

# Belle View Road Hartlepool



**Davison Blackett**  
L I M I T E D

Commercial  
Development  
Opportunity

1.48 Acres land adjacent to  
Tesco Extra

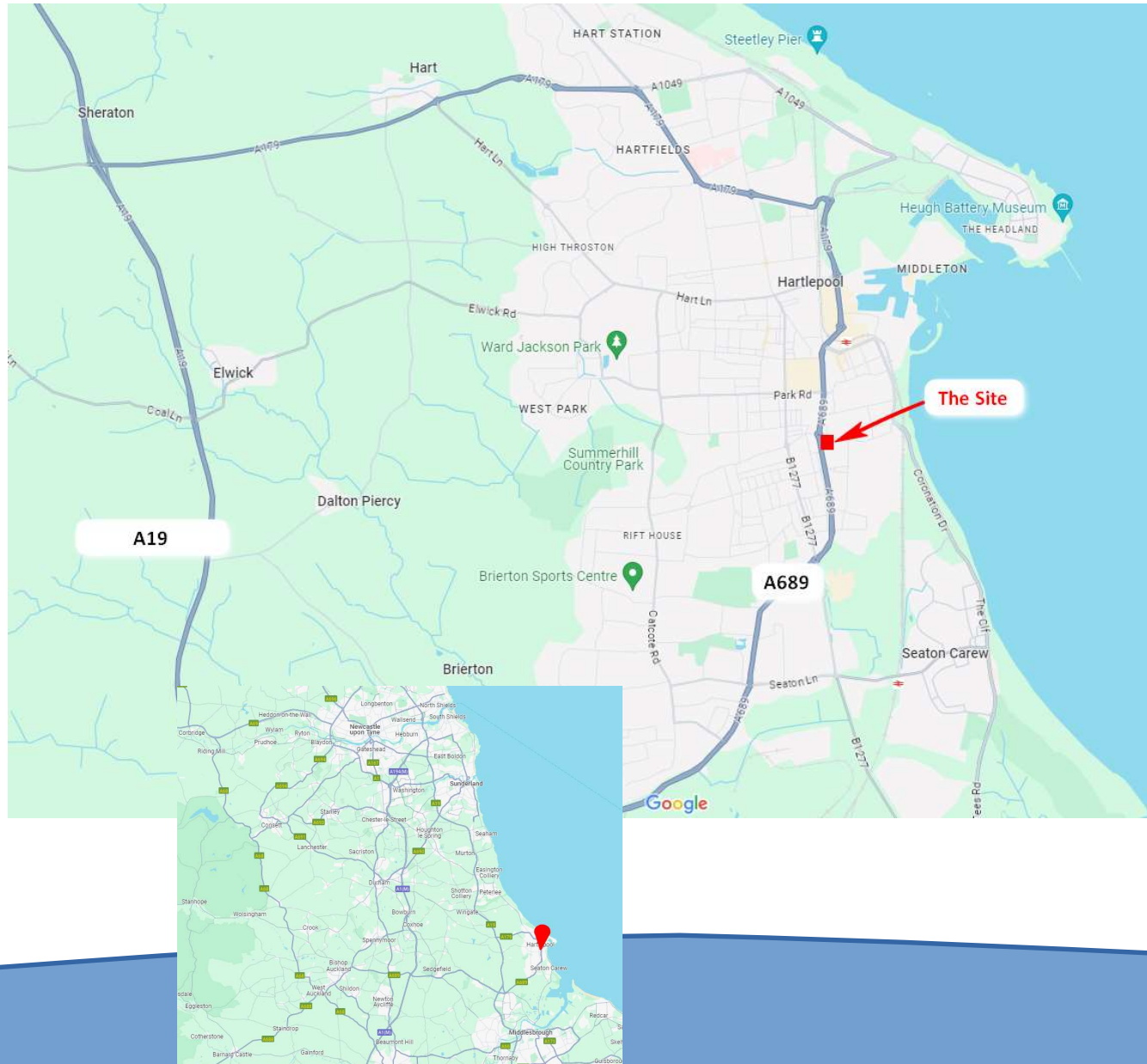
Postcode : TS25 1UP 1

## Location

Hartlepool is a vibrant coastal town located in the North East of England, 30 miles south of Newcastle upon-Tyne, and 12 miles north of Stockton-on-Tees, with a resident population of 92,000. There is a catchment of 200,595 within a 20-minute drive of Hartlepool, which enjoys easy access to the A1 (M), A19 and A66 road network.

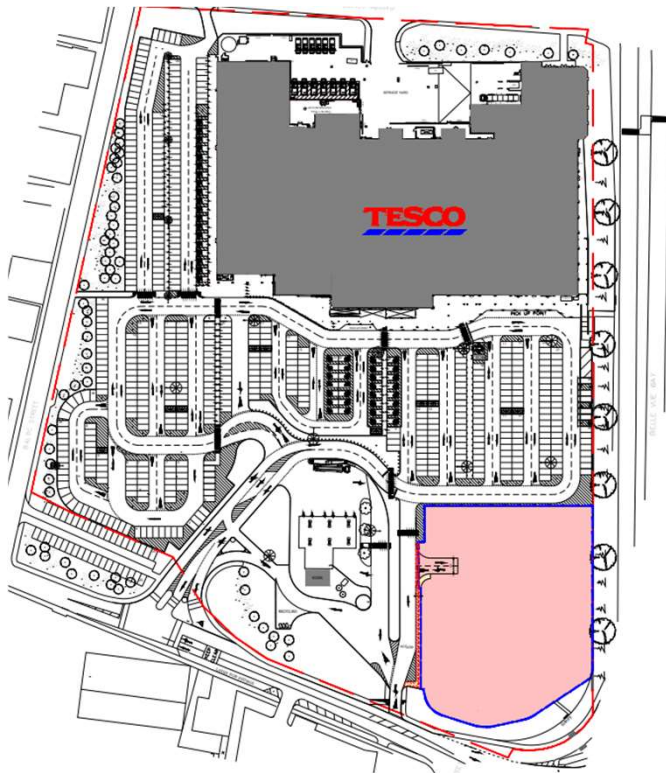
## Situation

The site is located off Burn Road, a short distance from its junction with the A689 Belle Vue Way which lies to the west of the site. The site has Tesco's internal road systems to its southern and western boundaries and can only be accessed through the store's car park.



## Description

The site is flat and tarmacked and was part of the car park for the Tesco Extra on Belle Vue Road, Hartlepool. The total site area is 0.599 hectares (1.48 acres) or thereabouts.



## Planning

The site lies within an area of Hartlepool that has seen the grant of several retail consents in recent years however interested parties should make their own enquiries with Hartlepool Planning Department.

Telephone: 01429 284 084  
Or email:  
planningpolicy@hartlepool.gov.uk

## Services

We understand that services are available, however interested parties should make their own enquiries with utilities companies in respect of the location of services and their capacities.

## Rating Assessment

This site is not separately rated at the present time.

## VAT

The site is registered for VAT

## Costs

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

## Money Laundering and Anti Bribery Act

Prospective purchasers will be required to provide proof of identity and source of funding as part of the disposal process.

## Terms

The land is available on a freehold with vacant possession basis. Guide price on application

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