

Location

The site is located just off Lawe Road and has extensive frontage to St Aidans Road and return frontage to Henry Nelson Street within close proximity of South Shields sea front and North Marine Park which has recently secured Heritage Lottery funding. The park is due to undergo a £2.45m refurbishment in 2018 improving its links to Littlehaven Promenade from Lawe Top. See links below:-

<https://www.southtyneside.gov.uk/article/34420/North-Marine-Park>

<http://www.shieldsgazette.com/news/how-south-shields-parks-will-look-under-2-45million-plans-1-8015625>

Description

The site is cleared and grassed and is largely rectangular in shape having the following approximate areas and dimensions:-

Frontage to St Aidans Rd	42.8m
Return frontage to Henry Nelson St	33.3m
Site area	0.4 acres

Planning Consent

The site is to be sold with full detailed planning consent which was approved under planning application reference **ST/0330/17/FUL** on 2nd October 2017 for the erection of 6 split level dwellings providing 3/4 bedroomed accommodation over 3 floors. The layout provides for 2 detached dwellings on each end standing either side of 2 pairs of semi-detached dwellings. A copy of the planning permission and plans are available upon request.

Asking Price

Reduced to Offers in the region of **£450,000 (four hundred and fifty thousand pounds)**

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

By site inspection.

VAT

Figures quoted exclude VAT where chargeable.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C3599

Amended

January 2018