



**FORMER THORNABY SPORTS & LEISURE CLUB, TEDDER
AVENUE, THORNABY, STOCKTON ON TEES, TS17 9JP**
FOR SALE: DEVELOPMENT SITE SUITABLE FOR A VARIETY OF USES

THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA
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www.thomas-stevenson.co.uk

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LOCATION

The site is located in the town of Thornaby, within the Teesside area of the North East, approximately 3.5 miles south west of Middlesbrough, 2.5 miles south east of Stockton on Tees and 10.5 miles east of Darlington.

The site benefits from excellent road communication being located 0.35 miles from the A19 which provides access north and south from Teesside to Newcastle and York respectively.

Situated in an area of predominantly residential housing, the land is positioned 0.4 miles south of Thornaby town centre between Woodside Grange Care Home and Christ The King RC Primary School.

DESCRIPTION

The property comprises a predominantly rectangular and flat site extending to approximately 2.2 acres (0.89 hectares). Currently occupied as a social club, car wash and storage land, the site is to be sold with vacant possession.

Suitable for a variety of uses including residential and commercial development subject to the necessary planning consents, the land is accessible from Tedder Avenue and benefits from wide frontage and visibility to the road.

ACCOMODATION

The site has the following approximate areas:

2.2 acres 0.89 hectares

TENURE

The freehold interest is available for sale and offers are invited in the region of £800,000.

RATING ASSESSMENT

The premises are currently assessed with the following Rateable Values:

Thornaby Sports Club -	£22,750
Hand Car Wash -	£5,300

Interested parties should contact Stockton Borough Council to determine the exact rates payable.

VAT

The price quoted is exclusive of VAT.

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Legal Fees

Each party is responsible for their own legal fees in respect of this transaction.

VIEWING

Strictly by appointment through this office.

Jack Robinson / Paul Stevenson
admin@thomas-stevenson.co.uk
01642 713303

Subject to contract

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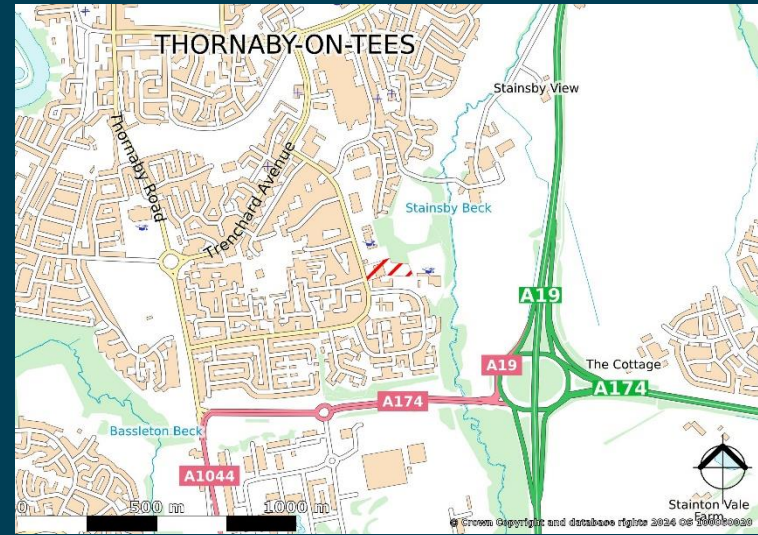
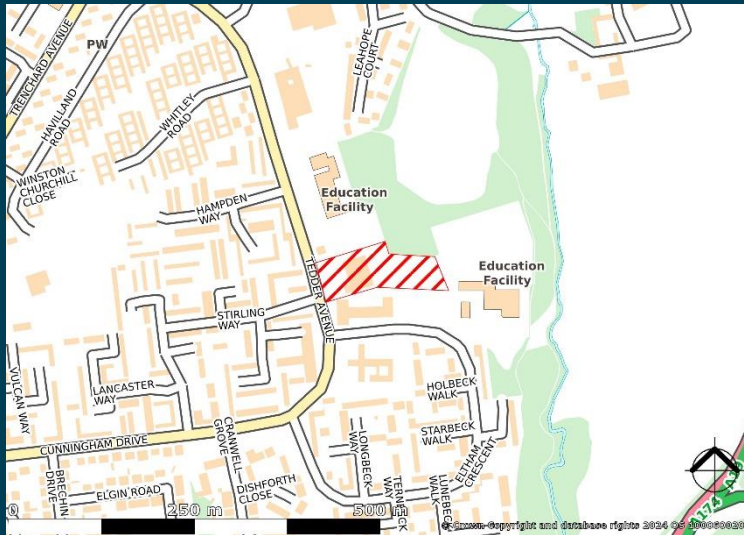
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