



FOR SALE DEVELOPMENT OPPORTUNITY

89 BROADWAY AND 2 ST DAVID'S ROAD, MIDDLESBROUGH TS6 7HS



Sanderson
Weatherall

Summary

- Development Opportunity
- Prominent Location
- Site Area: 0.34 acres (0.137 ha)
- Planning permission for 28-bedroom HMO (contractors only) with associated car park
- Subject to Contract

The Site

The site is rectangular in shape and is relatively level throughout with vehicular access provided via St David's Road in the north east corner of the site. Previously used as a Clinic, the building has been demolished, areas of hardstanding still remain.

Planning

The site has been granted planning permission for the erection of a 28-bedroom HMO (Contractors only) two storey building with associated access; 18 space car park and landscaping.

Interested parties are advised to make enquiries with the Local Planning Authority (Redcar and Cleveland Borough Council).

Asking Price

Offers are invited in the region of £150,000 for the benefit of our client's freehold interest, subject to contract.

The vendor reserves the right not to accept the highest or any offer received.



Location

The subject site is location in Grangetown which is approximately 3 miles east of Middlesbrough Town Centre and 4 miles south west of the coastal town of Redcar. It is part of the Greater Eston area, which includes nearby areas like Normanby, South Bank and Teesville.

The area has road links via the A1085 trunk road and offers good connectivity to the A66 dual carriageway and the A19, facilitating travel across the Tees Valley and beyond.

Services

We understand that all mains services are connected to the property, however, would recommend that any interested party carry out their own investigation regarding this matter.

Anti Money Laundering

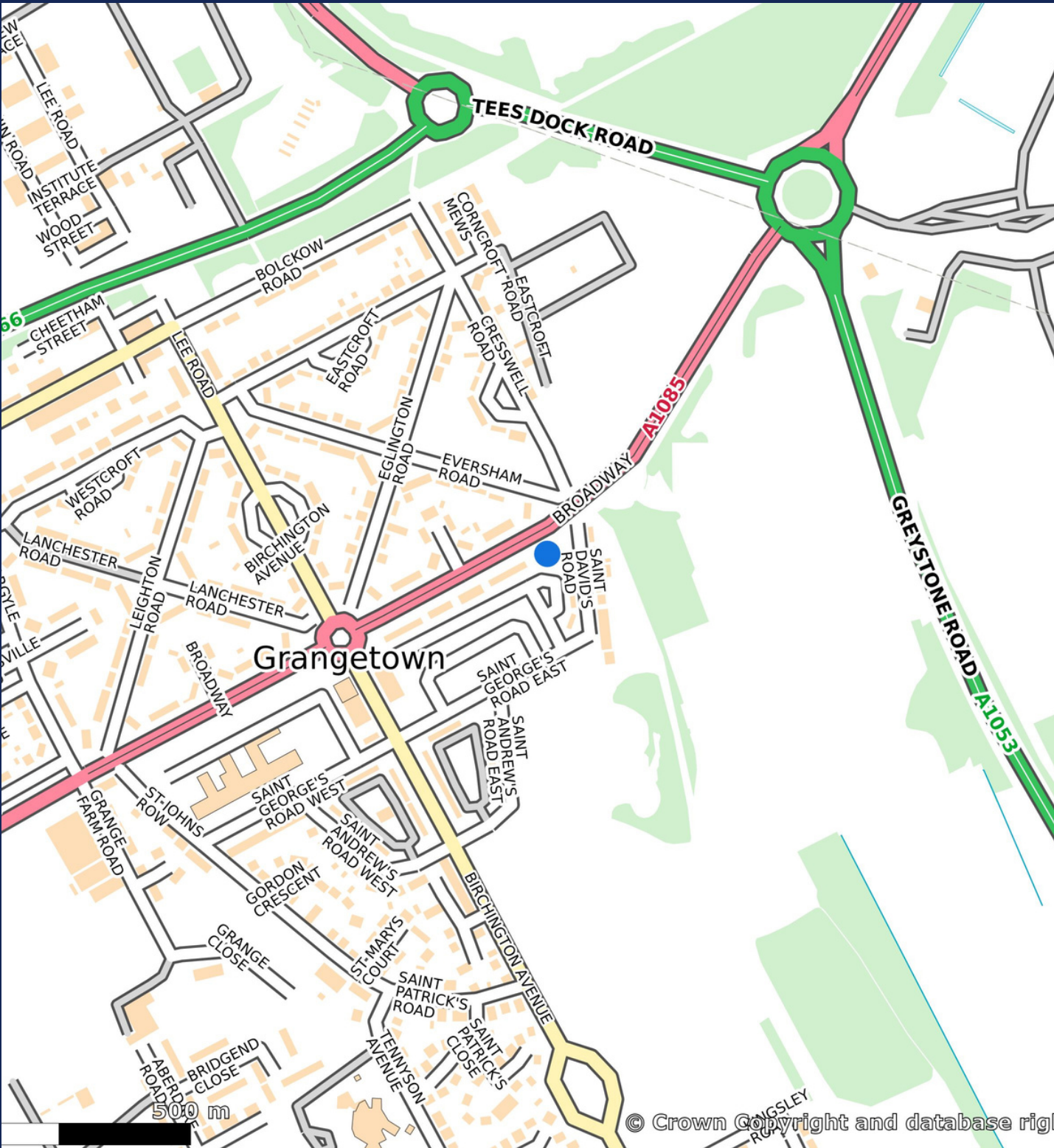
In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful purchaser.

VAT

All prices quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

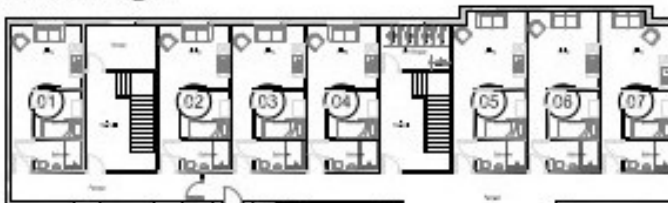




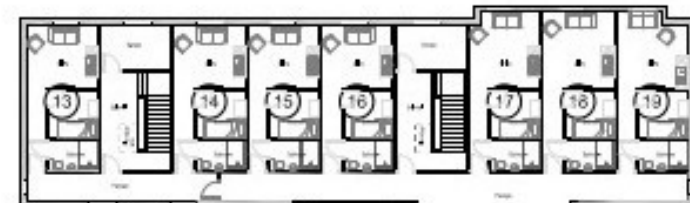
02

PROPOSED FLOOR PLANS

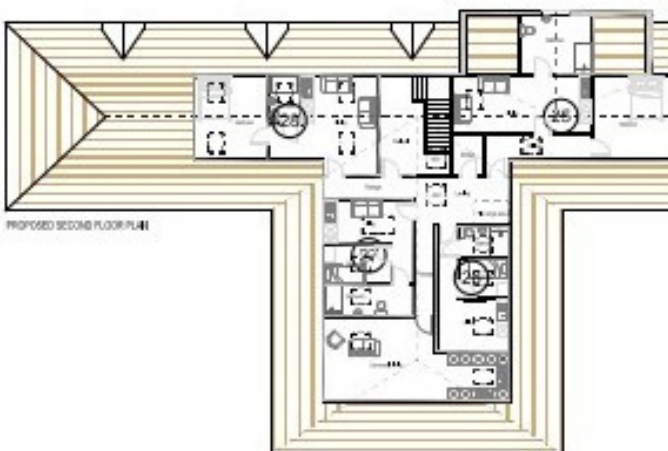
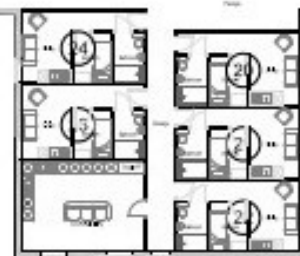
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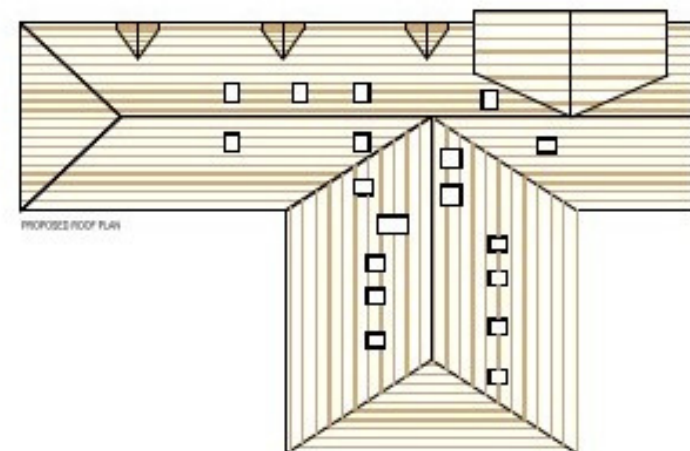
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN

03

PROPOSED ELEVATIONS

SCALE 1:100 @ A0



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION





Contact

For further information or to arrange a viewing please contact the sole agents:

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