

**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.



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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