



# FOR SALE

## Commercial Development Land

Lagonda Road, Billingham TS23 4JA

- Popular Commercial Location
- Excellent Access for the A19
- Outline Planning Permission
- New Access Road Under Construction
- **Total Site Area = 2.43 HA (6 Acres)**

Contact: Jonathan Simpson

Email: [jonathan@cpne.co.uk](mailto:jonathan@cpne.co.uk)

Tel: 01642 704931

**Connect Property North East**

First Floor

Halegrove Court

Cygnets Drive

Stockton on Tees

TS18 3DB

Tel: 01642 602001

[www.cpne.co.uk](http://www.cpne.co.uk)

## LOCATION

The property is located on Lagonda on the established Cowpen Lane Industrial Estate. The estate is located south east of Billingham Town Centre and has good access to both the A19 and A66.

## DESCRIPTION

The site comprises of a regular shaped development plot accessed directly from Lagonda Road. The access road to the estate is under construction, with further information available upon application.

The site comprises of regular shaped development plot located to the rear of the Caswell Group.

## PLANNING & USE

The site has a detailed planning consent for 17 brand new Industrial units.

Reference: 17/3039 – Stockton Borough Council.

Further information is available upon application.

## ACCOMMODATION

The property has the following approximate area:

2.43 Hectares (6 Acres)

## TERMS

The property is available “for sale”. Further information is available upon application.

## VAT

All prices quoted are deemed exclusive of VAT unless stated otherwise.

## BUSINESS RATES

N/A

## 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.

## VIEWING

Strictly through the agents Connect Property North East:

Jonathan Simpson ddl: 01642 704931

Email: [jonathan@cpne.co.uk](mailto:jonathan@cpne.co.uk)

