

FOR SALE – ROADSIDE DEVELOPMENT LAND

Yarm Rd, Stockton-on-Tees TS18 3RU

0.51 Ha (1.25 acres)

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

The land is located close to the junction between the A66 dual carriageway and the A167 Yarm Road, Stockton to Yarm Road, close to Preston Farm Trading Estate. The A66 provides excellent access to Middlesbrough 5 miles to the north east and Darlington 10 miles to the west.

The local area supports a variety of uses, including private college, car showroom, new housing and trade uses. The site is considered suitable for a wide variety of uses, including drive-thru, EV Charging, hotel, general non convenience retail, automotive and trade/bulky goods retail, Subject to planning.

DESCRIPTION

Site area of approximately 0.51 ha (1.25 acres) of net developable land shown blue hatched on the plan below. This development site is adjacent to a new generation Lidl store which opened in October 2017.

ACCESS

Existing traffic light junction provides all directions access and egress together with pelican pedestrian crossing over Yarm Road with central reservation protection.

TPO

The net developable area deducts the strip of trees along the Yarm Road frontage which are subject to TPOs.

TENURE

Freehold

SITE INFORMATION

Preliminary Site Investigation
Phase II - Site Investigation and Risk Assessment
Powergrid Easement
Topographic Measured Survey

Link to data room:

<https://app.box.com/s/glnfuxmuef261gv2zt1rq0lvkluj9re5>

PLANNING

Potential uses should be discussed in detail with the local Planning Authority, Stockton-on-Tees Borough Council.

PRICE

Offers invited and deemed to be exclusive of VAT.

VIEWING

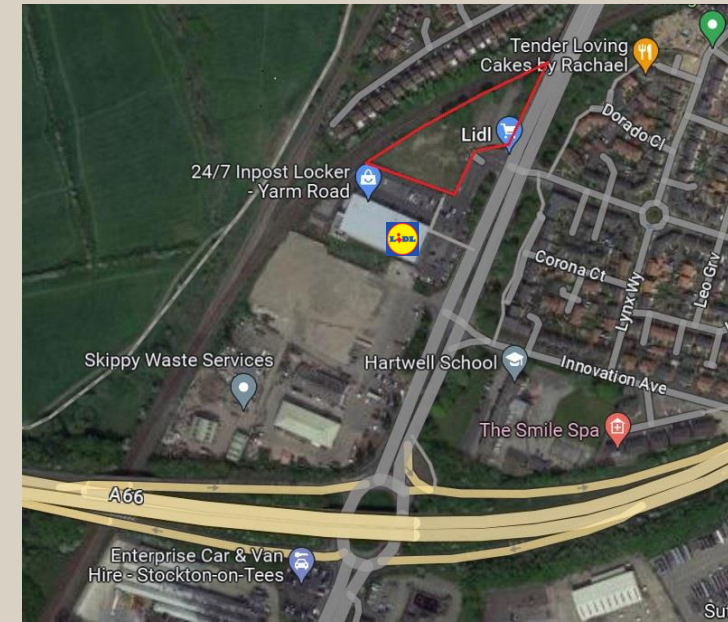
Strictly by appointment through the agents
Connect Property North East:

Andrew Wilkinson

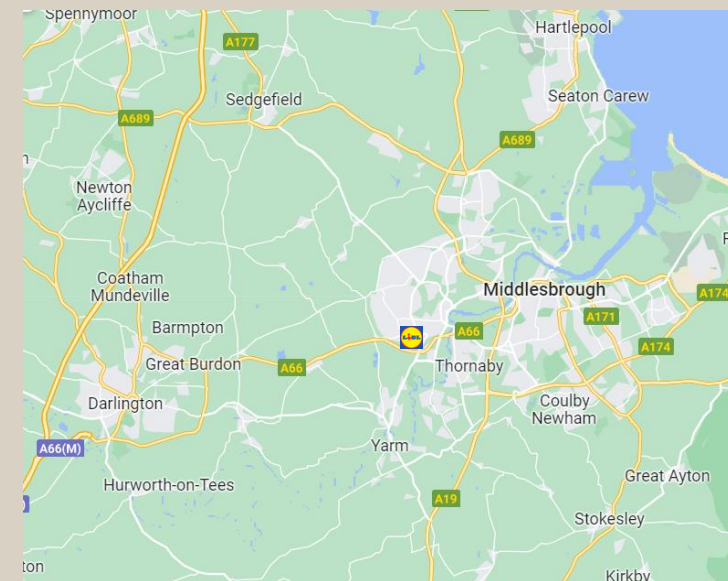
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Mob: 07904 622277

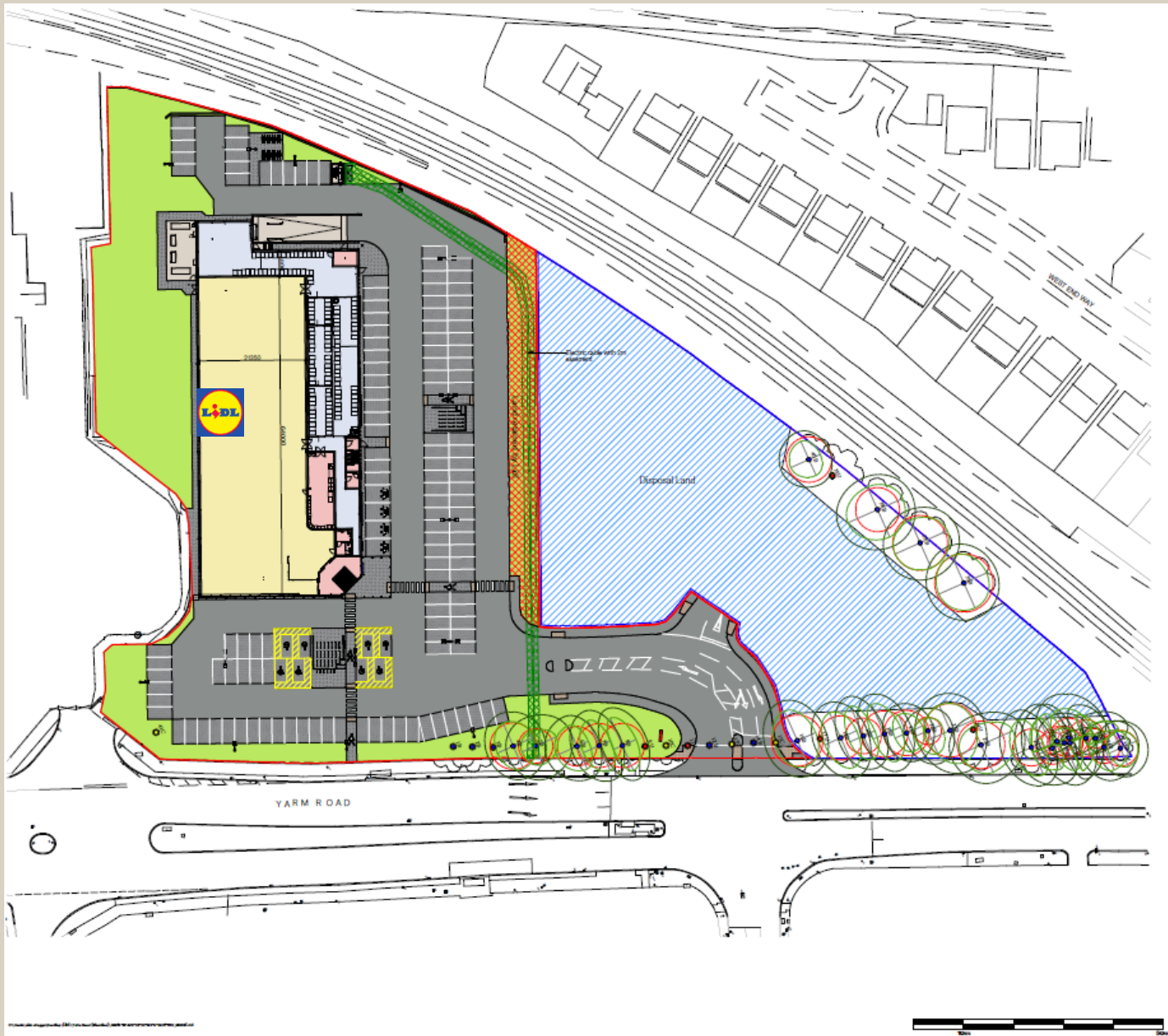
Email: andrew@cpne.co.uk



Map data ©2023



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