ROOK MATTHEWS SAYER

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Retail | Office | Industrial | Land

Land on the North West Side of Woodstock Way, Hartlepool TS27 3QR

- Parcel of garden land in established Hartlepool residential area
- Site area approximately 110 sq. m. (1,185 sq. ft.)
- Rectangular plot to rear of existing residential properties
- Enclosed by fencing with level ground and hardstanding
- Access unknown; buyers advised to review legal pack

Auction Guide Price £5,000 +

For Sale by Auction. Live Online Auction, bidding starts Tuesday 31st March 2026

Terms & Conditions apply, see website: www.agentspropertyauction.com

Ground Floor, Newcastle House, Albany Court,
Newcastle Business Park, Newcastle upon Tyne NE4 7YB
T: 0191 212 0000 E: commercial@rookmatthewssayer.co.uk
www.rookmatthewssayer.co.uk

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Location
The garden is situated on the north west side of Woodstock Way within a quiet and established residential area of Hartlepool. The surrounding neighbourhood is predominantly made up of modern semi-detached and detached family homes with private gardens.
Hartlepool town centre lies approximately 4 miles to the south, providing a wide range of shopping, leisure and retail facilities. The nearby coastal town of Seaham and the city of Sunderland are also within convenient driving distance, offering further amenities and employment opportunities.

Description
A parcel of garden land situated within a well-established residential area of Hartlepool. The site extends to approximately 110 sq. m. (1,185 sq. ft.) and is positioned to the rear of existing residential properties, currently forming a former garden plot.

The land is broadly rectangular in shape and enclosed by boundary fencing, with a level surface and hardstanding elements remaining from previous garden structures. The plot is outlined in red in the accompanying photograph for identification purposes.

The site may offer potential for a variety of uses, subject to obtaining the necessary consents, such as garden extension to neighbouring properties, landscaping, storage, or other alternative uses. Interested parties are advised to make their own enquiries with the local planning authority regarding any future development potential. Please note we are unsure of access please see legal pack.

Site Area
110 sq. m. (1,185 sq. ft.)

Auction Guide Price
£5,000 +

Viewing
Strictly by appointment through this office.

Tenure
Freehold

Viewing
Strictly by appointment through this office

Auction
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Important Notice
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3. Any areas, measurements and distances given are approximate only.
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4. The purchaser is also responsible for the seller's fees circa £3,600+vat (£4,320 inc vat), please see legal pack for further information.

Ref I400 (Version 1)
Prepared 11th March 2026

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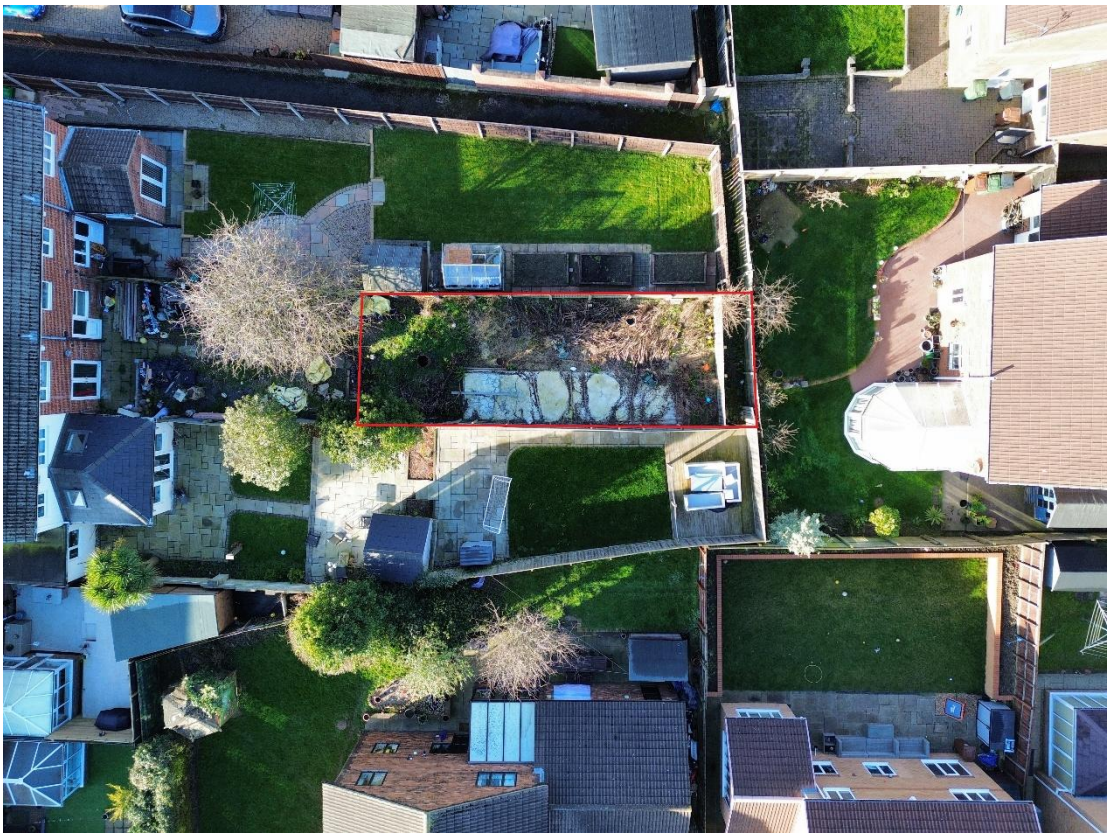

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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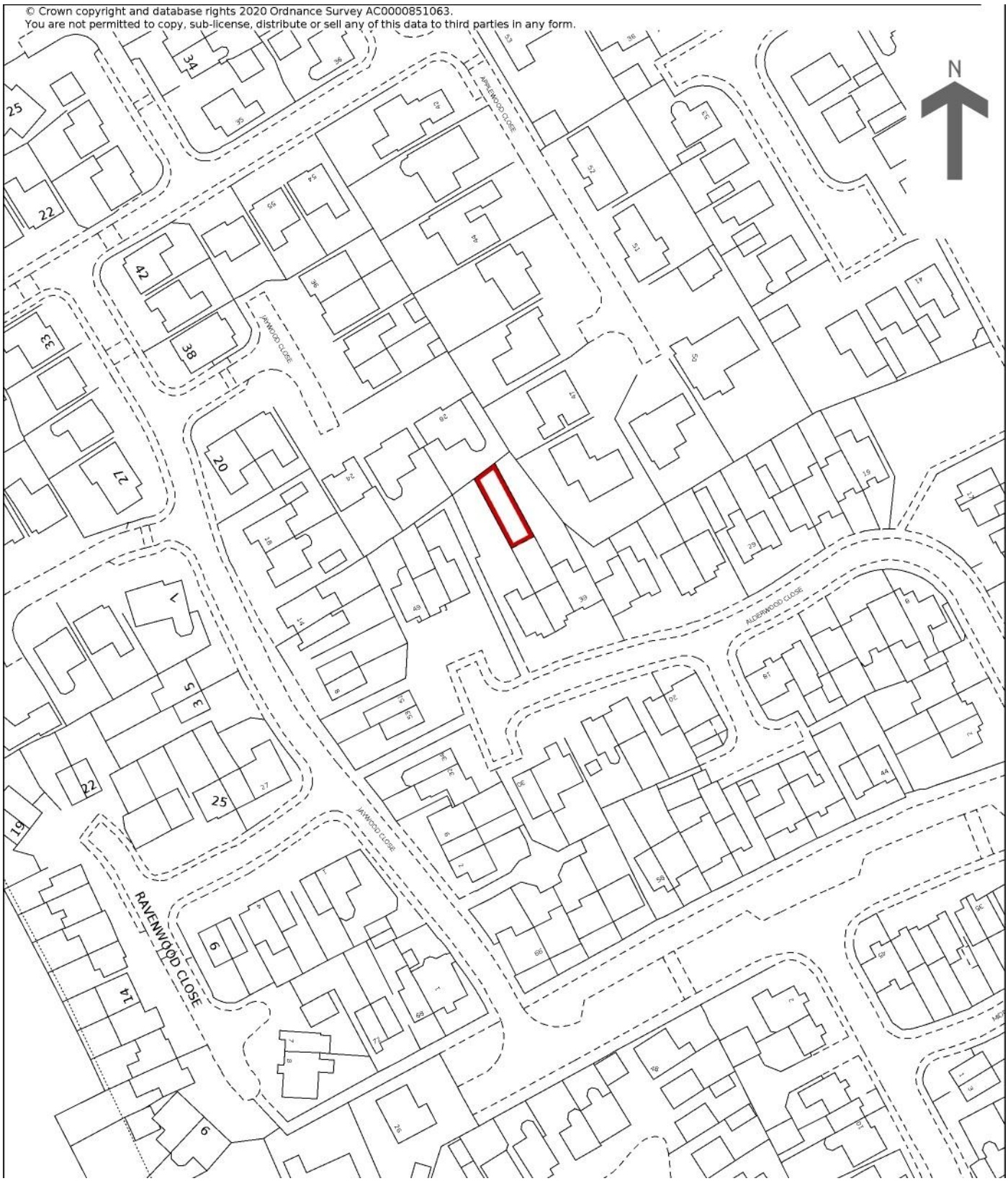

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