



FOR SALE

(On behalf of Middlesbrough Borough Council)
Site L (North), Coulby Newham,
Middlesbrough, TS8 0TL

DEVELOPMENT LAND
1.15 acres (0.465 Hectares)

ENQUIRES

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LOCATION

Middlesbrough is a town in the north east of England, situated on the south bank of the River Tees approximately five miles east of Stockton on Tees and 40 miles south of Newcastle upon Tyne. The site is located in the Coulby Newham area of Middlesbrough, which is a well-regarded predominantly residential neighbourhood situated approximately 5.2 miles south of the town centre. More specifically, the site is situated to the west of Newham Way, occupying a position to the south of its roundabout intersection with Bickley Way and Cropton Way. A Tesco Extra superstore lies across Cropton Way to the west with the remainder of the Parkway Shopping Centre to the south west whilst the Coulby Newham Pharmacy and Parkway Medical Centre are to the south. Road links are therefore good, with Newham Way providing access to the B1365 to the north west, which in turn leads to the A1032 and A174 further to the north west. To the south, Newham Way provides access to Stainton Way, which leads to the A172 to the east and B1365 to the west. The nearest railway station is Gypsy Lane approximately three miles north east, although access to a wider range of services is provided from the main Middlesbrough Railway Station. Local bus services are also available in the immediate vicinity.

DESCRIPTION

The site extends to circa 0.465 Hectares (1.15 Acres) and comprises an area of grassed land of irregular but geometric shape, which slopes slightly down from west to east. Most of the site is grassed although there are trees to the north eastern and south eastern corners. These are not subject to Tree Preservation Orders. The Council's Planning Department has provided the following information: Although none of the trees on the site are under TPO or conservation area status, they positively add to the visual amenities of the area. Any proposed works to the trees would need to be agreed with the Council in order to balance the need for good screening and landscaping whilst achieving a high quality development. The sale will be subject to a condition prohibiting the removal of any trees from the site without the formal approval of the Local Planning Authority. A tarmac surfaced footpath cuts across the northern half of the site from north west to south east, currently connecting Cropton Way with Newham Way. This is an adopted footpath and the costs of diversion will be borne by the purchaser in the event of a sale.

PLANNING

Provisional guidance from the planning authority has been provided as follows:
In principle, the site is potentially suitable for the following, subject to planning permission being obtained:
i) Those uses falling within Use Class E (although not all of the E class uses may be considered acceptable e.g. E (g)(iii) – light industrial).
ii) Leisure and community uses.
In addition, some sui generis uses, e.g. former A5 uses such as Hot Food Takeaways, might be acceptable, subject to an appropriate assessment of the proposal. Acceptable uses within the above categories will be dependent upon being complementary to those within the District Centre, design, traffic and amenity considerations and conformity with the policies of the Local Plan. Interested parties should contact Paul.Clarke@middlesbrough.gov.uk to check whether the principle of their proposed development is considered to be acceptable.

TENURE

The site is in the Freehold ownership of Middlesbrough Council.

OFFERS

Align Property Partners are inviting offers by way of informal tender with submissions to be made no later than 1pm on Friday 25th November 2022. A pack containing additional information and offer forms is available from Align Property Partners on request.

PROCEDURE

All bids are to be returned by 1pm on Friday 25th November 2022. Informal bids should be submitted on the offer form which can be provided upon request. The envelope should have no other name or mark (e.g. franking marks) indicating the identity of the sender. Offers will not be considered unless they are submitted and sealed in the envelope tendered. Any offer returned after the closing date will not be accepted under any circumstances. The vendor is not bound to accept or consider the highest or any offer

LEGAL COSTS

The purchaser will be required to pay the Council's reasonable legal fees (equivalent to 1.50% of the purchase price) and surveyors fees (equivalent to 2.75% of the purchase price) in two equal instalments.

The Council will require any purchaser to provide a non-refundable deposit equivalent to 10% of the purchase price plus a non-refundable contribution amounting to 50% of the Council's legal and surveyors' fees.

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 Property Partners has any authority to make or give any representation or warranty whatever in relation to this site.

