



FOR SALE DEVELOPMENT OPPORTUNITY

ALLINGTON WAY, YARM ROAD BUSINESS PARK, DARLINGTON DL1 4QB



**Sanderson
Weatherall**

Summary

- Development Opportunity
- Site Area: 5.45 acres (2.20 hectares)
- Offers Invited
- Excellent Location to A1(M)
- Subject to Contract

The Site

The site comprises 5.45 acres (2.20 hectares) of prime commercial land with the benefit of 14,477 sq ft (1,345 sq m) of industrial and office accommodation.

The site is perfect for redevelopment, subject to relevant planning consents. Given the scarcity of sites of this type and use, we anticipate that the site will attract interest from a variety of investors, developers and owner occupiers.

Asking Price

Offers are invited for the benefit of our clients Freehold interest.

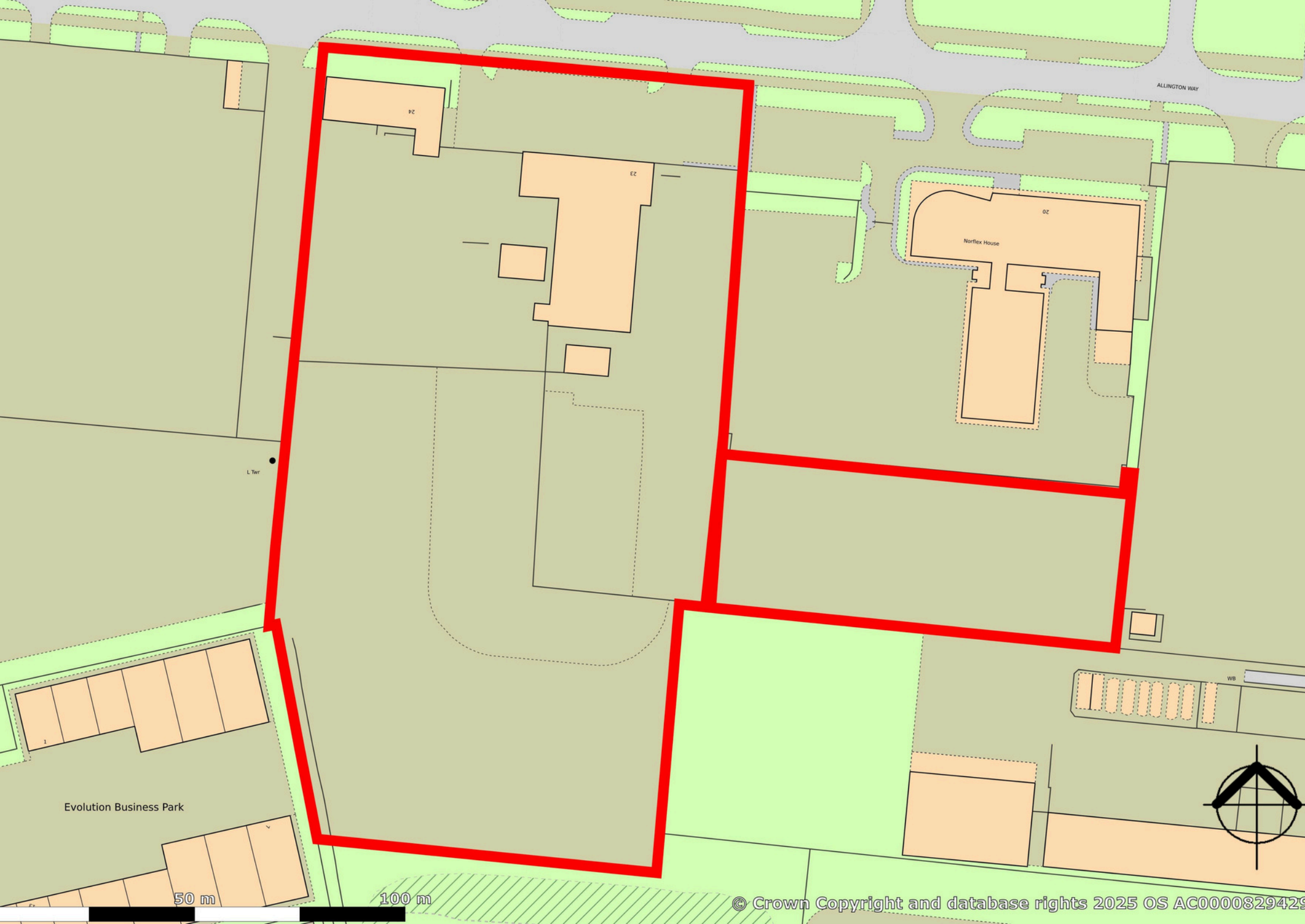
Tenure

The property is held Freehold.

Energy Performance Certificate (EPC)

An EPC is being commissioned and will be available for inspection shortly.





ALLINGTON WAY

Norflex House

02

02

02

L.Twr

WB

Evolution Business Park

50 m

100 m

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Location

The subject property is situated within Yarm Road Business Park in Darlington, which is still seen as the premier, well established industrial location by many occupiers in the Darlington area, located less than 3 miles east of Darlington Town Centre with good road access to the A66 Trunk Road, one of the North East's principal roads.

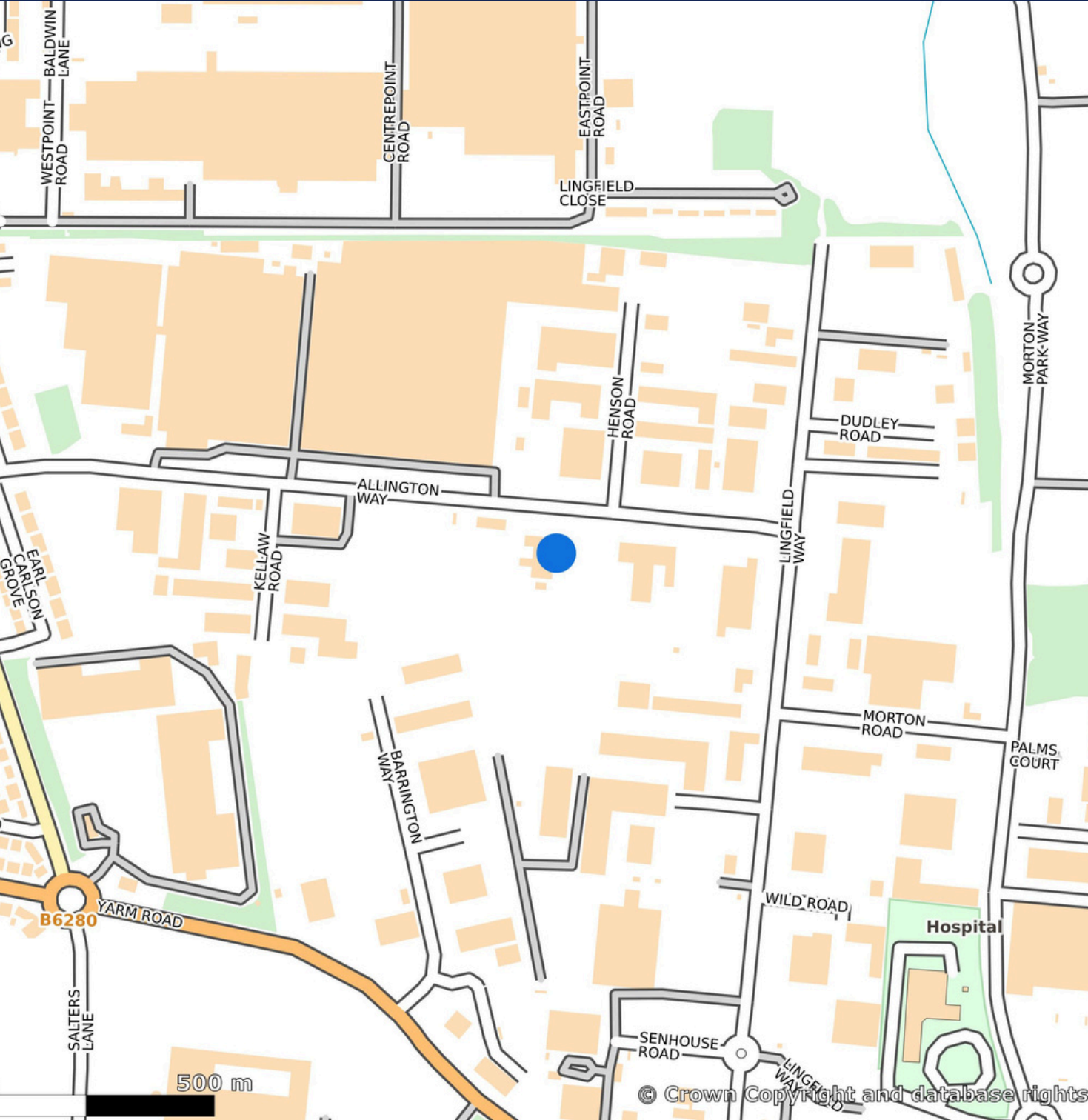
Darlington is a strategically placed market town situated midway between Newcastle and Leeds and directly adjacent to the A1(M) providing road access North and South. Darlington is a historic market town located in the County of Durham with a resident population of 106,000 (2021). The town lies on the River Skerne, a tributary of the River Tees and is situated approximately 17 miles south west of Middlesbrough and 20 miles south of Durham. Darlington was essentially developed in the Victorian times with the influence of local Quaker families and is famous as the terminus of the first passenger railway.

Business Rates

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows;

Rateable Value: £64,500

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Darlington Borough Council).



Services

We understand that the property benefits from all mains service connections, however, any interested party is advised to make their own investigations regarding this matter.

Planning

The property may be suitable for a range of alternative uses, or indeed full redevelopment, subject to receipt of the relevant planning and freeholder consents required.

Purchasers should make their own enquiries with Darlington Borough Council's planning team as to the future uses of the premises.

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 figures quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party are to be responsible for their own legal costs incurred throughout any transaction.





Contact

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

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