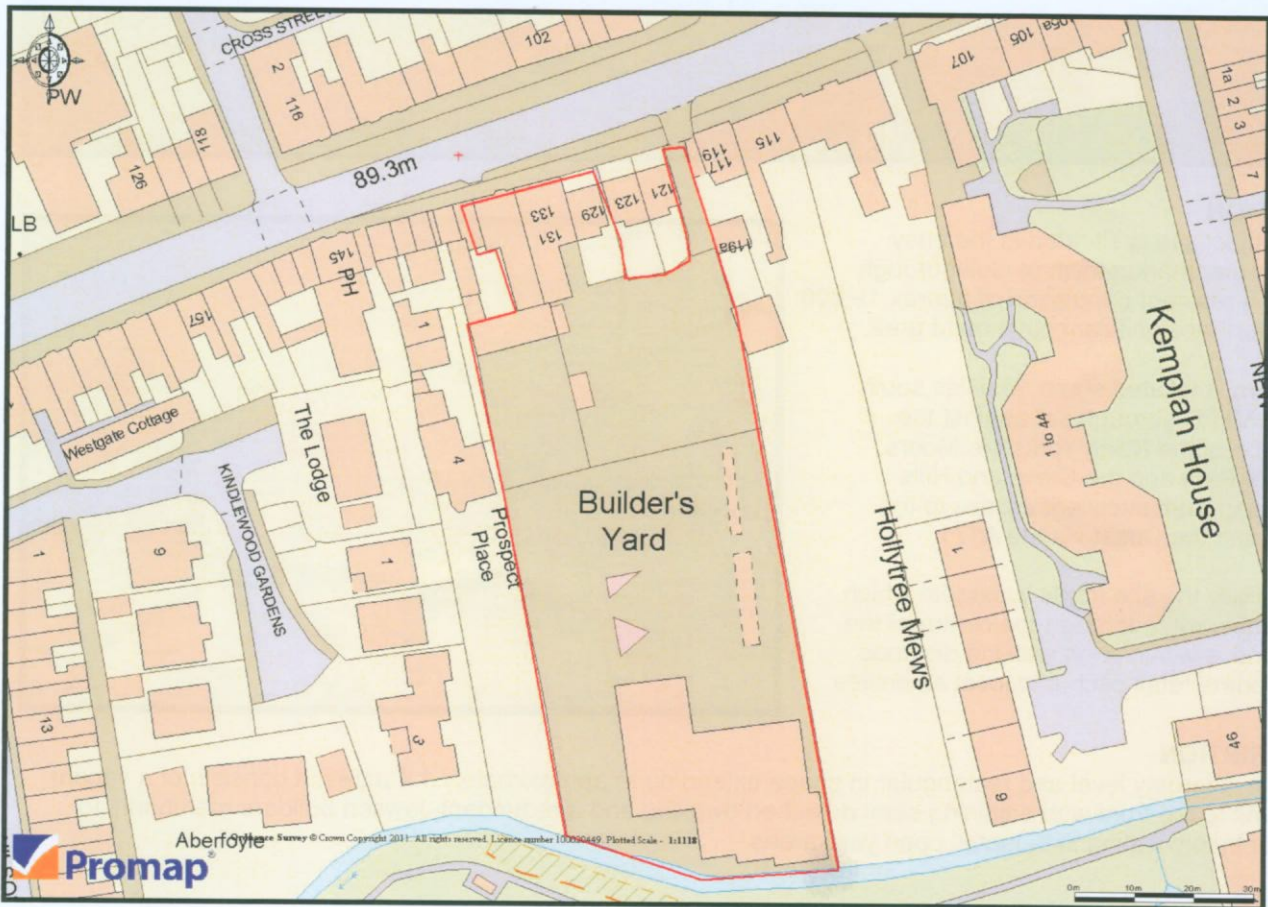


DEVELOPMENT OPPORTUNITY FOR SALE

WESTGATE, GUISBOROUGH, TS14 6AH



- * Approximate site area of 0.56 hectares (1.4 acres)
- * Rare opportunity to acquire Town Centre Development Site



LOCATION

The subject site is situated in the busy and popular market town of Guisborough having a resident population of approx 19,000 with a further significant catchment area.

The town is located some 10 miles south east of Middlesbrough set against the backdrop of the North Yorkshire Moors National Park and the Cleveland Hills benefitting from excellent access to the region and the Coast via the A171.

Specifically the site fronts Westgate which is the main route through the centre of the town and is within short walking distance of the prime retail pitch and local amenities.



DESCRIPTION

The site is largely level and rectangular in shape extending to approximately 1.4 acres. It consists of a vacant retail unit to the front with adjoining semi detached dwelling and a redundant Jewson builders merchants to the rear incorporating substantial open yard areas.

TENURE

The freehold of the site is available For Sale upon which offers are being invited.

PLANNING

Subject to the necessary planning permissions it is anticipated that this site would be suitable for residential or similar development. Interested parties should make their own enquiries with Redcar and Cleveland Borough Council.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with this transaction.

**For Further Information and Viewings please contact:
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