

Valuation & Estates
Reference: FZ – 222/187/EG

RESIDENTIAL DEVELOPMENT SITE FOR SALE

HEMLINGTON NORTH, MIDDLESBROUGH, TS8 9DE



CLOSING DATE - 12 NOON 05TH MAY 2023

GUIDE PRICE: £250,000

FOR FURTHER INFORMATION PLEASE CONTACT:

elizabeth_green@middlesbrough.gov.uk

01642 728352







LOCATION

The subject site is situated in Hemlington, an established suburb of Middlesbrough.

Hemlington is located on the south-western fringe of Middlesbrough, close to its boundary with North Yorkshire.

Forming part of the ongoing urban extension at Hemlington Grange, several major housebuilders are currently progressing residential developments close to the subject site.

The site has proximity to both to the A174 and A19.

DESCRIPTION

The subject site area measures approximately 1.77 Acres [0.71 Hectares] as shown on the boundary plan.

The site is square in nature, laid to grass and containing hedgerow, shrubs and trees. A small watercourse also abuts the western boundary of the site.

The site is bounded by Stainton Way, the B1365, Hemlington Village Road and a private dwelling.

A real ale food-based inn, known as The Gables Public House, also adjoins part of the site.



PLANNING & DESIGN

Housing Mix & Types - There is a mix of high quality, medium to low density, three and four bedroom detached and semi-detached houses being built across the wider Hemlington Grange urban extension.

Given the site's prominent location and urban fringe setting, Hemlington North is however also considered appropriate for delivery of medium density affordable terraced and semi-detached houses.

A well designed low-rise 'marker' building on the northeast corner of the site fronting the Stainton Way/B1365 roundabout junction may also be considered acceptable, where it secures key design objectives and can be justified.

The whole of the site is to be developed for affordable/social rented housing.

General Design Considerations - Two key design principles are considered important to a successful development:

- Retaining the green edges - the boundary hedgerow to the south, west and east (partial) of the site provides a semi-rural character, a sense of enclosure and level of privacy which should be maintained.
- Creating a green interior space - creating a strong edge to Stainton Way will ensure the interior of the site is shielded from traffic noise, and can be designed as a peaceful green open amenity space for residents. The green centre provides an opportunity to incorporate a soft SUDS scheme, such as a rain garden/detention basin.

Dwellings are to be arranged broadly as a perimeter block, with the primary frontage of dwellings facing the community garden in the centre of the site.



Due to the proximity of the northern boundary of the site to Stainton Way, it is not considered appropriate for dwellings to front onto this road.

Consideration should be given to a strong boundary treatment on this northern boundary, which assists in mitigating road noise with the site.

Development along the western and southern boundaries should have rear gardens/backs to the site boundary, maintaining a 21m privacy distance from principal room windows of adjacent existing properties.

A central green open space should be introduced that offers amenity value, incorporates a rain garden, and provides an attractive outlook for the housing.

The existing field boundary hedgerow and trees should be retained as far as is possible, creating rear garden boundary conditions for associated houses.

Building Design - High quality design is expected across the site, incorporating both quality materials and architecture. Contemporary architectural design would also be supported.

Building heights should be generally restricted to no more than 3 storeys.

Variety is sought across the site in terms of house design with different architectural devices (e.g. contrasting roof profiles, materials and façade designs etc) being used to add interest.

Variable building lines are encouraged along streets to add visual interest. Away from the Stainton Road frontage, a maximum 6m building setback from back of pavement applies.

Public and private spaces should be well designed and defined - possibly to include high quality boundary planting, fencing or walls (to a maximum 0.8m in height).



Where rear gardens of dwellings on the northern and eastern part of the site face inwards, carefully designed high quality boundary treatments are required to ensure a pleasant outlook for occupiers of adjacent dwellings - to ensure that elevations do not become dead frontages used solely for car parking.

The scale and width of dwellings along a run of terraces should vary to create visual interest and rhythm. The same house type design should be used in a continuous run of no more than 5 units.

Interested parties should contact Paul Clarke, Head of Planning, using Paul_Clarke@Middlesbrough.gov.uk for advice regarding planning issues relating to the site.

HIGHWAYS & DESIGN

Access & Parking - Vehicular access to the site will be solely from Hemlington Village Road i.e., the spur that runs in a northerly direction to the front of the Gables Inn Public House. The internal road layout should have regard to potential pedestrian connections into the site at the south-western and north-eastern corners.

The impact that parked cars have on the street scene should be minimised. To achieve this:

- In-curtilage private parking to the front of a dwelling should be minimised. It is preferable that additional parking spaces are located to the side of properties, or integrated as garages/car ports creating tandem parking solutions.
- In-curtilage private parking to the rear of properties fronting Stainton Way is considered acceptable, but parking pads should be a maximum 6m long and 3.6m wide. Boundary treatments of these areas will be critical to avoid the creation of blank elevations and a lack of natural surveillance, which is poor design and will lead to the potential for crime and anti-social behaviour.



- Private dedicated parking entirely to the front should ideally only be introduced when treated as part of the street design. A minimum 2m wide public footpath should ideally separate this parking from the property boundary.

Streets should be designed to accommodate some managed on-street visitor/casual caller parking.

In the first instance, interested parties should contact Simon Thompson, Transport Development Engineer, via Simon_Thompson@Middlesbrough.gov.uk for further advice regarding highway design.

SERVICES

Supplementary documentation relating to local service utilities infrastructure has been made available by the Council on its website, and can be accessed at:

www.middlesbrough.gov.uk/hemlingtonnorth

Please note that this information is historic and has been provided for the purposes of information only. Prospective purchasers must make, and are to rely on, their own enquiries in respect of the capacity, availability and provision of services on or near to the subject site.

VIEWING

The site can be viewed at any time, at your own risk, from the adjacent highway pavements.

OFFERS

Middlesbrough Council seeks offers from organisations wanting to develop the site for affordable housing.

Interested parties should submit their offers for consideration via the Tender Form available.

TENURE

The site is offered freehold with vacant possession, for sale by way of informal tender.



VAT

The successful purchaser will not be required to pay VAT.

TENDER PROCEDURE

Tenders must be completed and returned to the Council on, or before, 12 Noon on 05th May 2023 at the following address:

FZ - 222/187/EG
Middlesbrough Council
Fountain Court,
119 Grange Road,
Middlesbrough,
TS1 2DT.

The reference FZ - 222/187/EG must be clearly marked on the front of the envelope.

It is imperative that there be no indication or notification of the identity of the party submitting the tender on the outside of the envelope bearing the tender return. Please be aware that the use of a franking machine, or carrier, may well cause this information to be revealed inadvertently, and in such circumstances the return will not be opened.

Supplementary information in support of your tender return will be accepted if enclosed within the same envelope as the Tender Form.

Compliance with the stated criteria should be evidenced via the submission of an indicative sketch layout, cost schedule, floor plans, project delivery programme and accompanying written statement detailing the form and function of the bidder's scheme proposal.

All bids must be submitted on the available Tender Form and returned in the manner stated above.

Please note that bids not submitted in the prescribed manner will not be considered, and that late bids will also not be accepted by the Council.



DEPOSIT

The purchaser will be required to exchange conditional contracts and pay the Council a non-refundable deposit equivalent to 10% of the purchase price within 8 weeks of the formal tender award.

PERFORMANCE

The purchaser will be required to submit a detailed planning application within 8 weeks of the exchange of contracts.

The purchaser will pay the balance sum equivalent to 90% of the purchase price and complete the transfer within 4 weeks of the receipt of a satisfactory planning permission.

The Council reserves the right to withdraw from the sale of the land if the purchaser does not complete the transfer of the same within 28 weeks of the exchange of contracts.

SCHEME DELIVERY

The purchaser will be expected to enter into a legal agreement with Middlesbrough Council that confirms the timeframe for delivery of their development scheme proposal.

FENCING COVENANT

The purchaser will be responsible for the erection and maintenance in perpetuity of the boundary and/or appropriate fencing treatment, to be agreed with Middlesbrough Council.

FEES

Upon completion, the purchaser will be required to pay the vendor's reasonable legal fees (equivalent to 1.50% of the purchase price) and surveyors fees (equivalent to 2.00% of the purchase price).

The professional fees set out above will be subject to capped minimum payments of £1,500 (legal) & £2,000 (surveyors).



INFORMATION

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Please note that the subject documentation is historic and has been provided for the purposes of information only. Prospective purchasers must make and rely on their own enquiries in respect of any diligence relating to the subject site.

Should you require any further information, please contact Elizabeth Green in the first instance.

Phone: 01642 728352

Email: elizabeth_green@middlesbrough.gov.uk

DISCLAIMER

1. The particulars are set out as a general outline for the guidance of interested parties and do not constitute part of an offer or contract.
2. All descriptions, dimensions and other details are given without responsibility and interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. The condition of any appliances, apparatus, fixtures, fittings, systems or services has not been checked and no warranties or guarantees are given. Interested parties must undertake their own investigation into the working order of such items.
4. No person in the employment of Middlesbrough Council has any authority to make or give any representation or warranty whatsoever in relation to this property.
5. Any personal information provided on the submission form and within any supporting documentation will be held in accordance with the Data Protection Act 2018 and used solely for the purpose for which you provide it. This information will be destroyed when it is no longer required for this purpose. Middlesbrough Borough Council use your personal information in order to deal with your Expression of Interest and may share it with other services within Middlesbrough Borough Council where necessary. Your information will be held in accordance with data protection regulations
6. For more information on how we use your personal data please view our Privacy Notice on our website <https://www.middlesbrough.gov.uk/> If you would like to discuss anything in this privacy notice or your information rights, please contact:

The Data Protection Officer
Middlesbrough Council
Fountain Court, 119 Grange Road, Middlesbrough TS1 2DT

Phone: 01642 245432

Email: dataprotection@middlesbrough.gov.uk

