

For Sale



Morton Park Way

Morton Park Way

A66

Darlington

Morton Park, DL1 4PJ

- 5.66 Hectares (14.2 acres)
- Site is available Freehold with vacant possession

Prime Development Site - subject to planning

On the instructions of



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areas are promoted and safeguarded for existing and ongoing economic investment. The policy confirms that the suggested uses within the area are B1, B2 and B8 uses.

Tenure

The site is available freehold with vacant possession.

Legal Costs

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

VAT

All figures quoted are exclusive of VAT, which will be charged at the prevailing rate.

Further Information

Further information is available upon request.

Situation/Location

Morton Park is located 1.8 miles to the east of Darlington Town Centre. The Estate benefits from excellent transport links being accessed directly off Yarm Road (A67) which is linked to the A66 providing direct access to the A19 to the east and the A1(M) to the west.

Darlington Station and Durham Tees Valley Airport are both within a 10 minute drive. The site itself is situated immediately to the north of the existing Morton Park Industrial Estate with the A66 running parallel to the eastern perimeter of the site.

Description

The site extends to approximately 5.66 ha (14.2 acres) and is currently undeveloped. There is direct access to Morton Park Way provided to the western boundary which links with the B6279 'Tornado Way'. The site is adjacent to the new Amazon 1,500,000 sq. ft. logistics warehouse which forms part of the 90 acre Symmetry Park site which is directly to the North of the subject site. The 107 acre Lingfield Point Business Park is located to the North West of the site, and in the immediate vicinity there is a mix of established secondary industrial, office and retail to the South and West.

Planning

The site is allocated for Employment Use in the Darlington Core Strategy. The site forms part of the wider Lingfield Area allocation, which is recommended for mixed use development. The emerging local plan identifies the subject site as being within the Morton Park Employment Area. Policy E1 (Safeguarding Existing Employment Opportunities) confirms that existing employment



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