



# **FOR SALE**

Land at Burnhope Way and Essington Way, Peterlee



## **LOCATION**

Peterlee is situated approximately 11 km (7 miles) north of Hartlepool, 16 km (10 miles) east of Durham, 18 km (11 miles) south of Sunderland, 26 km (16 miles) north of Middlesbrough and 32 km (20 miles) south of Newcastle-upon-Tyne.

The town benefits from good road communications, with the A1 (M) motorway running approximately 13 km (8 miles) to the west of the town. The A19 dual carriageway provides direct access from the town to Sunderland and Newcastle-upon-Tyne. The nearest national rail station to Peterlee is in Seaham, approximately 8 km (5 miles) to the north of the town providing regular train services to Newcastle Central Station with a fastest journey time of 34 minutes. Edinburgh Waverly Station can be reached within 2 hours 28 minutes and Leeds Station within 2 hours 22 minutes. Newcastle Airport is located approximately 40 km (25 miles) to the north west

## **SITUATION**

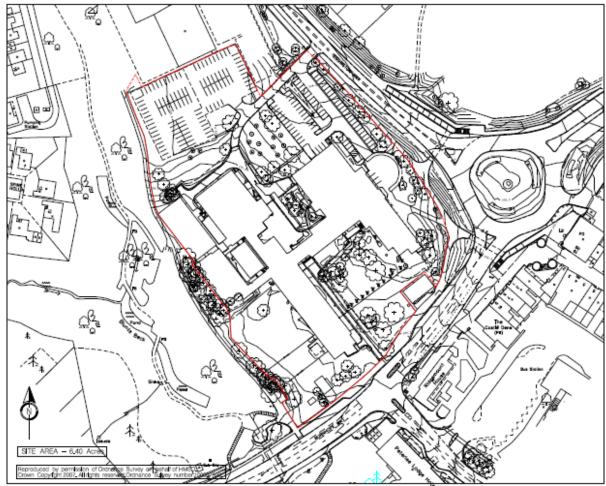
The site is situated approximately 0.40 km (0.25 miles) to the east of the A19 trunk road, at the southern end of Essington Way adjacent to Peterlee town centre. Essington Way forms the main route north from the town centre. The site is immediately adjacent to Essington Way Retail Park which has Poundstretcher and Lidl as its tenants.





#### **ACCOMMODATION**

The total site area is 2.59 hectares (6.4 acres) or thereabouts.



# **NOT TO SCALE**

# **PLANNING**

The site lies in Peterlee Town Centre and as such may be suitable for a number of uses. The site has previously had consent for a 10,246 sq. ft. gross retail store and replacement library with associated car parking, access, landscaping and servicing. Planning application reference PL/5/2009/0547.Interested parties should make their own enquiries relating to the suitability of their proposed use with Durham County Council's Planning Department.

This can be made by telephone on 03000 262 830 or by e-mailing <a href="mailto:dmcentraleast@durham.gov.uk">dmcentraleast@durham.gov.uk</a>

# **LIBRARY PREMISES**

Durham County Council has an existing library facility within the site boundaries. Discussions are ongoing about reprovision of these premises with Durham County Council.

# **RATING ASSESSMENT**





Interested parties should make their own enquiries with Council's commercial rates section in relation to the payment of business rates on this land.

#### **COSTS**

Each party is to be responsible for their own legal costs incurred in the transaction.

## **TERMS**

The land is available on a freehold basis.

#### **VIEWING & FURTHER INFORMATION**

Please contact: Ian Blackett on 01670 828202

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