



For Sale

Residential/Care Development

49&50 The Front, Seaton Carew,
Hartlepool, TS25 1DA

align Chartered
Surveyors

“...this is an excellent seaside town with plentiful potential.”

Location/Situation

Situated along the North East coast of England lies the town of Hartlepool, a distinctive enclave, echoing of maritime heritage with the amenities of contemporary living.

Its coastal panorama is adorned with fishing harbours and maritime artifacts. The promenade at The Front, ensconced by the North Sea, offers a serene reprieve for contemplation amid the urban landscape.

The town center is a stones throw away comprising a diverse array of commercial enterprises, from boutique shops to culinary establishments.

With a robust educational infrastructure and recreational facilities partnering with green spaces, there's ample opportunity for leisure and exploration.

Sunderland is located 18 miles (29 kilometers) north. 19 miles (31 kilometers) eastward, the city of Durham beckons and venturing southward 8 miles (13 kilometers) lies Middlesbrough.

The site is located within the popular subdistrict of Seaton Carew. Hartlepool itself stands just 3 miles (5 kilometers) westward, the sites are directly accessed via the A178 Coronation Drive (Adopted Highway) which leads to the A689 towards the A1 and A19 providing access to the aforementioned cities.

Property Description and Planning

The property sits within a 0.14 acre site and comprises a three-storey traditional brick and render elevation under pitched roof construction property which is primed for redevelopment. The site has room to extend at the rear with an enclosed courtyard.

The property has had planning approved under application code H/2022/0032 for the conversion of 49 & 50 The Front from HMO & Self-contained residential flats into 14No. self-contained residential flats with an element of assisted living care, to include the erection of a three-storey extension to the rear, replacement of roof to include the erection of three dormer windows to the front and three dormer windows to the rear, replacement of windows and doors and installation of solar panels to the rear, Installation of ornate fencing to the front, refuse and cycle storage to rear, rear ramped access and rear parking area and the erection of boundary fence to side (north). Rendered external finish to building. (Demolition of existing two storey rear extension)

Floor Areas (GIA)

Scaled floor plans can be provided upon request.

 **Site Area**
0.14 acres.

EPC

Flat 1, 49 The Front: 41E valid until 25 October 2027 with potential to be 73C
Flat 2, 49 The Front: 60D valid until 25 October 2027 with potential to be 80C
Flat 3, 49 The Front: 12G valid until 25 October 2027 with potential to be 54E

Under the MEES regulations all properties must reach a minimum rating of 'E' before sale or letting for occupation can be achieved.

Travel

One of the main routes passing through this postcode is the 1 or 1A, which runs between Hartlepool and Middlesbrough. This route includes Hartlepool town center, Middleton Grange Shopping Centre, and the Stockton Road/Victoria Road areas.

Seaton Carew station is approx. 0.8 miles (1.29km) east of the property and is on the same line as Hartlepool railway station to the north, both are situated on the Durham Coast Line, which connects Hartlepool to Sunderland, Durham, and Newcastle upon Tyne to the north, and to Middlesbrough and beyond to the south. This line offers frequent services throughout the day, typically operated by Northern Trains.

Disclaimer

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this site. Align Chartered Surveyors (trading under Align Property Partners Limited CRN: 10385861), Part of the Brierley group of companies (owned by North Yorkshire Council)

Price

Align Chartered Surveyors are inviting offers in the region of £500,000 (No VAT).

Viewing

All viewings are to be arranged by contacting one of the agents below:

Daniel.Clinch@alignpropertypartners.co.uk
Josh.Wraight@alignpropertypartners.co.uk

Legal Costs

Each party will be responsible for their own legal and professional fees.

