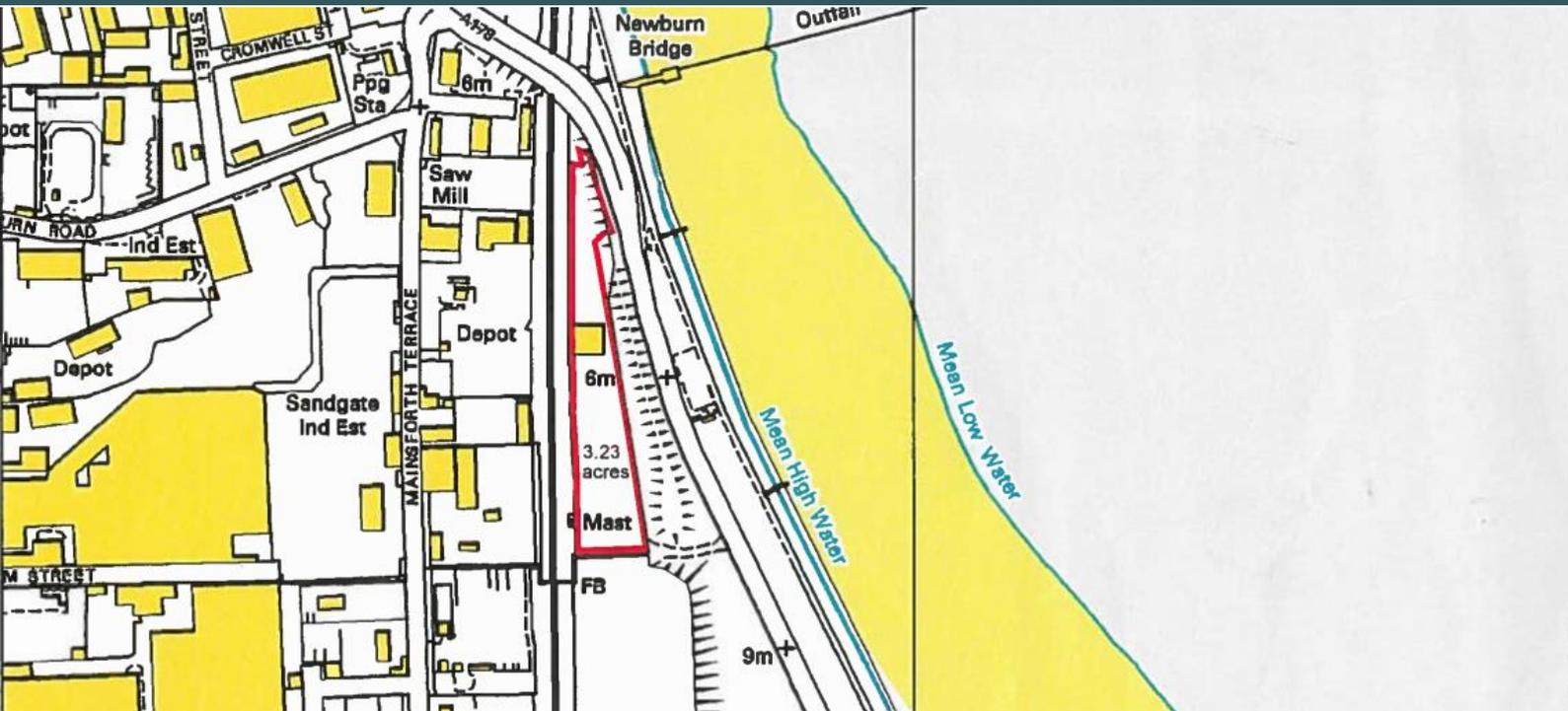




LAND AT CORONATION DRIVE
HARTLEPOOL, TS25 1NY

MERIT ESTATES



LAND FOR SALE

UNIQUE BEACH FRONT DEVELOPMENT OPPORTUNITY

The 3.23 acres of Land at Coronation Drive in Hartlepool offers a unique development for an investor to either continue the use of the existing industrial site or to alter for a variety of uses, subject to the necessary consents. The site has historically been used as a Waste Transfer Station but has been clear and vacant for a number of years.

The Vendors are seeking purchasers to either continue the current use, or to seek further commercial uses under conditional contracts. The site has potential for development to residential use through recent discussions with Hartlepool Borough Council.

OFFERS OVER £300,000

BY INFORMAL TENDER

Property Description:

The property (as edged red on the plan) consists of approximately 3.23 acres of previously developed land on the edge of Hartlepool with access onto major road networks. The site has previously been used as a Waste Transfer Station, but has been clear and vacant for a number of years.

The property offers development potential for a variety of uses, subject to the necessary consents. Further information regarding the planning potential and discussions with Hartlepool Borough Council can be provided by the Selling Agent.

Location:

The property is located on Coronation Drive (A178) on the south side of Hartlepool town centre and north of Seaton Carew. Post Code TS25 1NY.

Access Detail:

The property is accessed across land owned by Hartlepool Borough Council. The property benefits from an access licence for 80 years from 27th May 1998 for £3,000 per annum for use as concrete block making plant and a crushing, screening and recycling operation.

Services:

The property benefits from connection to electricity and water, with gas inside the site area. Prospective Purchasers are expected to satisfy themselves with regards to connection to services.

Mineral Rights & Sporting Rights:

Included insofar as they are owned.

Business Rates:

The current business rates are unknown, and Prospective Purchasers are expected to make their own enquiries with the Valuation Office Agency.

Energy Performance Certificate:

The property is exempt.

Method of Sale:

The property is offered for sale by informal tender. The Vendor's are open to offers for conditional contracts subject to planning, where necessary. The Vendor's reserve the right not to accept the highest offer.

The property will be sold without further overages or restrictive covenants.

Burdens and Covenants:

The property is sold subject to all existing burdens, covenants, rights of way, easements, quasi-easements, rights and wayleaves; whether mentioned in these Particulars or not. Prospective Purchasers are expected to satisfy themselves of such rights prior to purchase through their own enquiries.

Enquiries:

All enquiries are to be directed to Will Parker MRICS on 07863 209382 or email to will@merit-estates.co.uk.

Legal:

These particulars have been prepared in accordance with The Business Protections from Misleading Marketing Regulations to give a fair overall description of the property.

All measurements are approximate. Any services commented upon have not been tested by the Agents and Prospective Purchasers are expected to satisfy themselves of their condition prior to purchase.

Particulars prepared: October 2018