

- Prime development site approximately 0.368 hectares (0.909 acres)
- Outline planning permission for B2 and B8 industrial development
- Proposed gross internal floor area of 1,068 sq. m. (11,496 sq. ft.)
- Prominent position within established Queens Meadow Business Park
- Three existing wind turbines within the site boundary
- Excellent access to A689, A19 and regional transport links
- Ideal opportunity for developers, investors and owner occupiers

Land Rear of Deepdale Solutions, Queens Meadow Business Park, Venture Court, Hartlepool TS25 5TE

Auction Guide Price £299,950 +

T's & C's apply. see website: agentspropertyauction.com

Tenure: Freehold (Part Leasehold)

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Location

The development site occupies a prominent position to the rear of Deepdale Solutions within the well-established Queens Meadow Business Park, one of Hartlepool's premier commercial and industrial locations. The business park is situated approximately two miles south-west of Hartlepool town centre and has become a recognised destination for manufacturing, engineering, logistics and business occupiers.

Queens Meadow Business Park benefits from excellent road communications, with immediate access to the A689, providing direct links to the A19, one of the region's principal north-south arterial routes. The A19 offers convenient connections to Middlesbrough, Stockton-on-Tees, Sunderland and the wider North East motorway network, including the A1(M). The Port of Hartlepool, Hartlepool railway station and Teesside International Airport are also within easy reach, enhancing the site's appeal for industrial and commercial occupiers.

The surrounding estate is home to a wide range of established businesses, modern industrial units and the Hartlepool Innovation Centre, creating a thriving commercial environment that continues to attract investment. The business park also benefits from landscaped surroundings and an established infrastructure, making it a highly desirable location for business growth.

Description

An excellent opportunity to acquire a prime development site extending to approximately 0.368 hectares (0.909 acres), situated within the well-established Queens Meadow Business Park, one of Hartlepool's premier commercial and industrial locations.

The site benefits from outline planning permission (all matters reserved) for the development of B2 (General Industrial) and B8 (Storage & Distribution) accommodation with a proposed gross internal floor area of 1,068 sq. m. (11,496 sq. ft.), offering an exceptional opportunity for developers, investors or owner occupiers to deliver a high-quality industrial scheme.

Planning permission was granted under Planning Reference: H/2022/0208, providing a strong platform for future development. The site occupies a highly visible position with direct access from Venture Court and is surrounded by a number of established commercial occupiers within this successful business park.

The predominantly level site is securely enclosed and offers an ideal blank canvas for redevelopment. Existing access is available from Venture Court, with mains services understood to be available nearby, subject to the usual statutory enquiries. There are three existing wind turbines located within the site boundary reflecting the site's established association with renewable energy infrastructure. Subject to the necessary consents and technical investigations, purchasers may wish to explore the potential for their continued use, refurbishment or removal as part of any future development proposals.

This represents a rare opportunity to acquire a consented industrial development site within an established and expanding business location where the demand for modern industrial accommodation continues to remain strong.

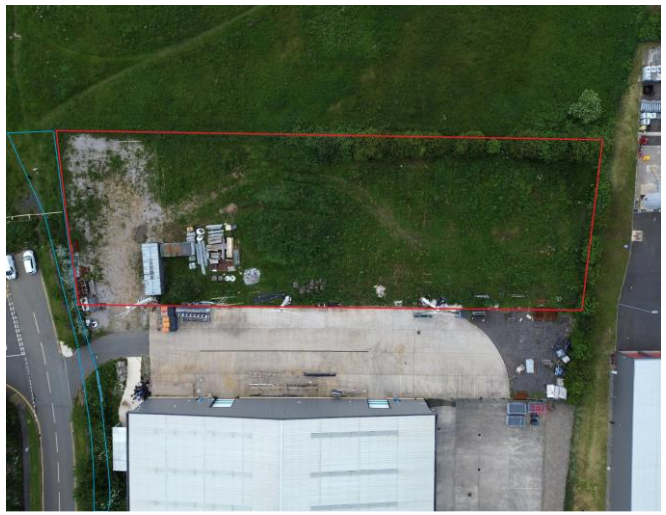
Site Area
0.368 hectares (0.909 acres)





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Proposed Development
Outline planning permission with all matters reserved for B2 & B8 uses of the land with a floor space of 1,068 sq. m. (11,496 sq. ft.).

Planning Reference Number
H/2022/0208

Tenure
Freehold – Title Number CE243980 (Outlined in Red)
Leasehold (194 years 3 months (less 2 days) from 5 March 2007) - Title Number CE194498 (Outlined in Blue)

Auction
Terms and conditions apply, see website agentspropertyauction.com

Auction Guide Price
£299,950 +

Auctioneer's Note
Interested parties are advised to make their own enquiries with the Local Planning Authority regarding any proposed future use or redevelopment.

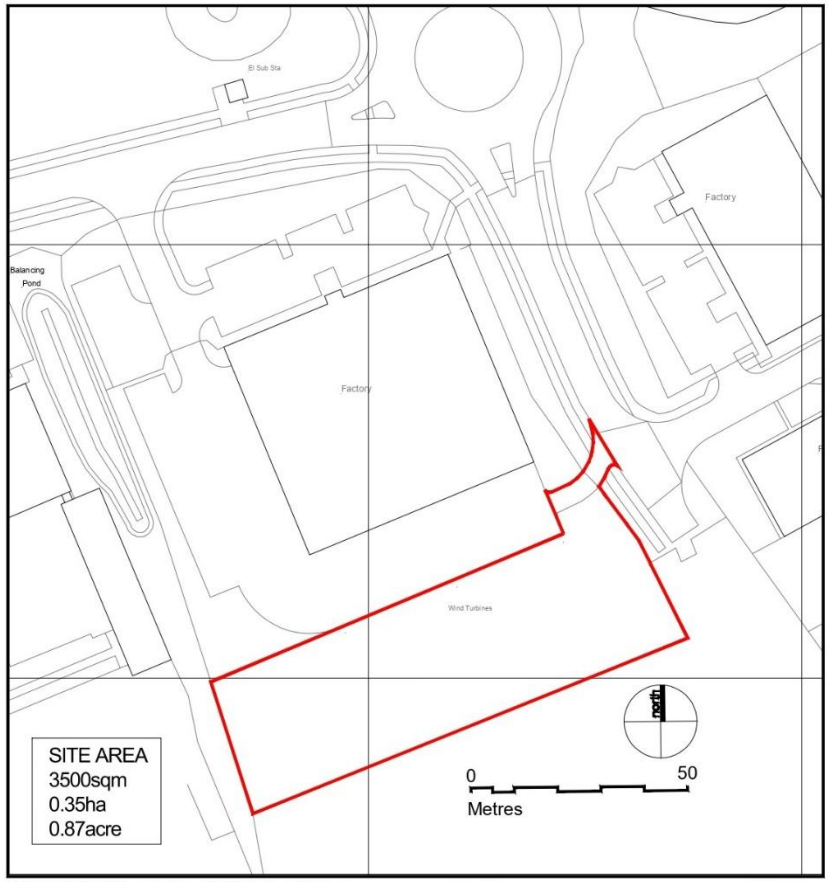
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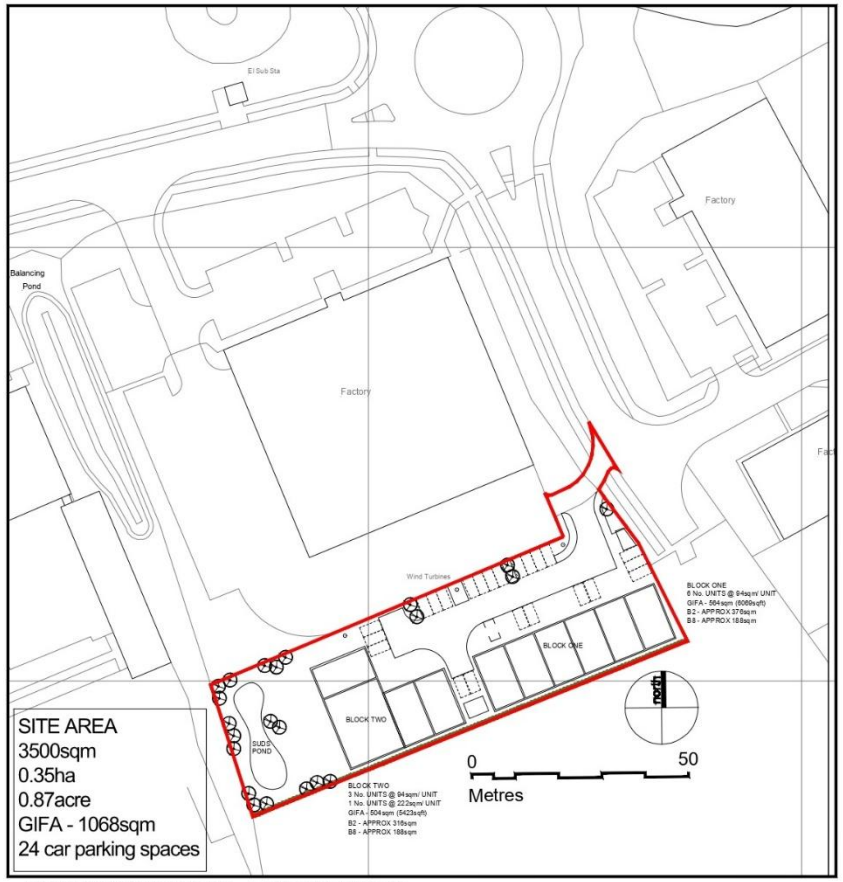
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Ref I492 (Version 2)
Amended 28th October 2026



EXISTING SITE PLAN SCALE : 1:1000 @ A3 1:500 @ A1



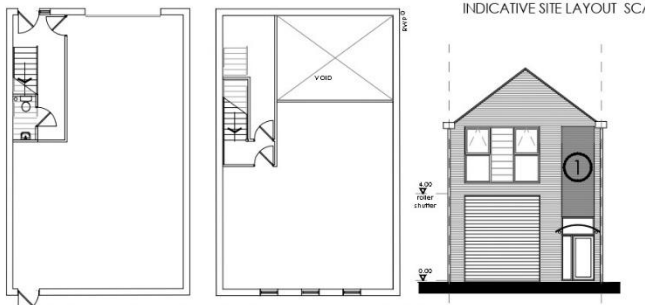
INDICATIVE SITE LAYOUT SCALE : 1:1000 @ A3 1:500 @ A1

D	03-05-22	RED LINE AMENDED
C	31-03-22	RED LINE AMENDED
B	12-03-22	PROPOSED LAYOUT REVISED
A	12-10-21	PROPOSED LAYOUT RENAMED

NOTES :

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GROUND FLOOR PLAN FIRST FLOOR PLAN FRONT ELEVATION

UNIT PROPOSALS- INDICATIVE ONLY SCALE : 1:100 @ A1 1:200 @ A3

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