



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.

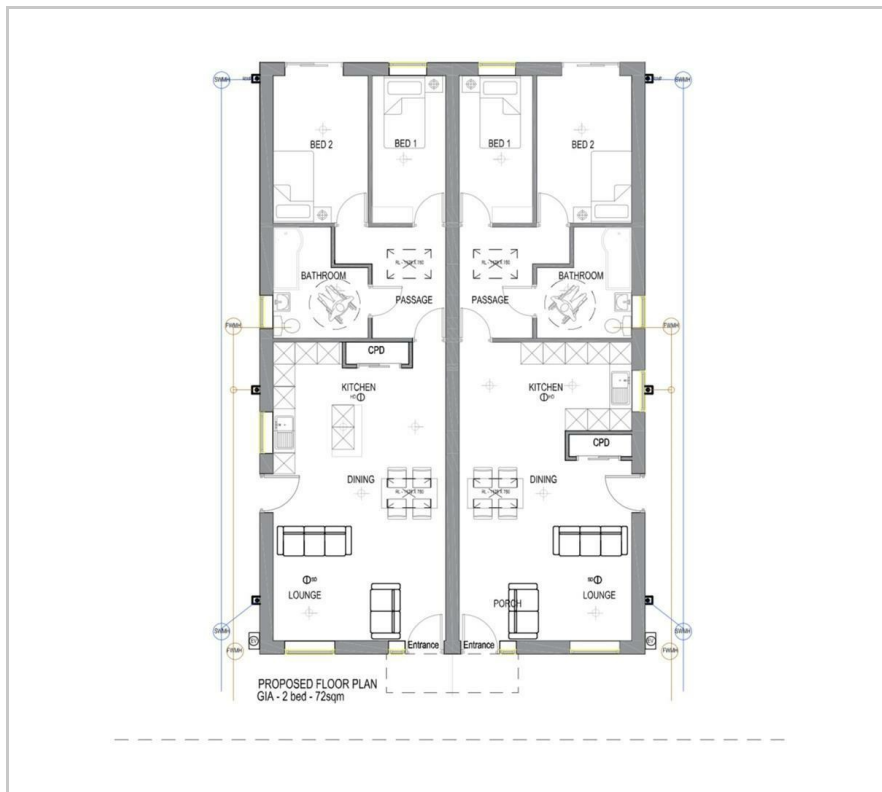
- A site which is expected to get interest from both social housing providers and private developers
- It is felt that there is a demand for Bungalows within Middlesbrough which is currently larger than the available supply, in both the social housing and private owner markets.
- The Vendor expects that 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

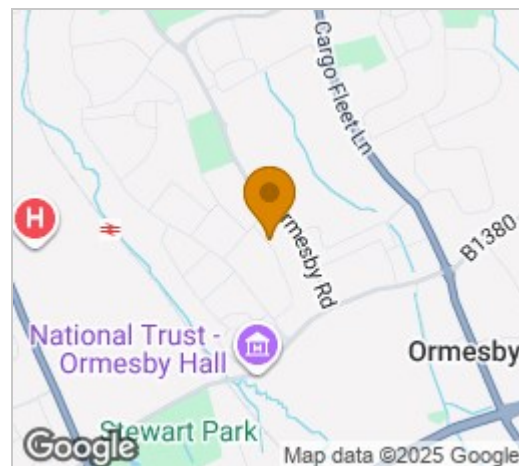
Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



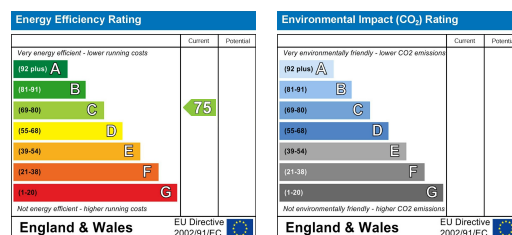
Floor Plan



Area Map



Energy Efficiency Graph



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329 Linthorpe Road, Middlesbrough, TS5 6AA

Tel: 01642 063352 Email: info@progression-lettings.co.uk <https://www.progression-property.co.uk>