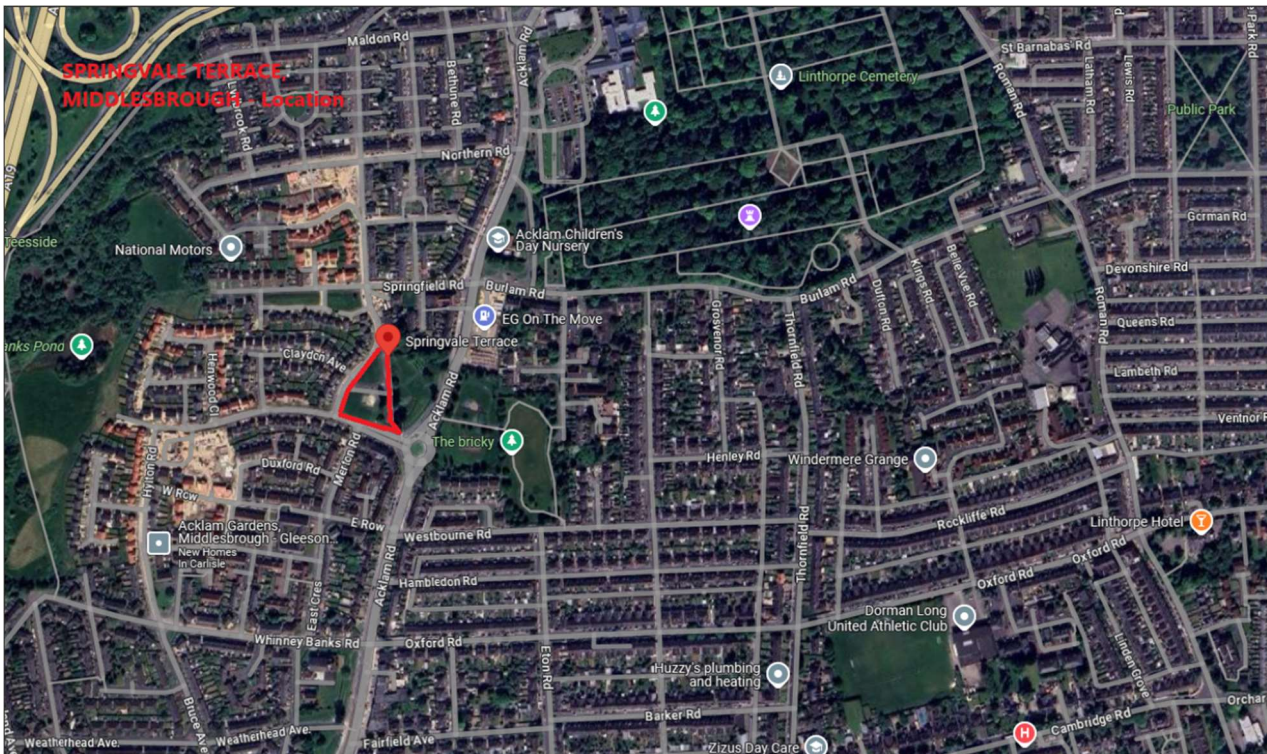


**For sale**

**Development Opportunity**

**Springvale Terrace, Whinney Banks,**

**MIDDLESBROUGH**



## Location

The site lies just off the A1032 Acklam Road in the Whinney Banks area of Middlesbrough a high-density residential suburb of Middlesbrough.

The opportunity lies less than 2 miles from Middlesbrough town centre and the A1032 Acklam Road links the site to the A66 which is approximately 1.5 miles away. The A66 allows easy access onto the A19 which makes commuting to Darlington, Durham, Sunderland and Newcastle easy. Middlesbrough train station is less than 3 miles away and the site lies very close to local bus services.

## Description

The site is flat, slightly elevated with the surface a mix of grass and hardstanding. It lies adjacent to the Acklam Gardens Estate which Gleeson Homes recently completed.

To the west of the site at a lower level is a grassed park area.

## Site Area

The total site area is **0.413 hectares (1.02 acres)** or thereabouts

## Planning

The emerging 2024 local plan shows the area as white land, and the area was included in the wider Acklam Green residential allocation back in September 2014. Interested parties can make enquiries with Middlesbrough Planning Department.

## Rating Assessment

This site is not rated at the present time

## 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. Guide price on application.

## Further information

Please contact: Ian Blackett on 07808 895013 or e mail [enquiries@davisonblackett.com](mailto:enquiries@davisonblackett.com)

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