

**OAKWOOD NORTH**  
ESTATE AGENTS



**Wentworth Court, Eston, TS6 9ED**

**Asking Price: £300,000**

# Wentworth Court, Eston, TS6 9ED

An exceptional and versatile parcel of land situated just off Eston High Street, TS6, offering a rare opportunity for investors and developers. The site benefits from detailed planning permission for the construction of 11 residential bungalows, making it ideal for a high-demand housing scheme in a well-established and convenient location.

Alternatively, the land has previously obtained indefinite planning approval for use as an Taxi rank/ MOT testing centre, presenting a strong commercial opportunity. The layout allows adequate space for operational flow, customer access, and includes provision for a dedicated taxi rank, further enhancing its commercial potential and community value.

Located within close proximity to local amenities, transport links, and established residential areas, the site is well positioned for both residential and business use.

This flexible planning status offers multiple exit strategies, whether for immediate development, long-term investment, or mixed-use consideration (subject to any necessary consents).

## Accommodation & Amenities

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