



Land at Site BT33/26 -St Helen Way

St. Helens Estate



ADDISONS

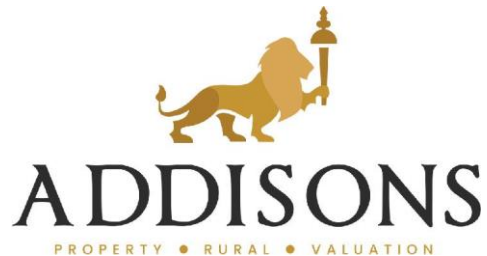
PROPERTY • RURAL • VALUATION

ABOUT THE LAND

A secure area of industrial land with service road and grass verge beyond the secure, fenced area. It is a brown field site being the site of a former factory unit. It is now cleared and levelled with a grass cover.

LOCATION

The land is located approximately 2 miles to the southwest of Bishop Auckland town centre. The surrounding area has undergone much recent retail development to create an out-of-town retail hub with Sainsbury's, Tesco, Lidl, Aldi and Iceland present. Auckland Shopping Park occupiers include: M&S, Next, TK Max and Pets at Home. McDonalds, Subway, and Screwfix are present on the nearby Abraham Retail Park. Auckland Retail and Leisure Park is almost completed with confirmed occupiers: REEL Cinema, Superbowl UK, The Range & Dominos Pizza. Nearby businesses include: Octobox, Lloyd Agriculture and Durham Box. The property adjoins the old A688 and is a short distance from the new A688 West Auckland by-pass with connections on to all trunk routes. There is a local train station in the town centre and public transport is available by bus. There are East Coast main-line train stations at Durham (13 miles 21km) and Darlington (15 miles 24km) The nearest airports are Newcastle International Airport (47 miles 67km) and Teesside International Airport (17miles 28km).



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INFORMATION

WHAT3WORDS

<https://what3words.com>The world is divided into 3 metre squares and each square is given a unique combination of three words.Land at Site BT33/26, St. Helen Way, St. Helen Auckland///[drain.ropes.cards](#)

LAND

The enclosed area extends to approximately 4811m² (1.19 acres). The total area included in the ownership extends to 6531m² (1.61 acres).

SERVICES

All mains services are available to connect to nearby. Interested parties should make their own enquiries regarding connection costs.

TENURE

The land is freehold and the title is registered. Vacant possession is available.

METHOD OF SALE

The property is offered for sale by private treaty. All interested parties are advised to register their interest so they can be advised on how the sale will be concluded.

ENERGY PERFORMANCE CERTIFICATE

Not applicable.

BUSINESS RATES

An online search on the valuation Office Agency website did not locate an assessment for the subject land. Interested parties should make their own enquiries regarding Business Rates.

COSTS

Each party is to bear their own costs.

VAT

Any references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

LEGAL FORMALITIES

Exchange of contracts will take place as soon as possible, but in any event no later than the expiry of 8 weeks from instruction of solicitors, with completion 7 days thereafter.

VIEWING

By appointment through the agent.

LOCAL AUTHORITY

Durham County Council, County Hall, Aykley Heads, Durham DH1 5UL.Telephone 0300 026 0000

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land is sold subject to and with the benefit of all rights of way, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining landowners (if any) affecting the same and all matters registerable by any competent authority pursuant subject to statute. The land has frontage to the adopted highway, the service road is part owned by a third party.

PRICE

£300,000

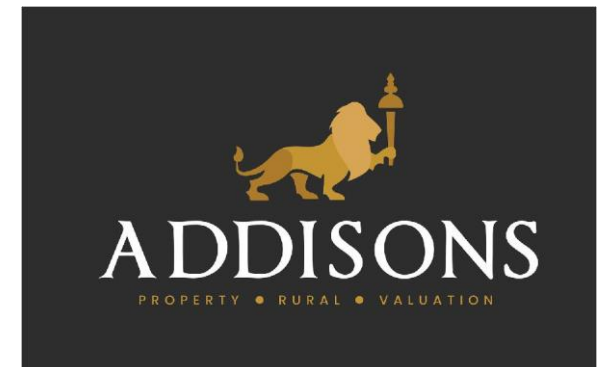
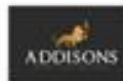
BROCHURE

Photographs taken August 2024.Brochure prepared August 2024.

Plan



Produced on Aug 22, 2024
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