



APP
Chartered Surveyors

FOR SALE

ON BEHALF OF MIDDLESBROUGH BOROUGH COUNCIL

Former Social Club, Turford Avenue, Brambles Farm, Middlesbrough, TS3 9AT

Development Land
0.75 Acre (0.3 Hectares)

ENQUIRIES

01609 797 330

appsurveyors.co.uk


Middlesbrough
moving forward

 **RICS**
Regulated by RICS

LOCATION

The site forms part of a former social club and bookmakers situated within the Brambles Farm part of Middlesbrough which is accessed via Turford Avenue, this residential estate is situated off of Cargo Fleet Lane (A171) which forms one of the main artery roads through Middlesbrough. The estate is almost directly in the centre of Middlesbrough with community and residential operators surrounding it. To the front of the site there is a children's nursery, to the South/East of the site there is a place of worship, to the East of the site is a school and the remaining elevations are residential

DESCRIPTION

The site is set over 0.75 acres of hardstanding land there are three buildings existing on the site they are;

1. The former social club
2. The former bookmakers
3. The substation (currently let to Northern Powergrid)

The site is secured by palisade fencing and with two locked gates to the front of the property

PLANNING

In principle, potentially acceptable uses for this property would be for residential or community purposes, subject to any proposal being assessed on its own merits and subject to the purchaser obtaining planning permission

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 31st March 2023**. 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 31st March 2023**. 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. Fees will be subject to capped minimum payments of £1,500 (legal) & £2,750 (surveyors)

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/tenants and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser/tenant 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 property/land is let/sold as seen, and the purchaser is to make their own checks, surveys, searches etc. No person in the employment of APP Chartered Surveyors has any authority to make or give any representation or warranty whatsoever in relation to this site/building(s).

