



## FOR SALE – Two Sites (approx. 1.3 and 2 Acres)

Available Unconditionally -subject to a short term tenancy

Mill Lane, Hebburn, Tyne & Wear, NE31 2EY

### Location

The sites are located within the South Tyneside suburb of Hebburn, approximately 7 miles south east of Newcastle City Centre, 5 miles west of South Shields and 11 miles north west of Sunderland.

The sites are highly accessible via the A184 which connects to the A19 and the wider road network in the region 4 miles to the east.

### Description

The sites are regularly shaped, flat and are currently grassed.

### Accommodation

Northern site -Approx 1.3 acres (0.52 hectares)

Southern site- Approx 2 acres (0.8 hectares).

### Tenure

Freehold.

The land is let by way of a Farm Business Tenancy to a private individual at a rent of

£350 per annum by way of a two year agreement from December 2007. We understand vacant possession can be achieved if required. Purchasers to make their own legal enquires in this regard.

### Price

Unconditional offers only are invited for our client's freehold interest.

### Planning

The land is located within the Green Belt in South Tyneside district. The northern portion was previously considered as a designated open space, prior to the Local Plan being withdrawn.

Government policy on Green Belt has changed recently and there is an opportunity to promote this land for release through the next Local Plan review or consider an early application in the light of the lack of sufficient housing land supply in the district.

### Legal Costs

Both parties will be responsible for their legal and professional costs in any transaction.

### VAT

Any figures associated are exclusive of VAT where chargeable.

### Anti-Money Laundering

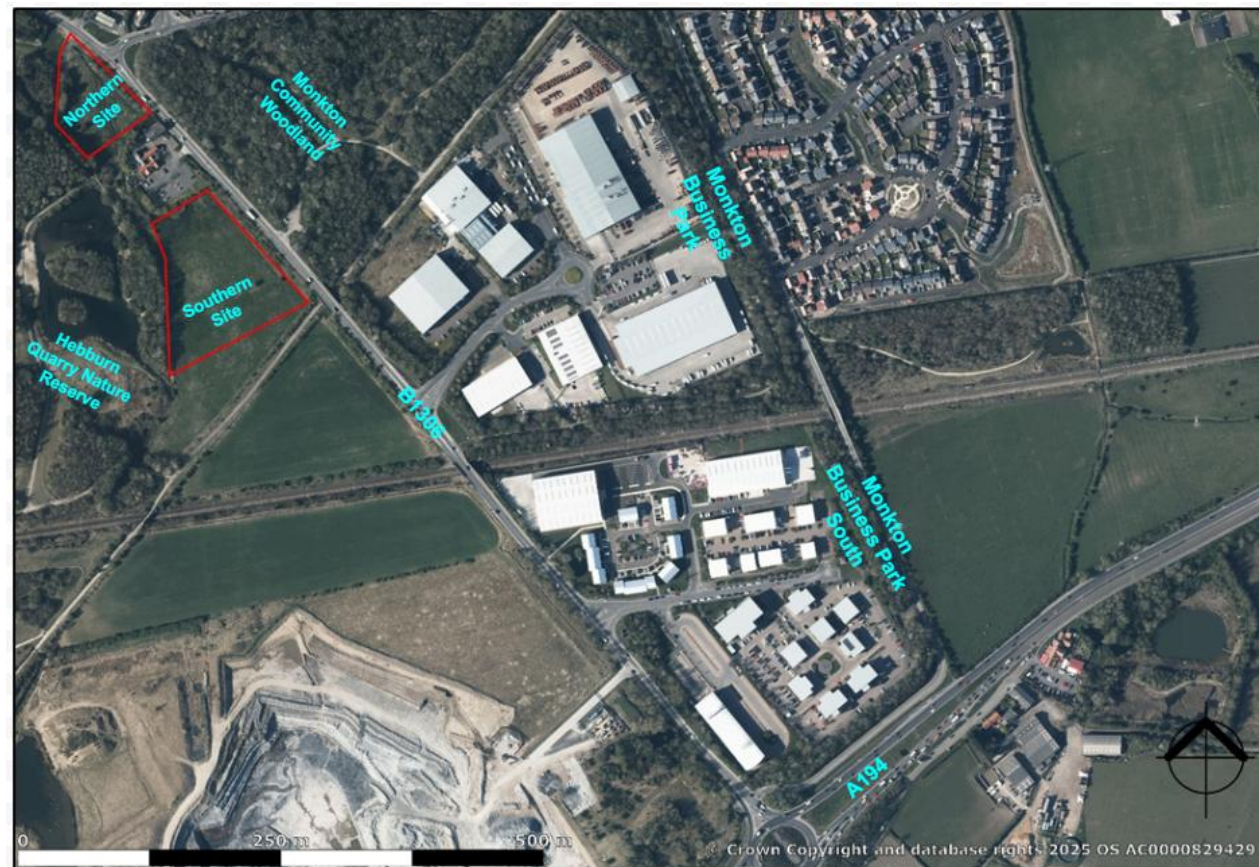
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from any successful purchaser.

### For further information please contact:

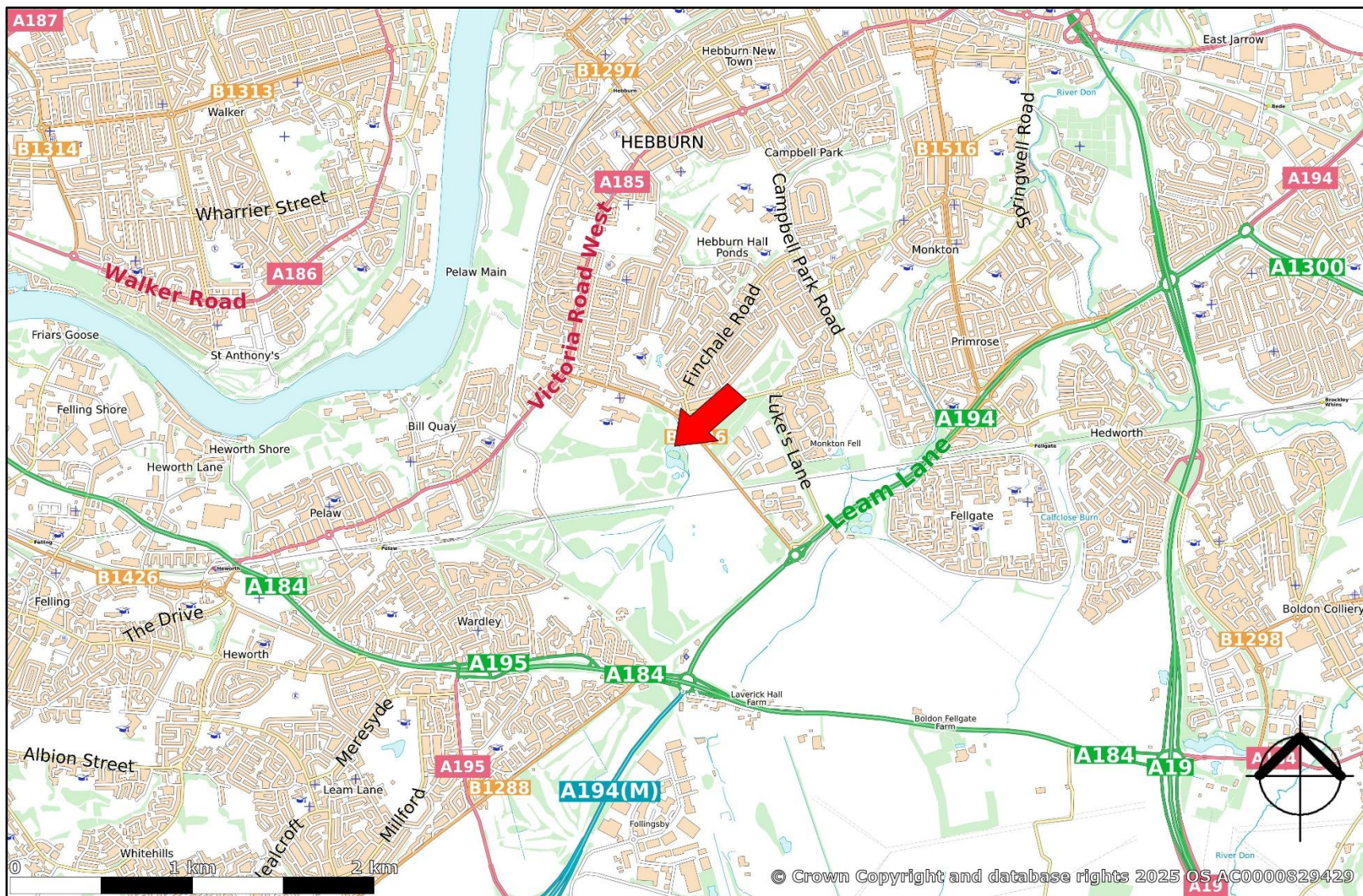
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