

FOR SALE BY INFORMAL TENDER

**0.17 ACRES OF LAND AT: DARLINGTON ROAD
NORTHALLERTON, NORTH YORKSHIRE**



**For Sale by Informal Tender by
12 Noon by Friday 20th December 2013**

- **Adjacent to Darlington Road A167**
- **Extending to 0.17 Acres**
- **Adjacent to Existing Car Dealership**
- **On Entrance to Industrial Estate**
- **Good Roadside Frontage**
- **Scope for Development Subject to Necessary Planning Permissions**

LAND AT DARLINGTON ROAD

SITUATION

A1	7 miles	York	30 miles
Darlington	15 miles	Thirsk	7 miles
A19	6 miles	Teeside	16 miles

The property is nicely situated adjacent to Darlington Road (A167) in a particularly convenient position for access to the adjacent industrial estates and enjoying good roadside frontage.

The location in Northallerton is very convenient for access to the A1 and A19 trunk roads and the major centres of Leeds and Newcastle are both in commuting travelling distance. The A1 and A19 offer access to all the major centres of commerce locally and nationally linking into the main arterial road networks of the UK.

Additionally there are mainline train stations at Northallerton and Darlington and the East Coast Mainline which also joins up with the Transpennine route and offers good access to Newcastle, Middlesbrough, York, Leeds, Liverpool, Manchester and Manchester Airport and enjoys a journey time to London of 2 ½ hours or there about's.

There are international Airports at Durham/Tees Valley and Newcastle.

DESCRIPTION

The plot comprises an area that is presently grassed which sits adjacent to a car dealership and on the entrance to an adjacent industrial estate and would be of particular interest to those wishing to acquire a plot with good roadside frontage close to thriving local business's.

GENERAL REMARKS & STIPULATIONS

METHOD OF SALE

Initially by Informal Tender. Tender documents to be returned by 12 Noon on Friday 20th December 2013.

SERVICES

It is understood there is mains water, electricity and gas adjacent to the site, however prospective purchasers should make their own enquires as to connections into these utilities from the appropriate utilities providers.

Yorkshire Water - 0845 124 24 24

British Gas - 0800 048 02 02

Northern Electric - 0845 07 07 172

PLAN

Please see plan on front edged **RED** to show the position of the site.

VIEWING

At any reasonable time with possession of these particulars.

COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.

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