



## Land Penistone Road , Middlesbrough, TS3 0DF

Offers in the region of £475,000

A DEVELOPMENT SITE LOCATED IN THE EAST OF MIDDLESBROUGH WITH PLANNING PASSED FOR A TOTAL OF 18 SINGLE STOREY SEMI DETACHED BUNGALOWS (WITH A GIA OF 72 SQM) TO BE BUILT ON THE FORMER 'PARK END PUB' SITE WITHIN MIDDLESBROUGH' PARK END AREA OF THE TS3 POSTCODE. THE SITE IS LOCATED CLOSE TO LADGATE LANE WHICH PROVIDES ACCESS TO BOTH ORMESBY, MARTON & THE A174 /A19 ROADLINKS (AMONGST OTHER) AS WELL AS TO MIDDLESBROUGH TOWN CENTRE WHICH IS SAT AROUND 2.5 MILE FROM THIS SITE. EACH BUNGALOW AS PER ATTACHED FLOORPLAN, HAVE OPEN PLAN LIVING SPACE TO THE FRONT WHICH INCORPORATE BOTH THE LOUNGE AND DINING AREA AS WELL AS THE KITCHEN WHICH WILL BE TO THE REAR OF THIS OPEN PLAN LIVING SPACE. BEYOND WHICH ARE TWO BEDROOMS & A BATHROOM. WITH GARDENS TO BOTH FRONT & REAR & OFF STREET PARKING WE FEEL THAT THIS DEVELOPMENT WILL CATER FOR WHAT IS A STRONG CURRENT DEMAND FOR BUNGALOWS WITHIN THE AREA IN GENERAL. THERE IS A POTENTIAL GDV OF £2.88M UPON COMPLETION OF THE SITE, BASED ON SOME COMPARABLES.

- A site which is expected to get interest from both social housing providers and private developers
- It is felt that there is a demand for Bungalows within Middlesbrough which is currently larger than the available supply, in both the social housing and private owner markets.
- The Vendor expects that the value of each completed Semi Detached Bungalow to be circa £160,000 (depending on market conditions and economic climate at that time)
- The vendors are open to discussing a Joint Venture with any reputable and experienced builders / developers;
- \*\* A LARGE AMOUNT OF FURTHER INFORMATION IS AVAILABLE TO THOSE WHO CAN DEMONSTRATE A FINANCIAL ABILITY TO PROCEED - INCLUDING SITE SURVEYS AND VARIOUS QUOTES \*\*
- As evr we advise anyone showing interest to do their own due diligence on 'end product' prices
- Planning Reference ; 23/0452/MAJ

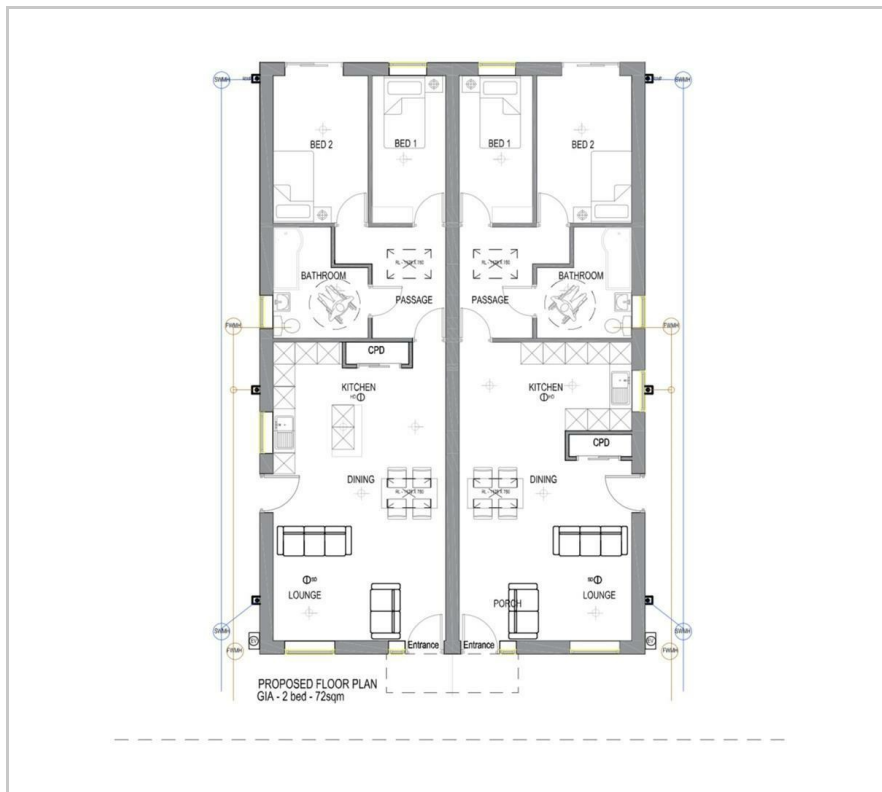
### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.

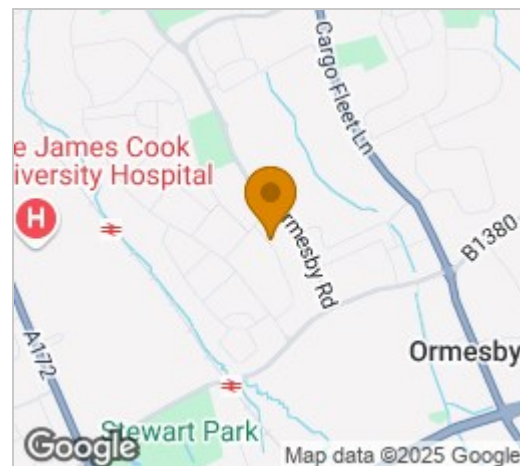




## Floor Plan



## Area Map



### Energy Efficiency Graph

**Energy Efficiency Rating**

| Rating                                      | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92+)                                       |         |           |
| (81-91)                                     |         |           |
| (69-80)                                     |         |           |
| (55-68)                                     |         |           |
| (39-54)                                     |         |           |
| (21-38)                                     |         |           |
| (1-20)                                      |         |           |
| Not energy efficient - higher running costs |         |           |

**Environmental Impact (CO<sub>2</sub>) Rating**

| Rating                                                          | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92+)                                                           |         |           |
| (81-91)                                                         |         |           |
| (69-80)                                                         |         |           |
| (55-68)                                                         |         |           |
| (39-54)                                                         |         |           |
| (21-38)                                                         |         |           |
| (1-20)                                                          |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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