

RAPLEYS

FOR SALE
Prime Development Site

rapleys.com
0370 777 6292

8 St Cuthbert's Way
Darlington DL1 1RP

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Prime development opportunity

High profile position fronting ring road system on eastern fringe of town centre

35,000 vehicle movements per day

Population of 100,000 and 50,000 households within a 15 min drive

1.0 hectares (2.47 acres) approx.

Potential for mixed use development

Suitable for a range of residential, commercial and retail uses, STP

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Location

The site occupies a prime position on the eastern fringe of the town centre fronting the ring road system.

The surroundings are of mixed character with fringe of centre retail activities interspersed with commercial offices, residential parts and is located a short distance from the Cornmill Shopping Centre on Priestgate.

The town's principal station (GNER) is within easy walking distance.

Darlington town centre has a catchment area of approximately 500,000 people and has close to 600 shops and businesses.

Description

The site, which formerly supported a substantial vehicle dealership, extends to circa 1.0 hectare (2.47 acres).

All of the structures have been demolished to slab level and the site now offers a high profile development opportunity, subject to appropriate consents.

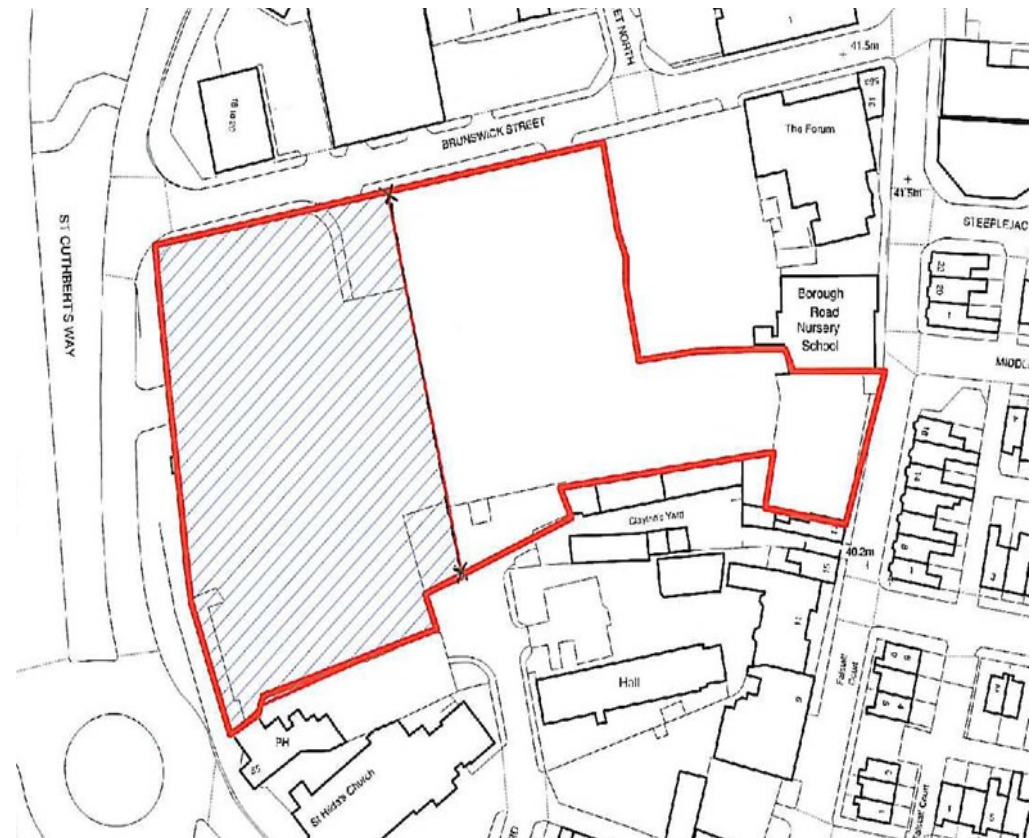
Tenure

The property is freehold and vacant possession is available upon completion.

A temporary lease to Excel Parking Services Ltd is in place on part of the site (shown hatched on the plan) and can be terminated on short notice. Vacant possession will be available on completion to the successful party.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.



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Terms

Offers are sought of £1.75m on an unconditional or subject to planning basis for the freehold interest. All submissions should include the following information:

- Full details of proposed scheme, including layout plans and financial appraisal;
- Details of non-planning related conditions attached to the offer;
- Confirmation of funding;
- Confirmation of board approval for the offer;
- Proposed timescales for exchange and completion;
- Track record of the developer and project team.

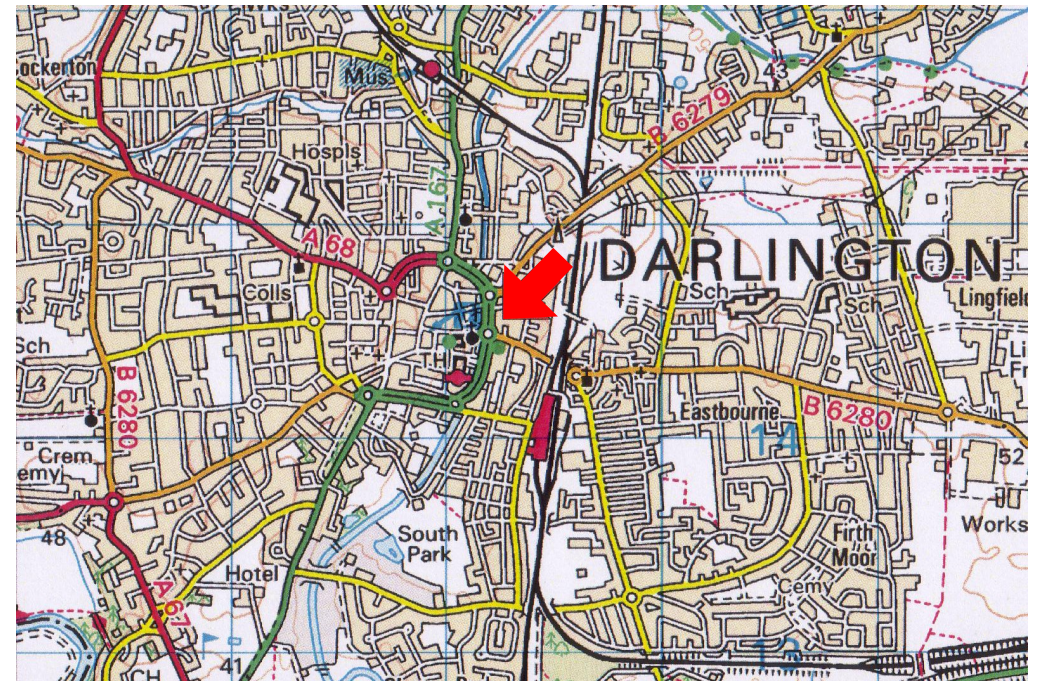
The vendors do not bind themselves to accept the highest or any offer received. In order for any offers to be considered they must strictly comply with the submission details described above.

Planning

The site is located within the "Town Centre Fringe" area which is identified as a strategic location where development activity will be concentrated over the next 15 years.

A Draft Development Plan Document (DPD) indicates that land uses including residential, commercial and retail uses could be promoted in the Town Centre Fringe area, subject to normal development control considerations.

Interested parties should make their own enquiries with the local Planning on 01325 388670.



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