



**FOR SALE**

Development Land  
Long Tens Way, Newton Aycliffe DL5 6AP  
*Approximately 1.92 hectares (4.75 acres)*

CONNECT NORTH EAST  
PROPERTY  
01642 602001

- **4.75 Acre Development Site**
- **Adjacent to UTC South Durham**
- **Close proximity to the Hitachi Train Facility**
- **Prominent Position on Long Tens Way**
- **Close proximity to junction 59 of the A1 (M)**

#### **LOCATION**

Long Tens Business Park is located prominently on Long Tens Way on the western side of Aycliffe Business Park and in the immediate vicinity of the Hitachi train manufacturing facility.

The estate is located within County Durham approximately 1 mile from junction 59 of the A1 (M) Darlington lies approximately 6 miles to the south east and Durham 13 miles to the north.

#### **DESCRIPTION**

The property comprises of a rectangular level greenfield development site, with frontage to Long Tens Way. The land has not been previously developed to our knowledge.

#### **ACCOMMODATION**

The total site area is approximately (4.75 acres)

#### **PLANNING**

The land is suitable for employment uses B1, B2 and B8 subject to planning. A number of surveys have already been undertaken by the vendor, with further information available upon application

#### **SERVICES**

It is the responsibility of the purchaser to determine the exact position of the services and arrange any modifications or connections at the site in consultation with the relevant service provider.

#### **PRICE**

We are instructed to seek offers in excess of £750,000 plus vat for the freehold interest.

#### **ENERGY PERFORMANCE CERTIFICATE**

N/A

#### **VIEWING**

Strictly through the agents Connect Property North East:

**Jonathan Simpson Tel:** 01642 704931

**Email:** [jonathan@cpne.co.uk](mailto:jonathan@cpne.co.uk)



**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Connect Property North East to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Connect Property North East nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise. Registered Company Number 9404628 Wellington House, Falcon Court, Stockton on Tees, TS18 3TS