

# all enquiries



## LAND ON NORTH SIDE OF DOVECOT STREET, STOCKTON ON TEES, TS18 1HG

- **FREEHOLD DEVELOPMENT SITE**
- **TOTAL SITE AREA 0.18 HECTARES (0.44 ACRES) OR THEREABOUTS**
- **SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING PERMISSIONS).**

### LOCATION

The subject site is situated on the north side of Dovecot Street, a short distance to the west of the A1305 (Stockton Ring Road) and the town centre.

Stockton is conveniently situated to the major road networks throughout Teesside.

The surrounding area is principally residential with both leisure and retail close by.

The exact location is shown on the attached plan.

### DESCRIPTION

The subject site is level, being enclosed to the east and west by existing premises and having main road frontage onto Dovecot Street and Bakery Street to the rear, which both are adopted highways.

### SITE AREA

From our computerised mapping system the following Gross Areas

have been calculated:-

**Total Site Area : 0.18 Ha  
(0.44 acres) or thereabouts.**

### SERVICES

It is understood that the site has the benefit of all mains services to the boundary of the site.

(All interested parties should make their own enquires with the relevant service providers)

### RATING LIABILITY

We understand it will need to be reassessed upon occupation.

All interested parties should satisfy themselves in respect of these figures.

### TENURE

Freehold

### PRICE

Upon application.

### PLANNING

The site has development potential for a variety of uses, subject to receipt of Planning Permission.

Interested parties should make further enquiries with the local planning authority:

Stockton on Tees Borough Council,  
Tel: (01642) 393939

### LEGAL COSTS

The purchaser will be responsible for the Vendors reasonable legal / surveyor's fees.

### VAT

We have been advised that VAT will be charged on the purchase price.

### VIEWING

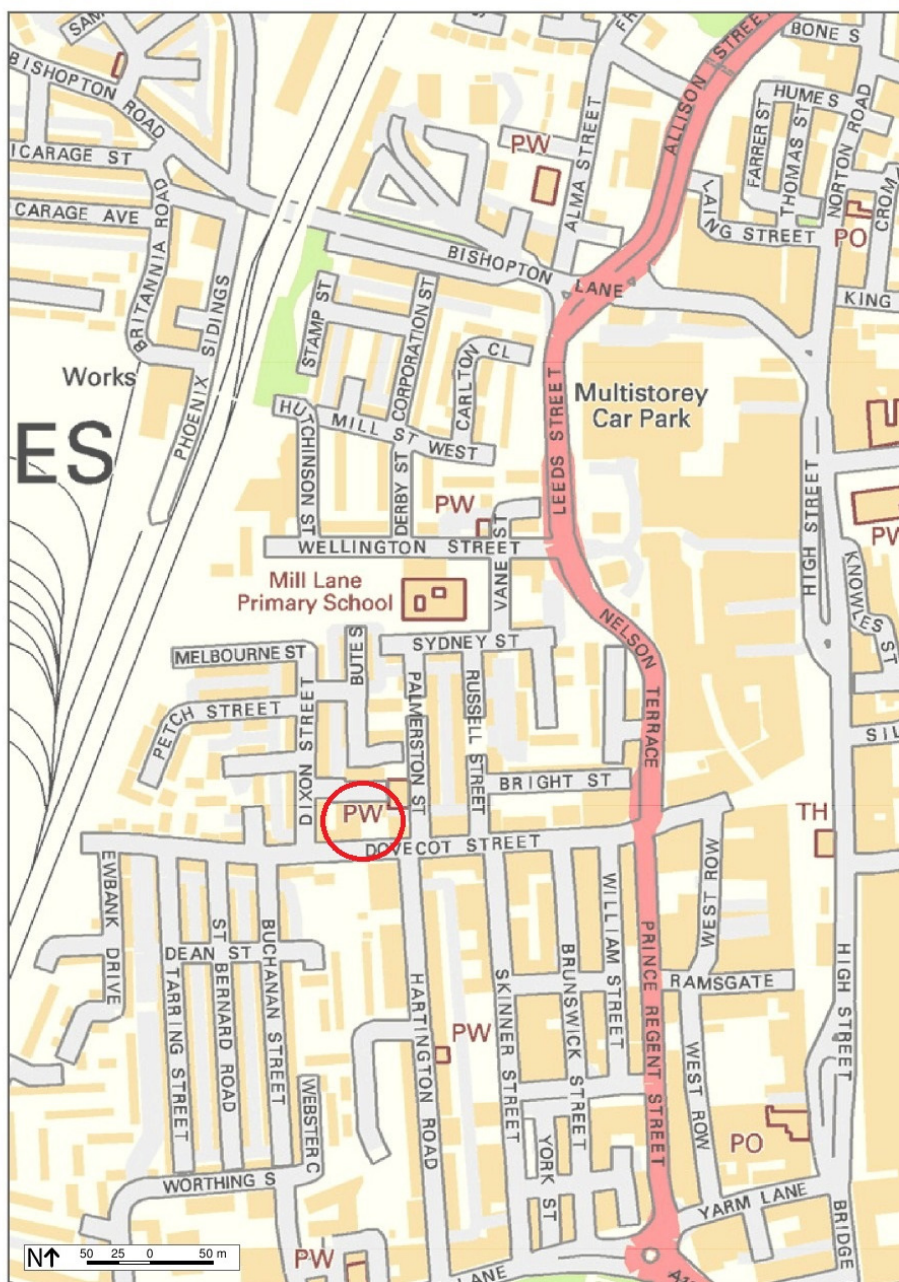
Solely via appointment through Frew Pain & Partners:

**James E F Pain**

**Tel: 07841 871710**

**Email: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)**

**November 2015**



#### Map Information

Scale  
Date: 08/11/15  
Reference  
Order No: 1589833

DOVECOT STREET, STOCKTON ON TEES, TS18 1HG

**FIND**  
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