



FOR SALE

Development Land
Long Tens Way, Newton Aycliffe DL5 6AP
Approximately 1.92 hectares (4.75 acres)

CONNECT NORTH EAST
PROPERTY
01642 602001

- **4.75 Acre Development Site**
- **Adjacent to UTC South Durham**
- **Close proximity to the Hitachi Train Facility**
- **Prominent Position on Long Tens Way**
- **Close proximity to junction 59 of the A1 (M)**

LOCATION

Long Tens Business Park is located prominently on Long Tens Way on the western side of Aycliffe Business Park and in the immediate vicinity of the Hitachi train manufacturing facility.

The estate is located within County Durham approximately 1 mile from junction 59 of the A1 (M) Darlington lies approximately 6 miles to the south east and Durham 13 miles to the north.

DESCRIPTION

The property comprises of a rectangular level greenfield development site, with frontage to Long Tens Way. The land has not been previously developed to our knowledge.

ACCOMMODATION

The total site area is approximately (4.75 acres)

PLANNING

The land is suitable for employment uses B1, B2 and B8 subject to planning. A number of surveys have already been undertaken by the vendor, with further information available upon application

SERVICES

It is the responsibility of the purchaser to determine the exact position of the services and arrange any modifications or connections at the site in consultation with the relevant service provider.

PRICE

We are instructed to seek offers in excess of £725,000 plus vat for the freehold interest.

ENERGY PERFORMANCE CERTIFICATE

N/A

VIEWING

Strictly through the agents Connect Property North East:

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