

WYNYARD TRADE PARK

DEVELOPMENT OPPORTUNITY
MAJOR ROUNDABOUT LOCATION
FROM 3,000 SQ.FT (279 SQ.M)



WYNYARD PARK...TEES VALLEY'S MOST SOUGHT AFTER LOCATION

www.wynyardpark.co.uk | www.wynyardbusinesspark.com | Wynyard Trade Park, Stockton-on-Tees, TS22 5TB

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LOCATION

The proposed development is located within Wynyard Business Park, which is a high quality landscaped mixed-use commercial development and forms part of the wider Wynyard area, which offers some of the north-east's highly affluent properties and is home to the most expensive street in the Tees Valley. In addition, Wynyard boasts a championship golf course, historic manor hall and gardens with spa, educational facilities, and picturesque woodland walks.

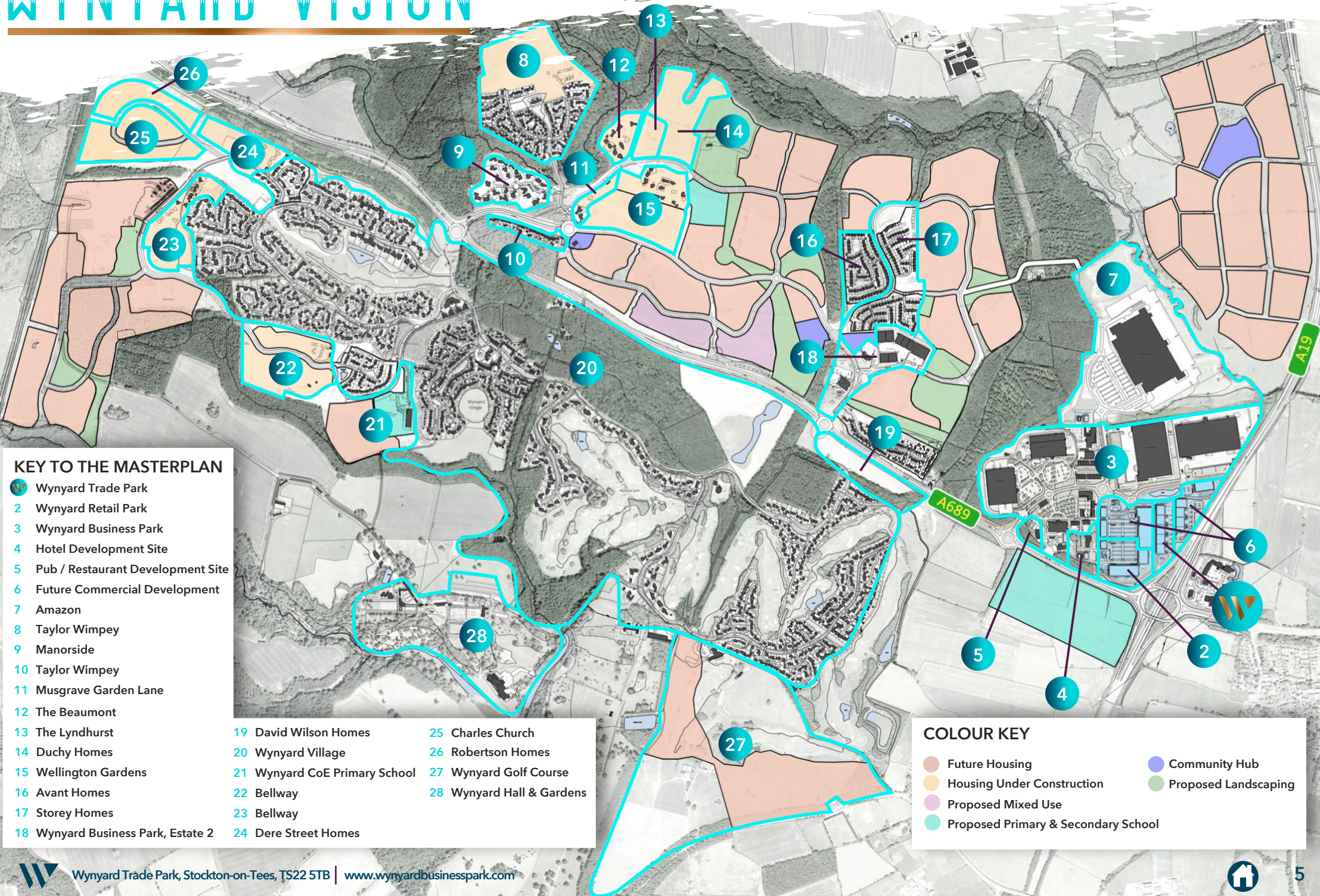
SITUATION

The Trade Park will be situated in a prominent location with excellent visibility from the busy A19(T). Wynyard has direct access from the A689 at the interchange with the A19(T), providing dual carriageway road links north, south, east and west. The A19(T) links Sunderland and East Durham to the north with the Tees Valley conurbation to the south. The A689 links Hartlepool to the east with Sedgefield, Durham and the A1(M) to the west. The population within a 20 minute drive time is 500,000.

- | | |
|--|---|
|  Billingham - 3 miles |  Peterlee - 13 miles |
|  Stockton - 6 miles |  Durham - 16 miles |
|  Hartlepool - 8 miles |  Darlington - 20 miles |
|  Middlesbrough - 8 miles |  Sunderland - 24 miles |
|  Sedgefield - 7 miles |  Teesside International Airport - 11 miles |









WYNYARD VISION



KEY TO THE MASTERPLAN

-  Wynyard Trade Park
-  Wynyard Retail Park
-  Wynyard Business Park
-  Hotel Development Site
-  Pub / Restaurant Development Site
-  Future Commercial Development
-  Amazon
-  Taylor Wimpey
-  Manorside
-  Taylor Wimpey
-  Musgrave Garden Lane
-  The Beaumont
-  The Lyndhurst
-  Duchy Homes
-  Wellington Gardens
-  Avant Homes
-  Storey Homes
-  Wynyard Business Park, Estate 2
-  David Wilson Homes
-  Wynyard Village
-  Wynyard CoE Primary School
-  Bellway
-  Bellway
-  Dere Street Homes
-  Charles Church
-  Robertson Homes
-  Wynyard Golf Course
-  Wynyard Hall & Gardens

COLOUR KEY

-  Future Housing
-  Housing Under Construction
-  Proposed Mixed Use
-  Proposed Primary & Secondary School
-  Community Hub
-  Proposed Landscaping

WYNYARD & SURROUNDING AREAS

Business Park

- Prominent roundabout location with immediate access to **A19** and **A689**, with a 10 minute drivetime to the **A1(M)**
- **22,000** cars passing daily on the A689 and **53,000** cars passing daily on the A19
- **1,755,000 sqft** of commercial space, home to 60+ Businesses employing over **2,000 people**
- Planning submitted for a **2,000,000 sq.ft.** Amazon fulfilment centre which will create **3,000 jobs** onsite
- Outline Planning permission for **6,000 sq.ft.** Pub/Restaurant development
- Outline planning permission for a **99-bed hotel**

Housing and population

- Situated within a residential area designated with Garden Village Status
- Approximately **1,644** existing homes with an additional **1,300** under construction or recently built within the immediate location. A total **7,000 homes** are proposed by 2035
(<https://www.stockton.gov.uk/media/1959456/wynyard-masterplan-adopted-nov-2019-low-res01.pdf>)
- Population of **8,639** in a 5-minute radius and a population of **500,022** in a 20-minute drive

Local Economy

- Fast-growing economy worth **£13 billion**
- Proposed Freeport at Teesport to create **32,000 jobs** and add **£2 billion** to the regional economy
(<https://teesvalley-ca.gov.uk/mayor/the-mayors-priorities/free-ports/>)
- South Tees Development Corporation, the First Mayoral Development Corporation to be set up outside of Greater London whose vision is the creation of **20,000** skilled jobs and to contribute **£1 billion** per annum into the UK economy. (<https://www.southteesdc.com/>)
- Major redevelopment within Teesside on the UK's largest industrial zone, consisting of **4,500** acres with **£393 million** of capital investment over the next 12 months. (<https://www.teesworks.co.uk/>)
- The UK's first carbon utilisation and storage facility based on Teesside, capturing 10 million tonnes of CO2
- The UK's third largest port by tonnage and deepest port on the east coast of England; Teesport handles more than 5,000 vessels, around 30 million tonnes of cargo and ½ million TEU every year
- The East Coast Main Line at Darlington enables a 2 hour 20-minute journey to central London.
- Teesside International Airport provides a gateway to global destinations for both business and logistics
- Export from the region for the world's largest polyhalite mine
- Teesside set to become UK's first ever Hydrogen transport hub
(<https://ukccsrc.ac.uk/wp-content/uploads/2020/07/Tees-Valley-16072020.pdf>)

WYNYARD HALL

WYNYARD GOLF

WYNYARD VILLAGE

WYNYARD BUSINESS PARK

TEESPORT

AMAZON, DURHAM



WYNYARD GARDEN VILLAGE

The Wynyard area has recently been granted Garden Village Status with a vision to deliver an exclusive living space within a high-quality sustainable settlement, accommodating a mixture of executive housing, market housing and employment development, as well as providing access to education, community facilities and green infrastructure for residents. Garden towns and villages are not a new concept and date back to the 19th century as a proposed greener alternative to urban slums. Today, these schemes should be delivered with the same ethos of the past, but in a 21st century context to create vibrant and diverse communities and are designed to tackle the housing crisis by easing pressure on existing towns and cities. Locally led garden villages have enormous potential to deliver the homes that communities need. A masterplan for high quality homes and funding has already been approved and the Wynyard area will be transformed into one of the largest privately owned mixed-use developments in the country and hold the title of the largest new housing area in the north-east, with approximately 7,000 proposed homes over a 15 year period. The garden status will allow access to a six-million-pound government fund, with the additional benefit of government support in terms of expertise, brokerage, and new planning freedoms; new garden projects will also have access to infrastructure funding programmes across government.



WYNYARD PARK, RESIDENT GARDEN
MANORSIDE, SELF-BUILDS



THE MEADOWS



DUKE OF WELLINGTON GARDENS



WYNYARD BUSINESS PARK

Wynyard Business Park is one of the most prestigious business locations in the Tees Valley and is home to over 60 businesses employing circa 2,000 people. The business park is a well landscaped location with 24-hour security and offers office and industrial accommodation along with leisure facilities including a gym, dentistry, and children's day nursery. These facilities further enhance the sustainability of the wider Wynyard settlement. Major employers on the park include Conoco Phillips, Clipper Logistics, Wood Group, Azets Accountants, Glamal Engineering, Balfour Beatty, the NHS ambulance Trust, FW Capital and Gleasons. Planning has been submitted for an Amazon fulfilment centre which will add a further 2,000,000 sq.ft. of critical mass to the park and an additional 3,000 employees onsite. In addition, planning has been approved for a Pub/Restaurant development, as well as a 99-bed hotel.



CONTACT



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