

WINGATE, COUNTY DURHAM

BUILDINGS AND YARD With Development Potential



- **Most recently used as a Builders Merchants**
- **Open views to west**
- **Close to a range of local services and amenities**
- **Well located for access to Durham, A1 and A19**
- **Excellent redevelopment potential for residential use**
- **Potential for other uses**

FOR SALE

IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.

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Location

The subject site is located to the South side of Front Street and forms the main thoroughfare through the small town of Wingate which itself is situated approximately 7 miles to the South East of the city of Durham and approximately 8 miles to the West of Hartlepool and approximately 13 miles due North of Middlesbrough. The site is positioned to the rear of a mixture of residential and commercial/retail properties with a former Working Mens Club situated adjacent the entrance. The A1(M) is approximately 6 miles to the west of the town, and the A19 is 1 mile to the east.

Description

The subject site which is irregular in shape extends to an area of approximately 0.25 hectares (0.61 acres) with a variety of industrial and ancillary buildings located in common with its most recent use as a builders merchants.

Accommodation

Offices Sales Ancillary	218.13 sq m	2,348 sq ft
Adjoining Shop	284.22 sq m	3,059 sq ft
Timber Store	60.48 sq m	651 sq ft
Cement Store	62.20 sq m	670 sq ft
Total	625.03 sq m	6,728 sq ft

Tenure

We understand that the subject premises and site is held on a freehold title basis.

Planning

We are advised that previous discussions with planners have indicated that in principle a redevelopment of the site to provide residential units would be considered favourably.

Interested parties should make their own enquiries in relation to residential or any other alternative uses of the site (City of Durham Council 0191 301 8499)

Asking Price

£250,000

Viewing/Further Information

All enquiries to:

McBeath Property

Andrew McBeath

01904 692 929

07725 416002

andrew@mcbeathproperty.co.uk

Subject to Contract – 21.11.11

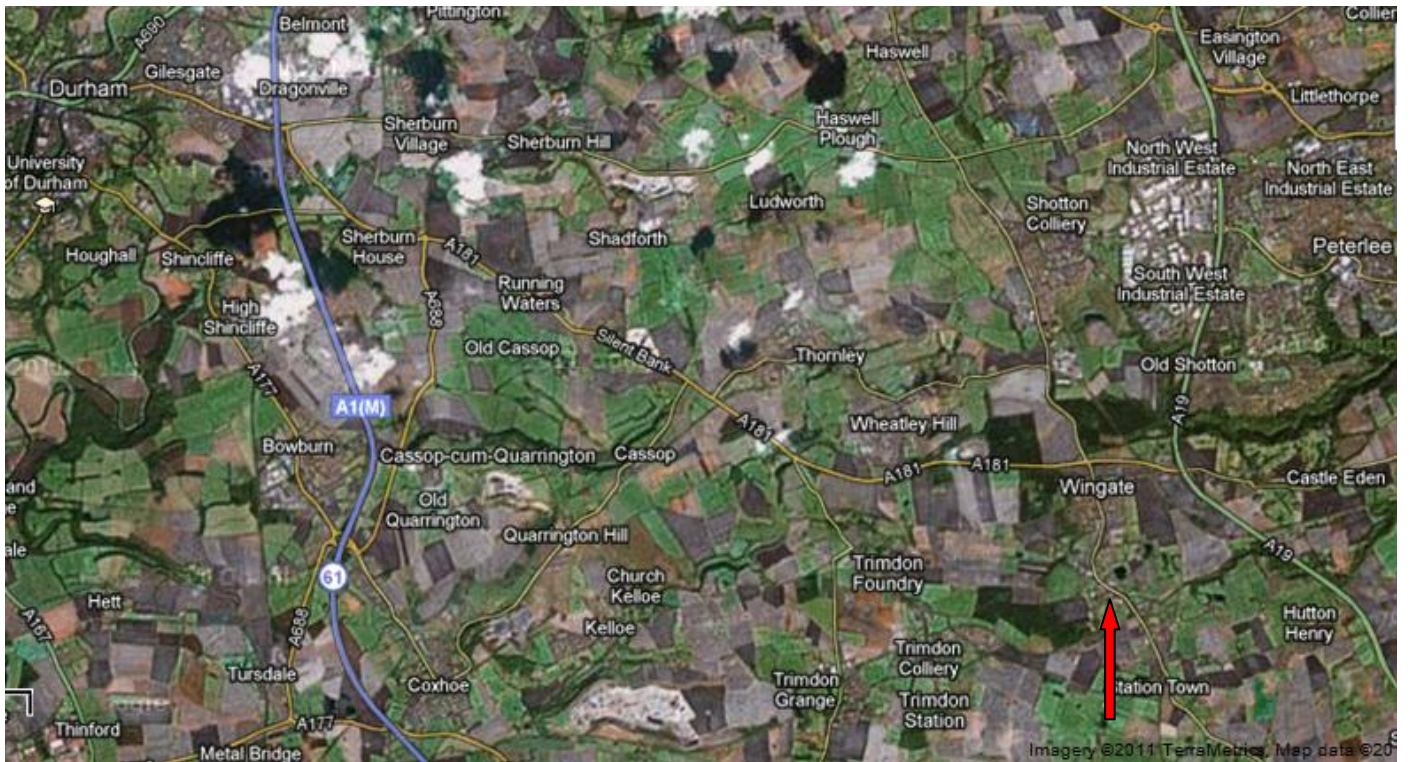
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Plans for guidance purposes only. Site boundary is an approximation and should not be relied on

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CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
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