



**FOR SALE**

**POTENTIAL DEVELOPMENT OPPORTUNITY/  
INDUSTRIAL STORAGE LAND AND BUILDINGS**

**CHAYTOR TERRACE, FISHBURN, STOCKTON ON TEES TS21 4DG**



**Sanderson  
Weatherall**





## Summary

- Industrial Storage Land with Associated Workshops
- Freehold Site
- Site Area: 0.129 acres (0.052 ha)
- Offers in the region of £50,000
- Subject to Contract

## The Site

Situated in a tucked away position within the village of Fishburn, this generous plot of approximately 0.13 acres offers a rare opportunity for those seeking a spacious workshop, storage yard or potential site (subject to planning consent).

The plot features two single-storey workshops of concrete construction with a pitched roof. Internally, the workshops extend over a wide open plan footprint, with ample head height and exposed steel roof trusses, making it ideal for joinery/carpentry, secure storage and light industrial work. The workshops are currently equipped with a variety of tools, benches and equipment, however, this can be removed on request.

Following a measured survey, the workshops benefit from the following Gross Internal Areas:

Description	sq m	sq ft
Workshop 1	112.94	1,216
Workshop 2	59.85	644

## Asking Price

We are instructed to seek offers in the region of £50,000 for the benefit of our client's freehold interest.



## Location

Fishburn is a small village situated in the heart of County Durham in North East England, approximately 8 miles south east of the historic City of Durham and 4 miles north of the market town of Sedgefield. Fishburn lies close to the A177 and A1(M), offering convenient road links to larger urban centres such as Stockton on Tees and Darlington.

The village comprises a mixture of housing estates, local shops and green spaces and has the benefit of regular bus links to nearby towns and cities, making it a peaceful yet accessible location in the Durham area.

## Tenure

The property is held Freehold.

## Business Rates

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

Rateable Value: £3,100

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

## Energy Performance Certificate

An EPC has been commissioned and will be available for inspection shortly.







## 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 Stockton Borough Council's planning team as to the future uses of the premises.

## Services

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

## Anti Money Laundering

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

## VAT

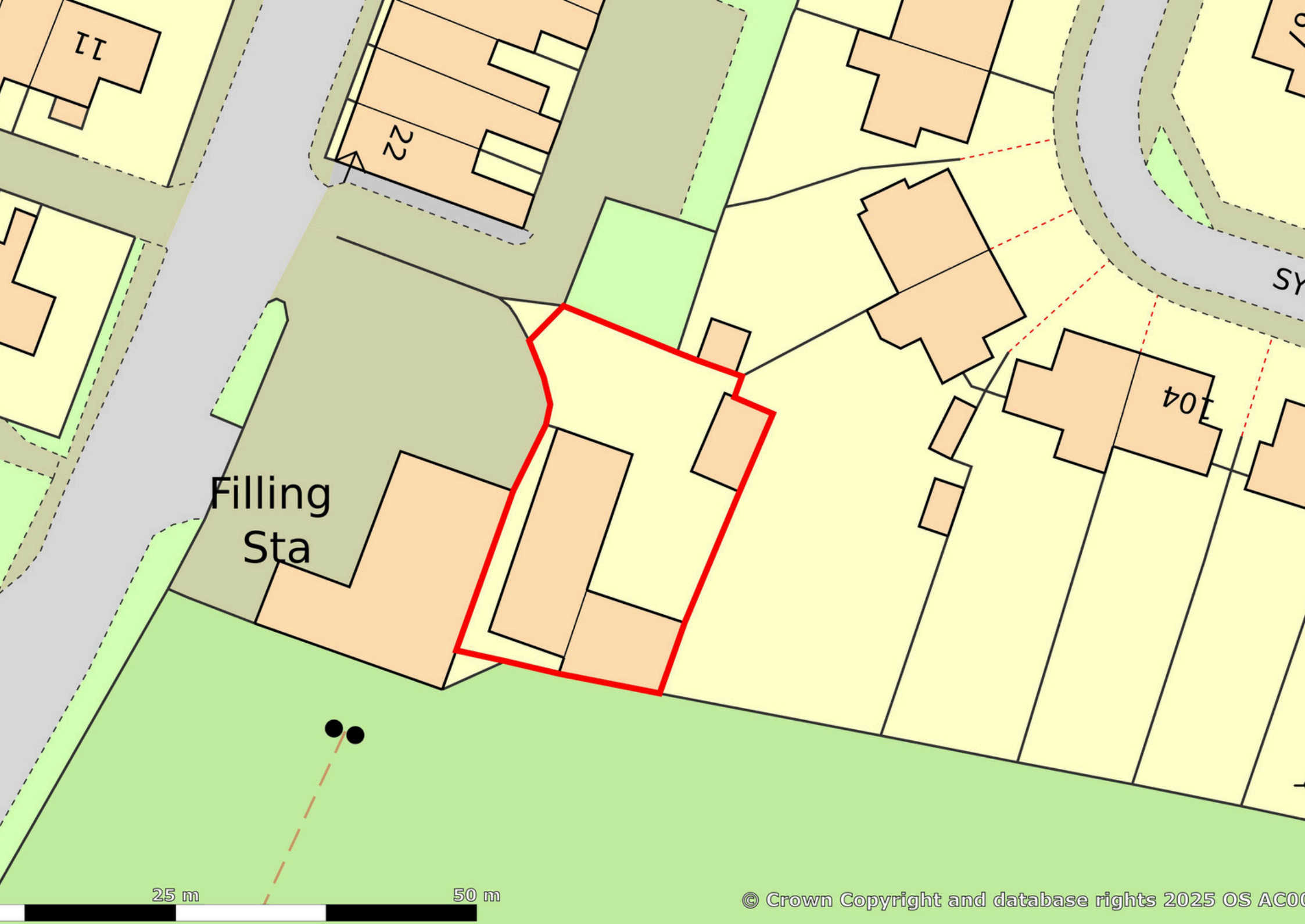
All prices quoted are deemed exclusive of VAT where chargeable.

## Legal Costs

Each party to bear their own legal costs incurred in relation to the transaction of the property with any VAT thereon.







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SY

25 m

50 m

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# Contact

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

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