



MICHAEL HODGSON

estate agents & chartered surveyors

SAINT GEORGES TERRACE, SUNDERLAND

£400,000

LAND FOR SALE - TO THE REAR OF SAINT GEORGES TERRACE,
ROKER - GRANT OF PLANNING PERMISSION IN PRINCIPLE

A rare and exciting opportunity to purchase land in Roker commanding a much sought after and highly regarded location being within walking distance of the sea front and its stunning coastline, beaches, bars, restaurants and cafes as well Sunderland City Centre only a short car journey away. The land is very overgrown and preliminary planning has been passed for the construction of 6no detached houses.

Land For Sale

Roker Park Conservation
Area

Development of up to 6no
dwellings

RearSaint Georges Terrace
Sunderland

Grant of Planning
Permission in Principle

£400,0000

SAINT GEORGES TERRACE, SUNDERLAND

£400,000

LOCATION

A rare and exciting opportunity to purchase land in Roker commanding a much sought after and highly regarded location being within walking distance of the sea front and its stunning coastline, beaches, bars, restaurants and cafes as well Sunderland City Centre only a short car journey away.

The site is located within the Roker Park Conservation Area. It forms the southernmost portion of an area of land which is bounded by the back lanes that serve St Georges Terrace, Roker Terrace, Ravine Terrace and Roker Park Terrace. The northern boundary of the plot is bound by land occupied in connection with the Roker Hotel which is utilised for car parking

DESCRIPTION

The land is very overgrown and preliminary planning has been passed for the construction of 6no detached houses.

PLANNING

Grant of Planning Permission in Principle has been passed for a Development of up to 6no dwellings

The Sunderland City Council Planning Search – the application reference is 25/00561/PIP

Further details upon request.

PURCHASE PRICE

£400,000

AGENTS NOTE

PLEASE NOTE THE PLAN SHOWN IS FOR ILLUSTRATION PURPOSES ONLY

M I C H A E L H O D G S O N

estate agents & chartered surveyors

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