FOR SALE – Offers Over £535,000

Roadside Development Opportunity, Catterick Road, Colburn, Catterick Garrison, DL9 4QX

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Roadside Development Opportunity – 2.15 Acres (approx.)

***Planning consent (imminent) for drive-thru, 4 x shops and 8 x residential dwellings**

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RICS

SITUATION/LOCATION

The site fronts Catterick Road bound by Maple Avenue and Woodland Avenue on the periphery of Taylor Wimpey's Woodside Chase development. The immediate vicinity incorporates a mix of residential dwellings together with commercial occupiers including Lidl, Siesta Coffee drive-thru and Jet Petrol Filling Station together with a number of established businesses forming part of the Broadway including Co-op and Colburn Pharmacy amongst other independent businesses.

Colburn is a densely populated and expanding North Yorkshire town situated approximately 2 miles west of Catterick, 4 miles south of Richmond, 15 miles south of Darlington and 40 miles north of York.

A new 50 acre commercial / industrial development is earmarked at J52 together with the development of Scotch Corner Designer Village (expected opening Spring 2027). The location lies adjacent to the A1(M) with access available at J52 within approximately 0.5 miles driving distance.

DESCRIPTION

The site is generally level of a triangular nature extending to approximately 2.15 Acres.

*The site boundary shown is for identification purposes only.
Formal boundaries will be agreed between the parties.

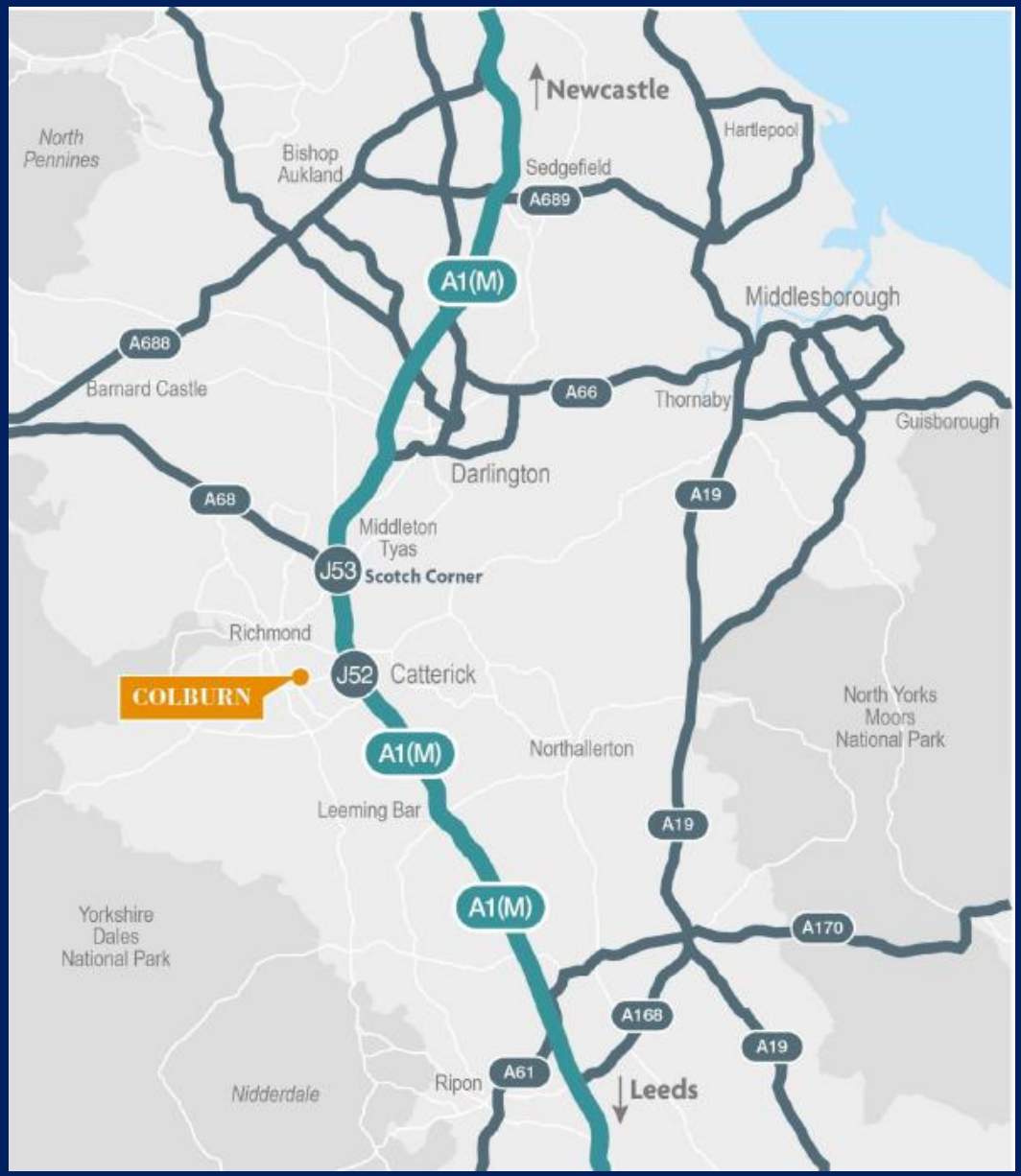
BACKGROUND/ PLANNING PERMISSION

A Hybrid application has been submitted for the entire site seeking Full Planning Consent for the development of a drive-thru coffee shop and 4 x shop/ commercial units together with outline consent for a place of worship (Kingdom Hall) and 8 x residential units.

PLANNING REF: 22/00227/OUT
(All supporting information available via NYC online planning portal)

The planning application has been recommended for approval. Subject to Agreement of the S.106 and BNG Contributions we are advised by our client that the planning permission is expected to be granted imminently.

AGENTS NOTE: Our client intends to dispose of the area earmarked for Kingdom Hall to his local Church.



18 St Cuthberts Way, Darlington,
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ACCOMMODATION SCHEDULE

Drive Thru:-

Single storey coffee shop incorporating drive-thru lane and utility yard. 10 car parking spaces (including 2 x disabled spaces)

Gross internal area approx:- 2,000sq.ft.

Shops:-

Two x single storey terraces comprising 4 no shop units extending to 1,000sq.ft.

Gross internal area approx.:- 4,000sq.ft.

Externally: marked parking for 24 vehicles:
17 marked car parking spaces, 4 x EV charging bays, 2 x motorcycle bays
Cycle stores

Residential

Outline consent for 8 x residential dwellings.

TENURE
Freehold
(Agents Note: there is an overage over part of the site towards residential development. Further information is available via the Agent)

SERVICES
We understand from our client that all mains services are available for connection.

VAT
VAT is applicable to the sale price

AGENTS NOTE
All sizes, site plans, red line plans and information herein is provided for indication purposes only without reliance. Interested parties are advised to make their own enquiries in this regard.

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BLOCK PLAN

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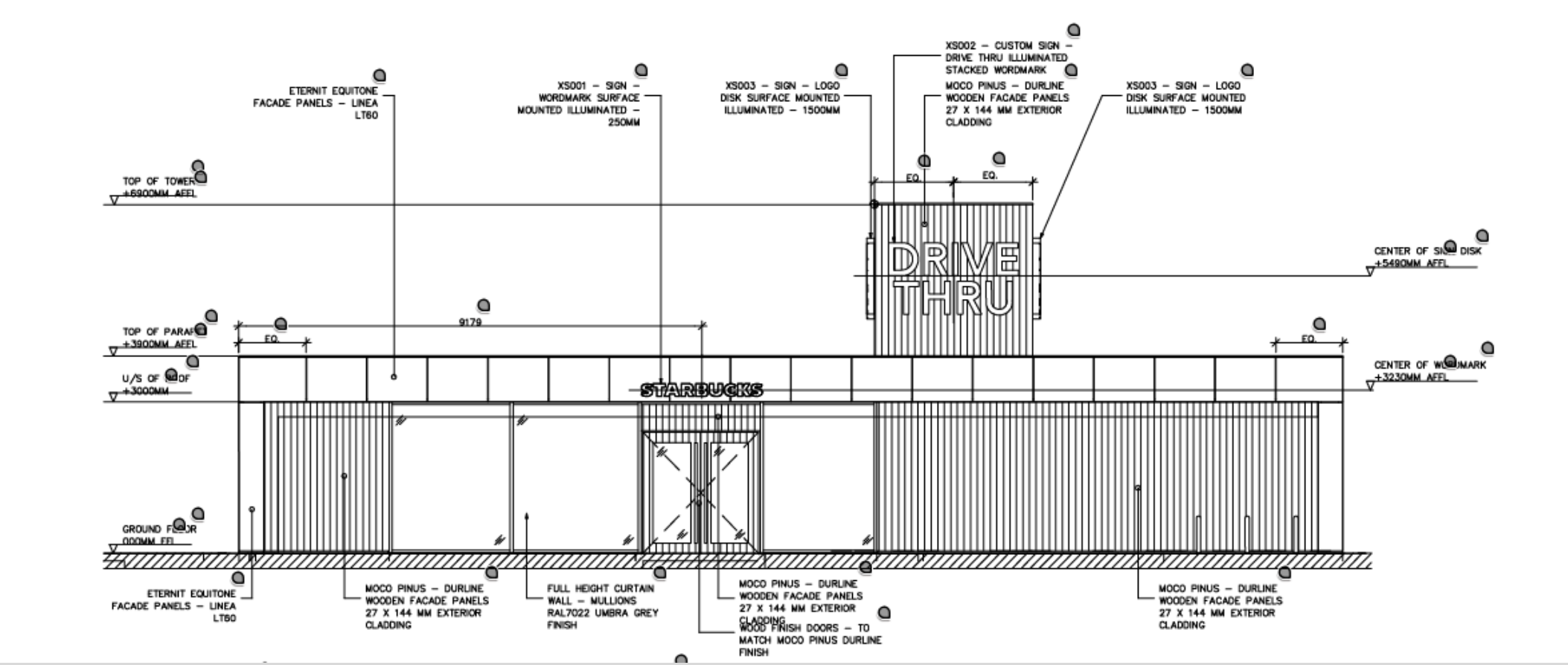
DRIVE THRU



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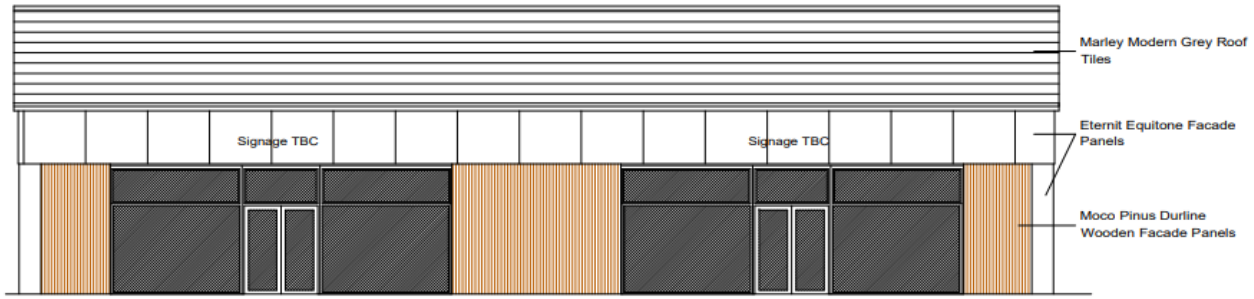
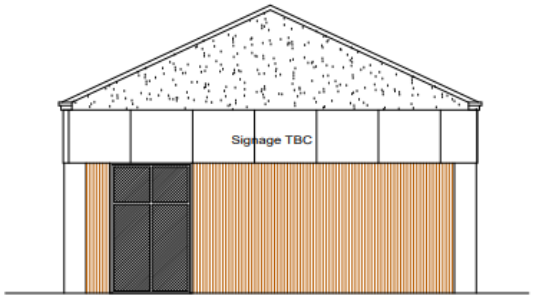
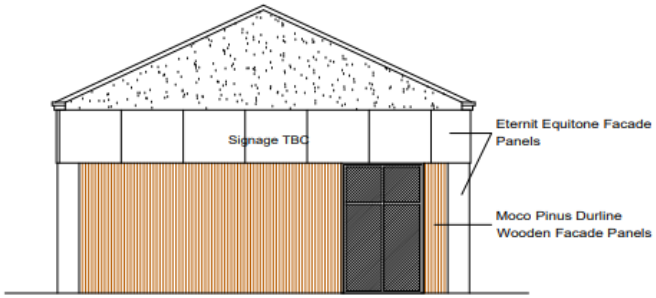
SHOPS



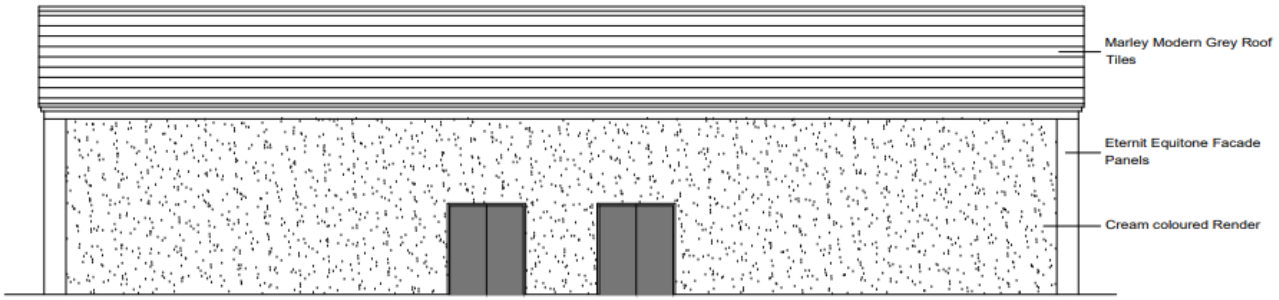
East (Front) Elevation



South (Side) Elevation



North (Side) Elevation



West (Rear) Elevation

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