DEVELOPMENT PLOTS FOR SALE IN STOKESLEY 3 BUILD PLOTS AVAILABLE WITH CONSENT

SPANNING A TOTAL OF 3.65 ACRES

MANDALE PARK

TS9

MOUNT PLEASANT WAY, STOKESLEY, TS9 5NZ

AR Wholesale//Millbry Hill

Mount Pleasant Way

Plot 3 Drinks logistics/ 1 Acre

Plot 2

1 Acre

Warehousing

Mandale Business Park

JT Atkinson Builders Merchant

Armstrong Richardson

Plot 1

1.65 Acres



MANDALE PARK

TS9

MOUNT PLEASANT WAY, STOKESLEY, TS9 5NZ

THE PLOTS

We're excited to introduce three build plots, with consent, to Mandale Park TS9 in Stokesley, North Yorkshire.

These build plots are ideal for owner/occupier landlords, offering an excellent opportunity to establish or expand your business in a thriving area. The plots benefit from existing road access and robust infrastructure, including a reliable water supply and nearby power substation availability.

PLANNING

All 3 plots have outline consent for B1(now Class E[g]) / B2 and B8 uses. This allows for support of a wide range of industrial ventures. *You will be required to submit your plans to the local authority under reserved matters.

LOCATION

Mandale Park TS9 benefits from excellent transport links, making it an ideal location for businesses. The park is conveniently located near several major motorways, including the A19 and A1(M), providing straightforward access to major cities such as Middlesbrough, York, and Newcastle.

The business park is adjacent to key occupiers like JT Atkinson Builders Merchants and Armstrong Richardson, both of which have made significant investments in the area, enhancing its commercial appeal and infrastructure.

Stokesley, near Middlesbrough, Guisborough, and the North Yorkshire Moors, blends rural charm and urban convenience, ideal for businesses and employees.







PLOT	SIZE (acre)	SALE PRICE
1	1.65	£480,000.00
2	1.0	£300,000.00
3	1.0	£300,000.00



DEVELOPMENT BUILD PLOTS FOR SALE - MANDALE BUSINESS PARK - MOUNT PLEASANT WAY - TS9 5NZ ELLERBECK WAY Mount Pleasant Way JT Atkinson Builders Merchant Plot 1 1.65 Acres Drinks logistics | Narehousing Plot 2 1 Acre Armstrong Richardson Plot 3 AR Wholesale/ 1 Acre Millbry Hill PLOTS DEVELOPED / SOLD PLOTS FOR SALE Plot 1 - 1.65 Acres Plot 2 - 1 Acre Plot 3 - 1 Acre

MANDALE PARK

TS9

MOUNT PLEASANT WAY, STOKESLEY, TS9 5NZ thumb.universe.rarely A1(M) A19 STOCKTON MIDDLESBROUGH -ON-TEES J58 A174 A174 A1043 DARLINGTON A172 A19





For further information or to arrange a viewing please contact:

Joe Darragh m. 07973 908 599 e. joe@mandale.com

Rob Harriman m. 07739 326 759 e. rob@mandale.com **TS9**

MANDALE PARK

IMPORTANT NOTICE: These details were compiled July 2021 and whilst every reasonable effort has been made by Mandale Business 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. Mandale Business 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.