

\*Indicative Purposes Only\*  
Phase I Development



**FOR SALE PHASE II DEVELOPMENT OPPORTUNITY**

**OAK MEADOWS, YARM ROAD, MIDDLETON ST GEORGE, DARLINGTON DL2 1EU**



Sanderson  
Weatherall

# Site

The site comprises the eastern part of the wider Oak Meadows development and is irregular in shape and is broadly level with a very shallow gradient from north to south.

We understand the site has a Gross External Area:

**1.401 hectares (3.462 acres)**

# Asking Price & Tenure

Offers are invited for the benefit of our client's Freehold interest.

# 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 site has planning permission for 36 dwellings.

# 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 & Legal Costs

All figures quoted are deemed exclusive of VAT where chargeable.

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

# Location

The subject site is located on the northern side of Yarm Road, on the northern edge of the village of Middleton St George, which has grown rapidly since the mid-1990's, with a resident population of 4,759, forming part of the Borough of Darlington.

Middleton St George is situated approximately 3 miles south east of Darlington, 5 miles north west of Yarm and 7 miles south west of Stockton on Tees.

The village benefits from good road communications, being situated immediately south of the A67 which in turn connects with the A66 a short distance to the west. The A66 connects with the A19 and A1 to the east and west respectively, providing direct access to both the national and regional road networks. The village is also located adjacent to Teesside International Airport and is served by Dinsdale Railway Station.





# Contact

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

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