



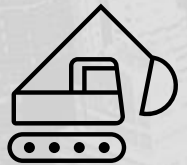
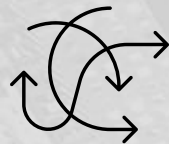
**FOR SALE**  
**DEVELOPMENT SITE**

**Richard  
P Taylor**  
CHARTERED  
SURVEYORS

**Tornado Way**  
**Darlington DL1 1XP**

# **FOR SALE DEVELOPMENT SITE**

Tornado Way, Darlington DL1 1XP



14.15acres  
(5.726ha)

Drive-thru  
Showroom  
Light Industrial  
Biz Space  
(stp)

Eastern Transport  
Corridor  
A66 / A1M  
Amazon

Freehold  
Unencumbered

Local Plan zoning:  
Employment / Residential

[www.rptaylor.co.uk](http://www.rptaylor.co.uk)  
Tel: 01524 542717



# FOR SALE DEVELOPMENT SITE

**Tornado Way, Darlington  
DL1 1XP**

The site is supremely located to take advantage of major transport links, have immediate access to the A66 and Teesside, separately Tyne & Wear and the metropolitan area of Leeds & Sheffield via the A1M and A19.

Teesside	11 miles
Tyne & Wear	32 miles
Leeds	72 miles
Manchester	114 miles

Darlington sits on the east coast mainline between Kings Cross and Edinburgh – London is <2.30mins travel time.

Durham Tees Valley Airport is <5miles east of site and has international flights to Europe.

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# **FOR SALE**

# **DEVELOPMENT SITE**

**Tornado Way, Darlington**  
**DL1 1XP**

**The title is noted to extend to an approx. area of:**  
**14.15 acres**  
**(5.73 ha)**

**The title is registered and recorded by HM Land Registry as DU48851 and is held Freehold.**

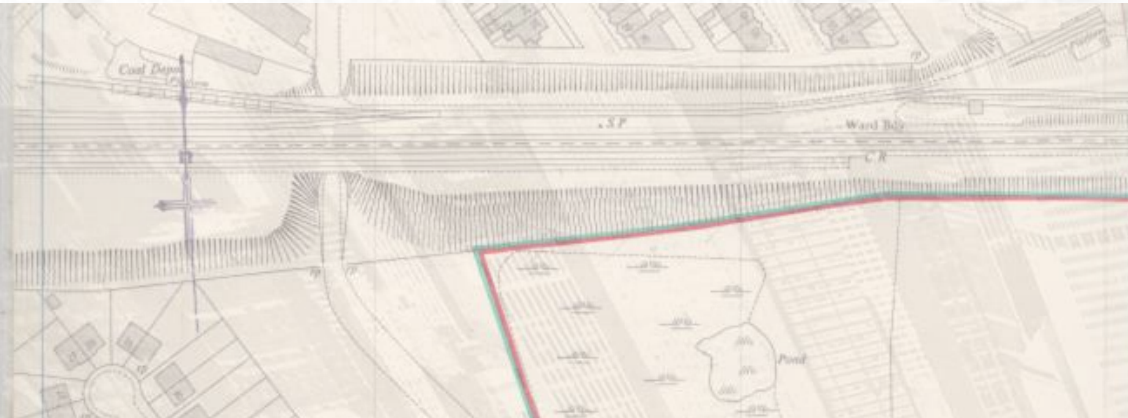
The property forms part of Darlington's eastern transport corridor and has hammerhead access onto Tornado Way (B6279).

Surrounding occupiers include Amazon, Northgate, Nissan, Vertu Skoda, SG Petch, Kwikfit, Suzuki, Mazda, Peugeot and Lingfield Point.

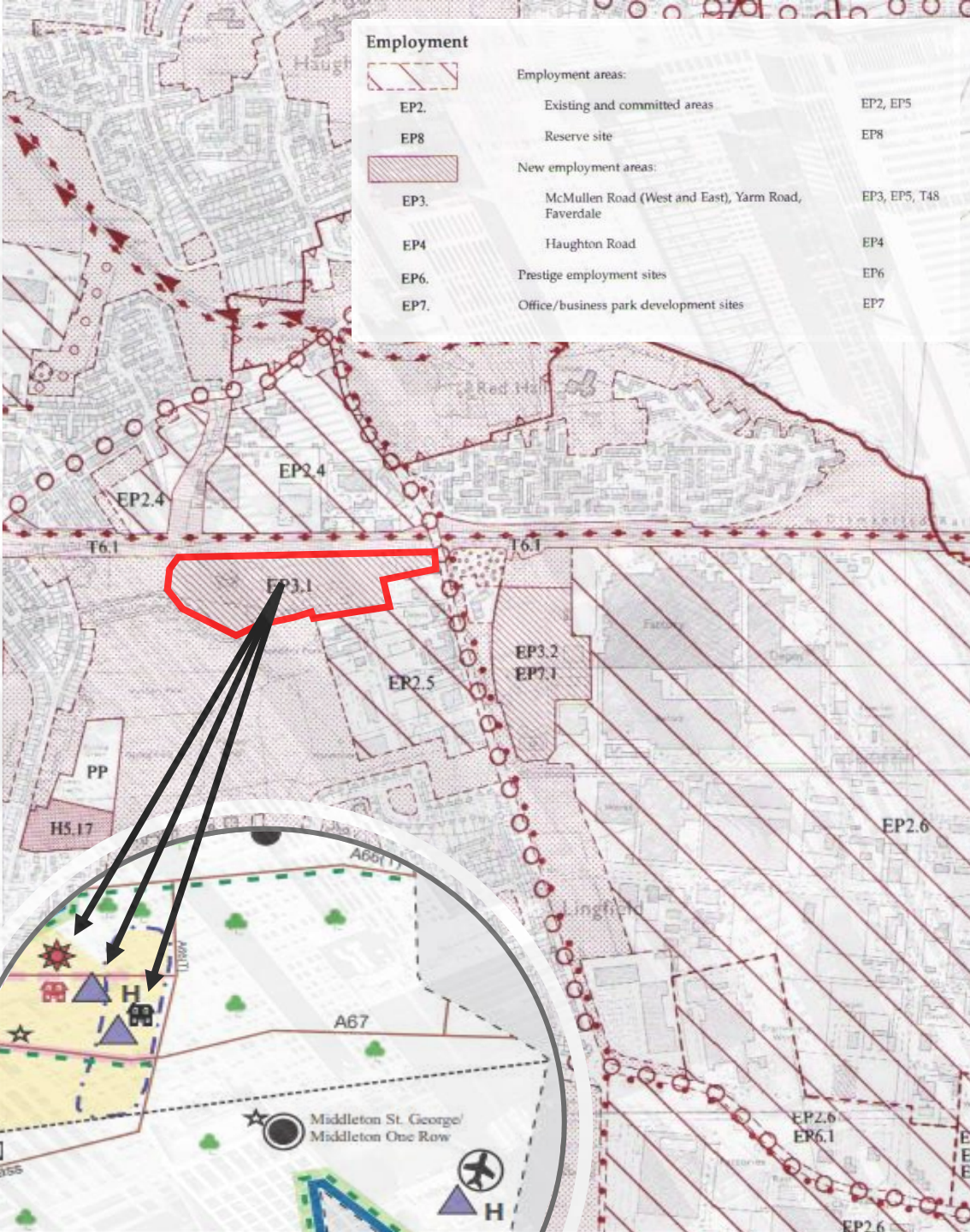
Asda and Wickes are at Houghton Road retail park opposite the site, along with Kobelco, Turbo Solutions and Jet Air Services.

There are principal mains connections within Tornado Way to include electricity, drainage, gas and water.

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*Approx. boundary alignment*



# FOR SALE DEVELOPMENT SITE

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DL1 1XP**

**The site is noted by local plan as being suitable for a variety of uses subject to planning.**

The Local Development Framework 2011 points to a future use for the vicinity and site, as:

- Housing
- Commercial & Employment
- Green energy solar

Tornado Way is part of the Eastern Growth Zone, an important existing and future employment area in Darlington. The site has close neighbours such as major car dealerships, Lingfield Point – the leading business park in the Tees Valley – and an Amazon distribution centre.

Local Authority & Planning Department:  
The local authority area is Darlington Borough Council. The Planning Department may be contacted on:  
T: 01325 405777  
W: [planning@darlington.gov.uk](mailto:planning@darlington.gov.uk)

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Tel: 01524 542717



# **FOR SALE** **DEVELOPMENT SITE**

**Tornado Way, Darlington  
DL1 1XP**

**Timing & Terms:**

**The freehold of the property is immediately available by way of a private treaty sale subject to contract.**

**Price & Costs:**

Offers are invited for the freehold interest.  
Each party is responsible for their own costs. Figures are quoted exclusive of VAT.

**VAT:**

Prices and rents are quoted exclusive of VAT which may apply in addition.



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# FOR SALE DEVELOPMENT SITE

**Tornado Way, Darlington  
DL1 1XP**

## **Money Laundering Regulation:**

In accordance with UK Law and the Money Laundering Regulations 2017, as agents we are required to conduct anti money laundering checks on all buyers and leasehold occupiers; as an RICS Regulated Firm we give great weight to this compliance. Veriphy is our trusted partner. Each application is treated confidentially, and information is not shared with 3rd parties, the Seller / Landlord.

A non-refundable fee is payable for each applicant / application. An applicant is defined as an individual (or collection of named individuals where multiple parties are proposed to hold legal interest in the property); in respect of a Company the applicant is Company's House nominated Person with Significant Control.

The cost of each application shall be charged at a rate of £35.00 inc of VAT per applicant and which expense is payable to the appointed selling agent. The Veriphy search will include a bankruptcy and annual sanctions assessment. The fee is non-refundable and must be concluded prior to a memo of sale or heads of terms being entered.

## **Viewings:**

Strictly via Agents



**Jody Lauder**  
**Director, MRICS**  
**T: 01524 542717**  
**E: office@rptaylor.co.uk**



**Contact:**  
**E: info@tigerstates.co.uk**

The property is offered **subject to contract**, prior to sale/letting or withdrawal.

### **Misrepresentation Act 1967**

Richard P. Taylor Limited for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that:

1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Richard P. Taylor Ltd. nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

### **Finance Act 1989**

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

### **Property Misdescriptions Act 1991**

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.