

Thomas : Stevenson

# For Sale

## DEVELOPMENT PLOTS

## BURDON WAY, STOKESLEY BUSINESS PARK



### Location

Burdon Way is an extension to the popular Stokesley Business Park which is home to many successful local and national companies. The precise location is at the southern end of the estate and links to Station Road as part of the new extension to the Business Park.

Plans overleaf show the precise location.

### Description

There are twelve individual development plots. These are small commercial building plots ideal for owner occupiers wishing to have their own bespoke buildings built to their own specification subject to their detailed planning approval. Each plot fronts the new access road and will have access to mains services.

There will be a bar on external open storage, parking on the main road and bin stores will have to be enclosed. This will be a high quality environment.

### Site size and Price

PLOT NUMBER	SIZE (SQ M)	SIZE (ACRES)	MARKETING PRICE
1	559	0.14	£85,000
2	546	0.13	£82,000
3	588	0.15	£89,000
4	579	0.14	£87,000
5	579	0.14	£87,000
6	628	0.16	£95,000
7	603	0.15	£91,000
8	807	0.20	£122,000
9	598	0.15	£90,000
10	598	0.15	£90,000
11	598	0.15	£90,000
12	608	0.15	£92,000

The location and layout plan overleaf shows the plot numbers corresponding to the plot numbers above.

### Planning

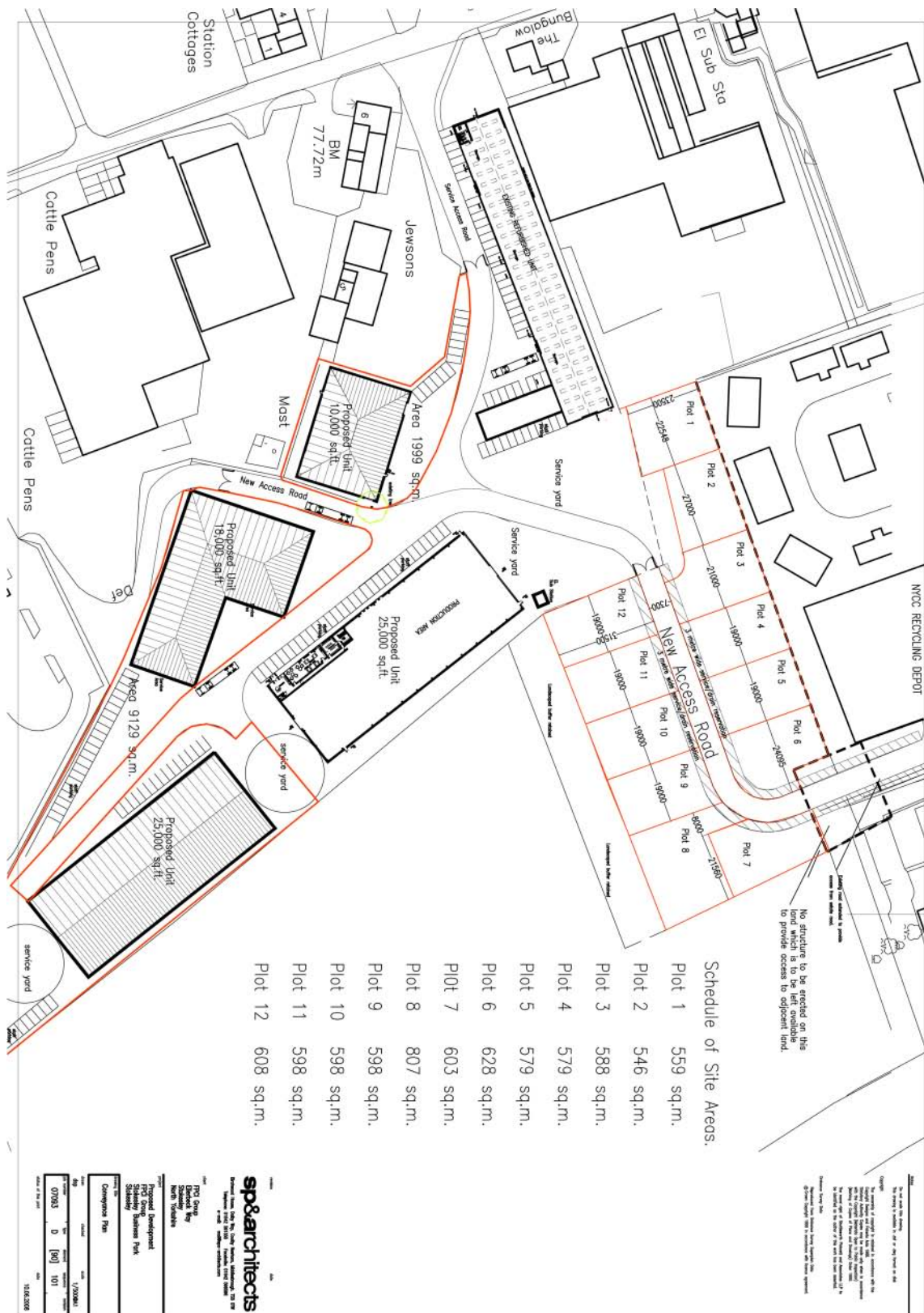
The planning authority Hambleton District Council will approve use of the plots for B1 and B8 uses. Enquiries should be made to Hambleton District Council to clarify any detailed queries.

### Terms of Sale

The freehold interest will be sold on an unconditional basis or the prospective purchasers will be entitled to submit detailed planning applications once a transaction has been agreed in principle. The vendor will not enter into conditional exchange of contracts.

### Viewing

All enquiries should be made via Thomas : Stevenson on 01642 713303



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