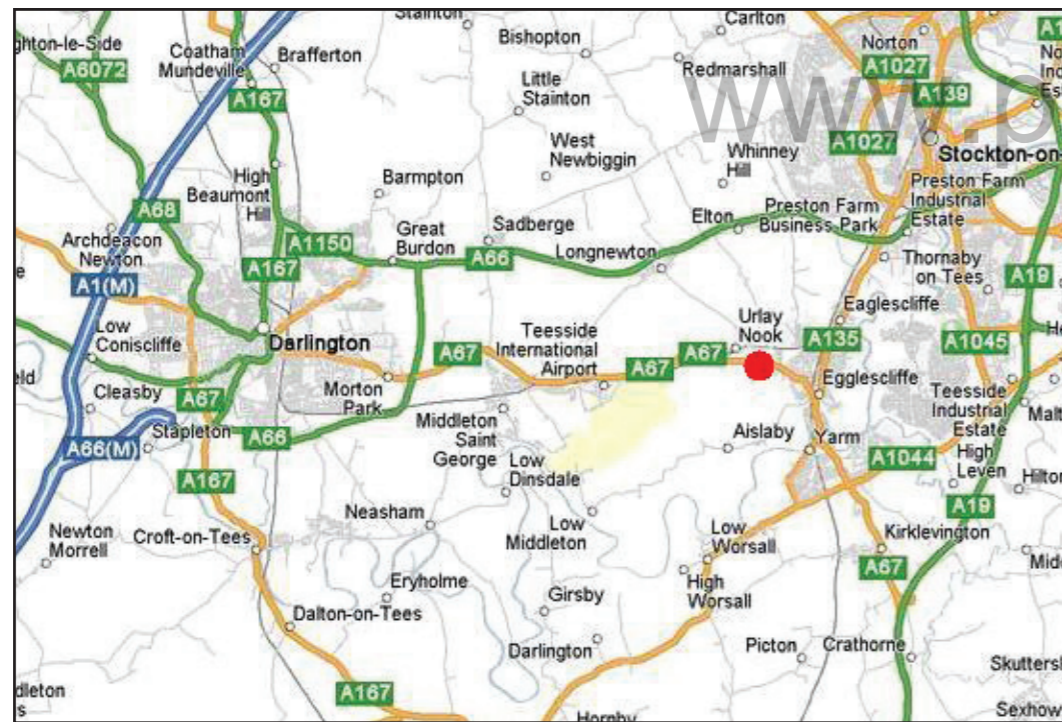
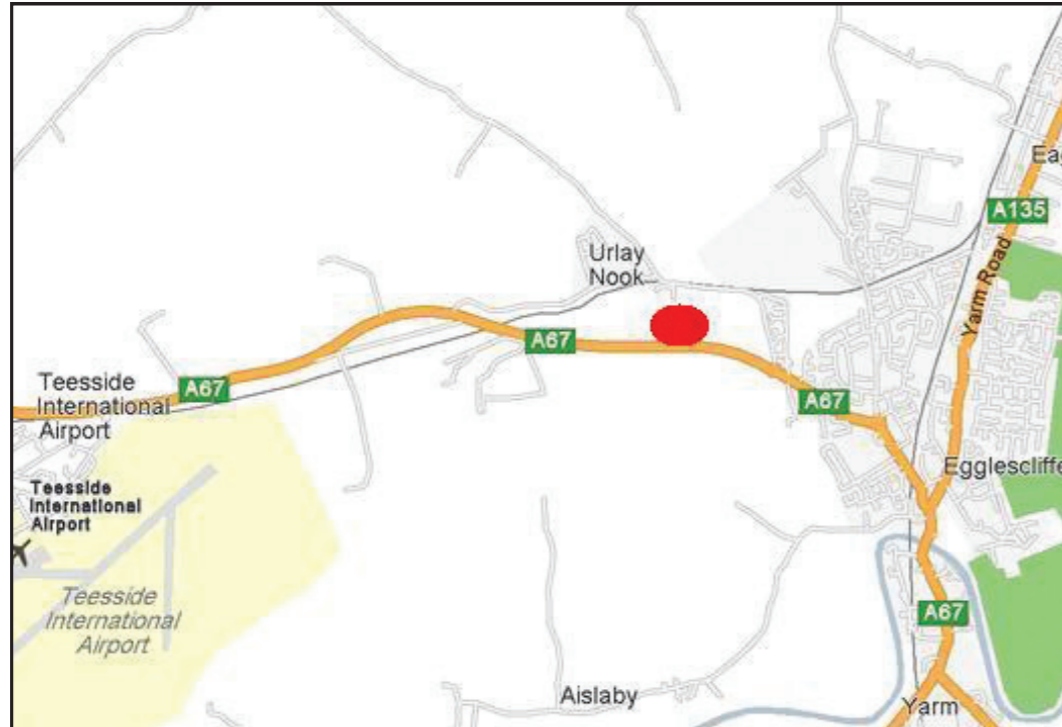




March 2009



8 St Paul's Street, Leeds LS1 2LE

# FOR SALE DEVELOPMENT LAND



**STRATEGIC DEVELOPMENT SITE WITH OUTLINE PLANNING CONSENT**

**GROSS SITE AREA 44.1 ACRES (17.85 HECTARES)**

**AVAILABLE AS A WHOLE OR IN PARTS**

**URLAY NOOK (A67)  
EAGLESCLIFFE  
COUNTY DURHAM**

- CLOSE TO DURHAM TEES VALLEY AIRPORT
- LOCATED CLOSE TO A19, A1(M) AND A66 DUAL CARRIAGEWAYS
- MASTER PLAN APPROVED

Joint Sole Agents  
020 7907 4500



Misrepresentation Act 1967

Edward Symmons LLP, as agents for the vendor or, as the case may be, Lessor (the 'Vendor') and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the purchaser or as the case may be Lessee (the 'Purchaser') to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The vendor does not make or give and neither Edward Symmons LLP nor its servants has any authority, express or implied, to make or give any representation or warranties in respect of the property.
- (4) In the event of any inconsistency between these Particulars and the Condition of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

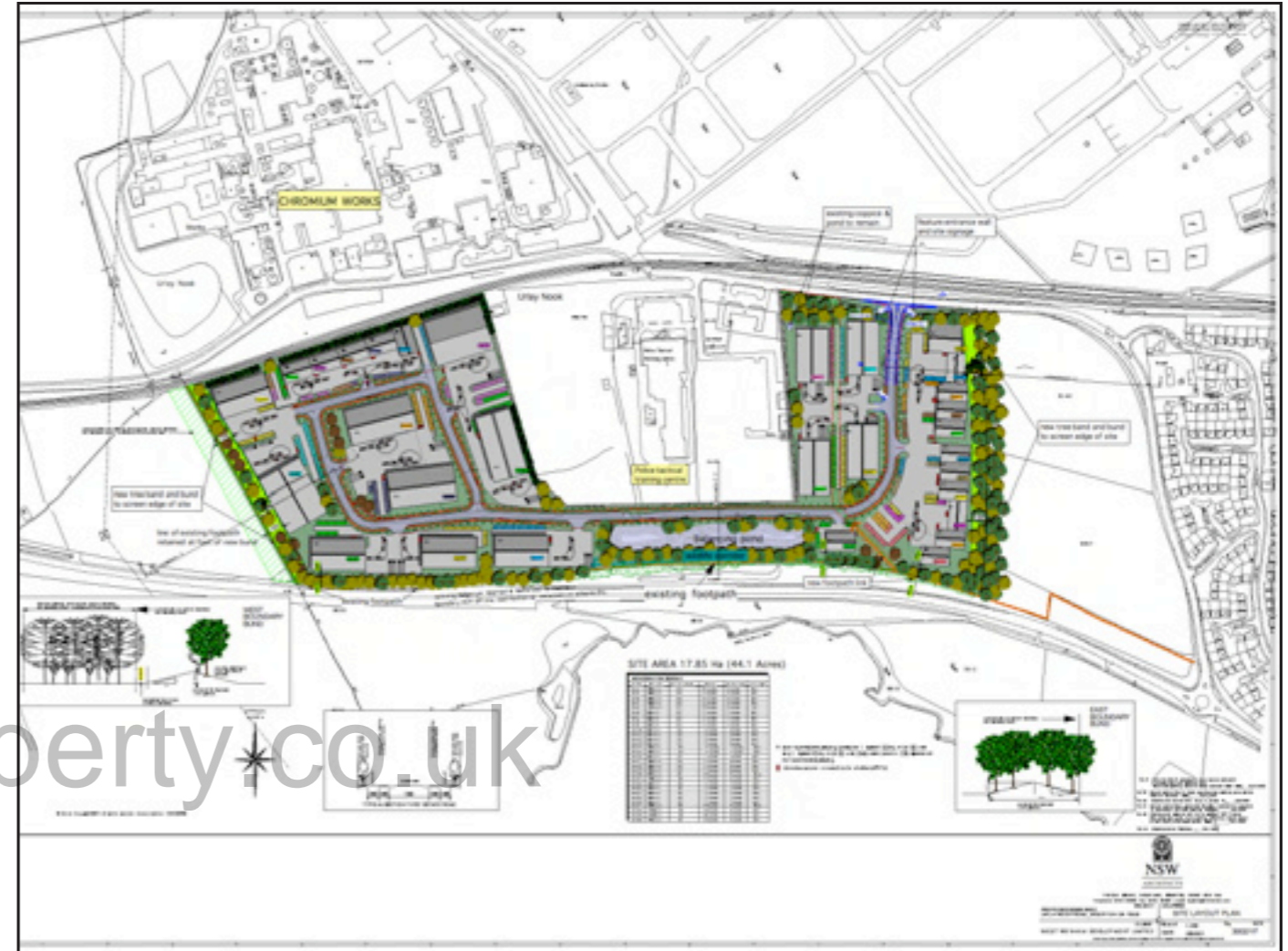
Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.



**Edward  
Symmons**

**0113 245 8454**

**www.edwardsymmons.com**



#### LOCATION

The site lies some 8 miles due east of Darlington town centre and 9 miles south west of the main Middlesbrough/Stockton-On-Tees urban area. Durham Tees Valley Airport, said to be the fastest growing airport in the UK, is located within 4 miles west of the site.

The site lies between the two principal north/south trunking routes in the region, being some 10 miles east of Junctions 57 and 59 of the A1(M) and 5 miles northwest of the closest junction of the A19. An alternative route for goods vehicles to the A19 avoiding Yarm town centre is via the A135 and the A66 dual carriageway to the north of the site, the latter being the main east/west route across the region.

The close proximity to Teesport, one of the principal commercial ports in the UK, has meant that the region has recently attracted the development of large scale distribution warehouse accommodation for retailers such as Tesco (1million square feet at Teesport), Aldi and Argos (350,000 and 760,000 square feet respectively at Faverdale East near Darlington). Previously the Teesside region was more focussed on heavy manufacturing industries including steel production, ship building and the oil and gas industries, but now the region is developing as a distribution hub.

#### PLANNING CONSENT

We understand that the local planning authority have agreed to grant outline planning consent for the site subject to a S.106 Agreement being completed and reserved matters being resolved (application number 08/0241/OUT). The consent will grant outline planning permission for access arrangements, layout and the scale of development for industrial and warehousing uses on the site, with appearance and landscaping reserved for future consideration. The proposed development comprises 17 units for general industrial use (B2 use) and 13 for storage and distribution (B8) totalling 44,500 square metres (479,000 square feet).

It is to be noted that the development shall be implemented in general conformity with the approved "Illustrative Built Form Masterplan" submitted with the planning application unless otherwise agreed in writing by the Local Planning Authority. Nothing in the outline consent shall be construed as authorising the illustrative details submitted with the application other than the layout, means of access and scale for which approval was sought.

Interested parties should make their own further enquiries with the local planning authority, Stockton-On-Tees Borough Council on 01642 526022 or email: [development.control@stockton.gov.uk](mailto:development.control@stockton.gov.uk).

#### TERMS OF DISPOSAL

Offers are invited for the freehold interest in the site with vacant possession.

Additional land adjoining the development site is available by further negotiation.

Consideration may also be given to a disposal of the site in parts and further information is available upon request.

#### VAT

All figures are exclusive of VAT which is chargeable.

#### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

#### FURTHER INFORMATION

For further information please contact Richard Corby at Edward Symmons on:

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