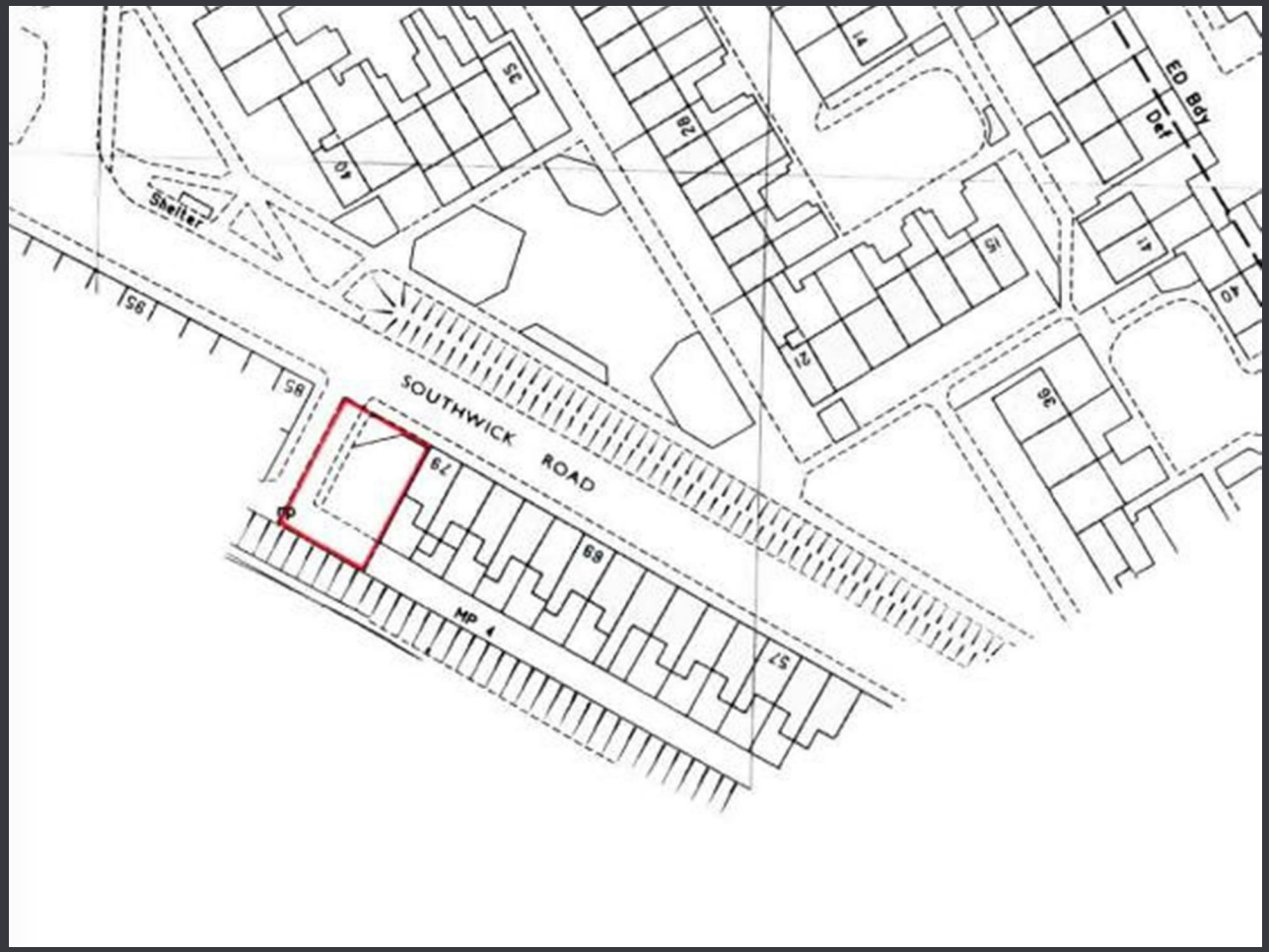
MICHAEL HODGSON

estate agents & chartered surveyors



SOUTHWICK ROAD, SUNDERLAND
£30,000

LAND FOR SALE - SOUTHWICK ROAD - An opportunity to purchase a small end of terrace plot situated fronting Southwick Road in Southwick that could be used for a variety of uses including the building of a dwelling, subject to planning. Southwick Road is highly visible location close to excellent transport links and convenient access to Southwick shops and amenities as well as Sunderland City Centre and the A1321.

LAND	FOR SALE
SOUTHWICK ROAD	CLEARED SITE
DEVELOPMENT OPPORTUNITY	SUBJECT TO PLANNING
ALL ENQUIRIES	£30,000

SOUTHWICK ROAD, SUNDERLAND
£30,000

LOCATION
The land is situated on Southwick Road in Southwick in a highly visible location close to excellent transport links and convenient access to Southwick shops and amenities as well as Sunderland City Centre and the A1321.

DECRIPTION
An opportunity to purchase a small end of terrace plot on Southwick Road that could be used for a variety of uses including the building of a dwelling, subject to planning.

PURCHASE PRICE
£30,000 for our clients freehold interest.

RESTRICTIVE COVENANT
The property is subject to a restrictive covenant contained in the title which restricts the development of the land in favour of the British Coal Corporation (now understood to be enforceable by its successor, where applicable).

Prospective purchasers should be aware that the covenant may prevent or restrict any development of the land, notwithstanding the grant of planning permission. No indemnity insurance is available in respect of this covenant.

Prospective purchasers must make their own enquiries and satisfy themselves as to the effect and enforceability of the covenant and the suitability of the property for their intended use before submitting an offer.

Purchasers' attention is drawn to the restrictive covenant referred to above. The property is sold subject to the covenant and the Seller will not be responsible for obtaining its release, variation or consent. Prospective purchasers are advised to take their own legal advice before proceeding with the purchase

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Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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RICS