



MICHAEL HODGSON

estate agents & chartered surveyors

SAINT GEORGES TERRACE, SUNDERLAND

£400,000

LAND FOR SALE - TO THE REAR OF SAINT GEORGES TERRACE,
ROKER - GRANT OF PLANNING PERMISSION IN PRINCIPLE

A rare and exciting opportunity to purchase land in Roker commanding a much sought after and highly regarded location being within walking distance of the sea front and its stunning coastline, beaches, bars, restaurants and cafes as well Sunderland City Centre only a short car journey away. The land is very overgrown and preliminary planning has been passed for the construction of 6no detached houses.

Land For Sale

Roker Park Conservation
Area

Development of up to 6no
dwellings

RearSaint Georges Terrace
Sunderland

Grant of Planning
Permission in Principle

£400,0000

SAINT GEORGES TERRACE, SUNDERLAND

£400,000

LOCATION

A rare and exciting opportunity to purchase land in Roker commanding a much sought after and highly regarded location being within walking distance of the sea front and its stunning coastline, beaches, bars, restaurants and cafes as well Sunderland City Centre only a short car journey away.

The site is located within the Roker Park Conservation Area. It forms the southernmost portion of an area of land which is bounded by the back lanes that serve St Georges Terrace, Roker Terrace, Ravine Terrace and Roker Park Terrace. The northern boundary of the plot is bound by land occupied in connection with the Roker Hotel which is utilised for car parking

DESCRIPTION

The land is very overgrown and preliminary planning has been passed for the construction of 6no detached houses.

PLANNING

Grant of Planning Permission in Principle has been passed for a Development of up to 6no dwellings

The Sunderland City Council Planning Search – the application reference is 25/00561/PIP

Further details upon request.

PURCHASE PRICE

£400,000

AGENTS NOTE

PLEASE NOTE THE PLAN SHOWN IS FOR ILLUSTRATION PURPOSES ONLY

MICHAEL HODGSON

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

