

FOR SALE

DEVELOPMENT



**FORMER BOROUGH SERVICE STATION,
AYRESOME STREET, MIDDLESBROUGH,
TEESSIDE TS1 4NP**

- Development opportunity
- Expired planning consent for 12 x residential apartments
 - Site Area: 0.1 Hectare (0.25 Acre)
 - Residential location
 - Close to town centre

**Edward
Symmons**

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LOCATION

The subject land is situated fronting Ayresome Street approximately 1 mile from Middlesbrough town centre and less than ½ mile from Albert Park.

The surrounding area is an established residential location with a range of local shops and amenities located nearby including the Sacred Heart RC Primary School and a convenience store situated opposite.

A number of Teesside University colleges are situated within a short walking distance of the site making the location popular with both families and students alike.

Road communications are excellent being within 1 mile to the south of the A66 and 2 miles to the west of the A19.

DESCRIPTION

The site comprises a rectangular shaped, tarmac-surfaced parcel of land, formerly occupied by the Borough Road Service Station.

Although the site has been cleared, initial enquires suggest that the underground fuel storage tanks remain in situ.

SITE AREA

The site has been measured to have an area of 0.1 Hectare (0.25 Acre).

PLANNING

Planning permission was granted in 2003 for the construction of 12 flats with associated car parking (App no. M/FP/2620/03/P); the consent has since expired. Middlesbrough Council's Planning Department have indicated that new applications for similar schemes will be looked upon favourably.

Interested parties are advised to make their own enquires with the Planning Department (Tel: 01642 245432).

TERMS

The land is available freehold with full vacant possession.

Offers are invited for the freehold interest.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

All figures are exclusive of VAT which may be chargeable.

VIEWING & FURTHER INFORMATION

For further information please contact Nick McTague on:

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Email: nick.mctague@edwardsymmons.com

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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.

