

all enquiries



The industrial property specialists



BRAE SIDE, OFF SEDGELETH ROAD, FENCE HOUSES, HOUGHTON LE SPRING DH4 5RJ

- **DEVELOPMENT SITE**
- **TOTAL AREA (GROSS) : 0.26 HA (0.63 ACRES) OR THEREABOUTS**
- **SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING CONSENT**
- **FREEHOLD OFFERS**

LOCATION

The site and premises are located at Brae Side, Off Sedgeleth Road, Houghton le Spring. The surrounding area is principally a mix of commercial, residential with local amenities close by.

The exact location can be seen on the attached plan.

DESCRIPTION

The site is broadly level and rectangular in shape, and covered with a selection of trees / bushes and grass.

It is accessed via Brae Side which offers a selection of residential units opposite.

SITE AREA

From our computerised mapping system the following area has been calculated:

Site - 0.26 ha (0.63 acres) or thereabouts

SERVICES

We understand that all mains services are located to the boundary of the site.

It should be noted that we have not

been able to test the services or make judgement on their current condition. Prospective purchasers should make their own enquiries as to the services available for future use and any costs for modifications or connections to the sites will be the responsibility of the purchaser.

GROUND CONDITIONS AND ENVIRONMENTAL

Environmental and ground investigations have not been carried out.

All interested parties should get independent advice concerning these issues..

PLANNING

Verbal discussions with local Planning Authority have indicated that the site could be suitable of a variety of uses, subject to satisfactory planning permission.

TENURE

Freehold with vacant possession.

PRICE

Offers are invited for the benefit of the freehold interest with vacant possession.

Please note that our clients are not obliged to accept the highest or any offer, without prejudice and subject to contract.

VAT

We have been advised that the land is elected for VAT which will be on the purchase price.

LEGAL COSTS

The purchaser will be responsible for any legal / professional fees together with any vat thereon incurred in the preparation and acquisition of the site.

VIEWING

The site is available to view externally – further information available solely from Frew Pain & Partners:

James E F Pain

Tel: 07841 871710

Email: james.pain@frewpain.co.uk

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www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



**Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF**





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www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

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