

FOR SALE INDUSTRIAL SELF BUILD PLOTS
9 INDIVIDUAL PLOTS OF VARIOUS SIZES
(Multiple with planning consent)

MANDALE PARK

TS16

URLAY NOOK ROAD, EAGLESCLIFFE
STOCKTON-ON-TEES, TS16 0TA



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EAGLESCLIFFE
STOCKTON-ON-TEES,
TS16 0TA**

LOCATION:

Urlay Nook is a prime location giving easy access to Stockton, Middlesbrough and Darlington as well as the popular local hubs of Yarm and Eaglescliffe.

Mandale Park TS16 also offers outstanding commuter links with Teesside International Airport on the doorstep as well as the A1(M), A19 and A66 being very close by.

The strategic position of the development means it serves a huge area, and so provides an array of opportunities for any potential tenant.

OPPORTUNITY:

At Mandale Park TS16 we have fantastic opportunities for you to purchase your own facility with a choice of 9 sites spanning a total of 31.84 acres.

Land is available to purchase (some with planning consent) for self-build projects or alternatively you can buy your chosen land from Mandale and we will construct your development on your behalf and become your landlord.

Get in touch to discuss this exciting opportunity.

No.	Size	Planning	Use	Price	Notes
1	1.54 acres	Full	25,500 sq. ft. with yard and parking	£385,000	
2	2.1 acres	Full	34,000 sq. ft. with yard and parking	£525,000	
3	3 acres	Full	50,000 sq. ft. with yard and parking	£750,000	
4	5.7 acres	Outline	90,000 sq. ft. with yard and parking	£1,425,000	
5	7.8 acres	Outline	117,000 sq. ft. with yard and parking	£1,950,000	
6	3.8 acres (3.1 usable)	None	Various uses considered	£775,000	
7	3.9 acres (2.8 usable)	None	Various uses considered	£700,000	
8	1.5 acres (1 usable)	None	Various uses considered	£250,000	
9	2.5 acres (1.6 usable)	None	Various uses considered	£400,000	
	31.84 acres			£7,160,000	



SITE 8

SITE 9

SITE 7

SITE 4

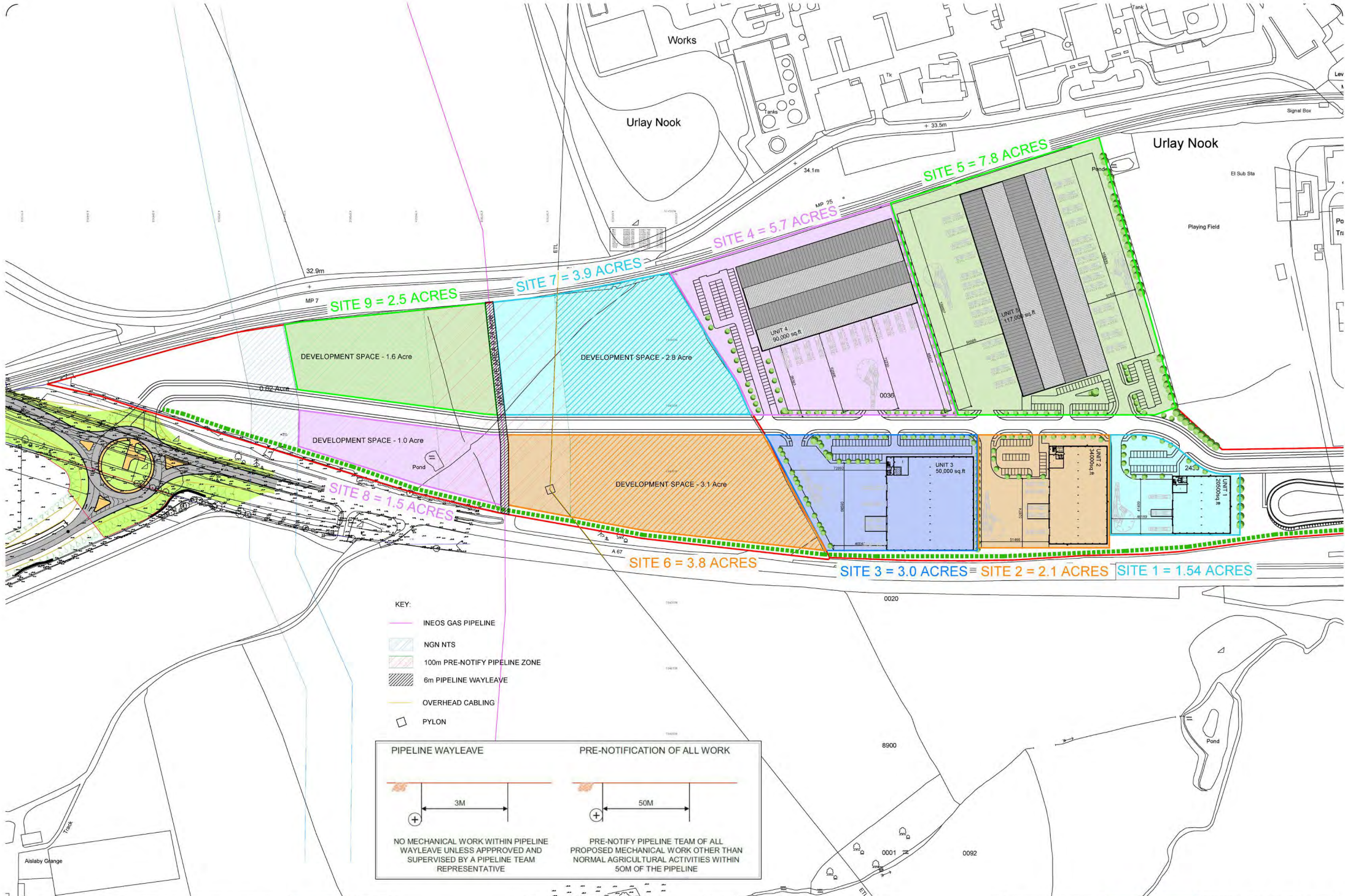
SITE 5

SITE 6

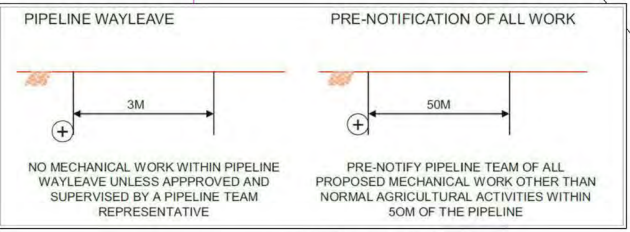
SITE 3

SITE 2

SITE 1



- KEY:**
- INEOS GAS PIPELINE
 - NGN NTS
 - 100m PRE-NOTIFY PIPELINE ZONE
 - 6m PIPELINE WAYLEAVE
 - OVERHEAD CABLING
 - PYLON



1. CHECK ALL DIMENSIONS ON-SITE PRIOR TO WORK COMMENCING
 2. CONTRACTOR TO REPORT ANY DISCREPANCIES TO ELDER LESTER ARCHITECTS
 3. ORDINANCE SURVEY DATA IS USED ON ELDER LESTER DRAWINGS; ELDER LESTER IS NOT RESPONSIBLE FOR THE ACCURACY OF DIMENSIONS RELATING TO ORDINANCE SURVEY DATA OR THAT OUTSIDE OF INSERTED TOPOGRAPHIC SURVEY INFORMATION
 4. WORK WITHIN THE CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015 IS NOT TO START UNTIL A HEALTH & SAFETY PLAN HAS BEEN PRODUCED (BY OTHERS)
 5. THIS DRAWING IS FOR USE BY THE CLIENT ONLY AND FOR THE LOCATION SPECIFIED. COPYRIGHT & ANY DESIGNS THEREIN ARE THE PROPERTY OF ELDER LESTER ARCHITECTS & MUST NOT BE COPIED WITHOUT WRITTEN AGREEMENT



PROJECT/CLIENT:
 PROPOSED DEVELOPMENT
 URLLEY NOOK ROAD, PHASE 2
 STOCKTON ON TEES
 THE MANDALE GROUP

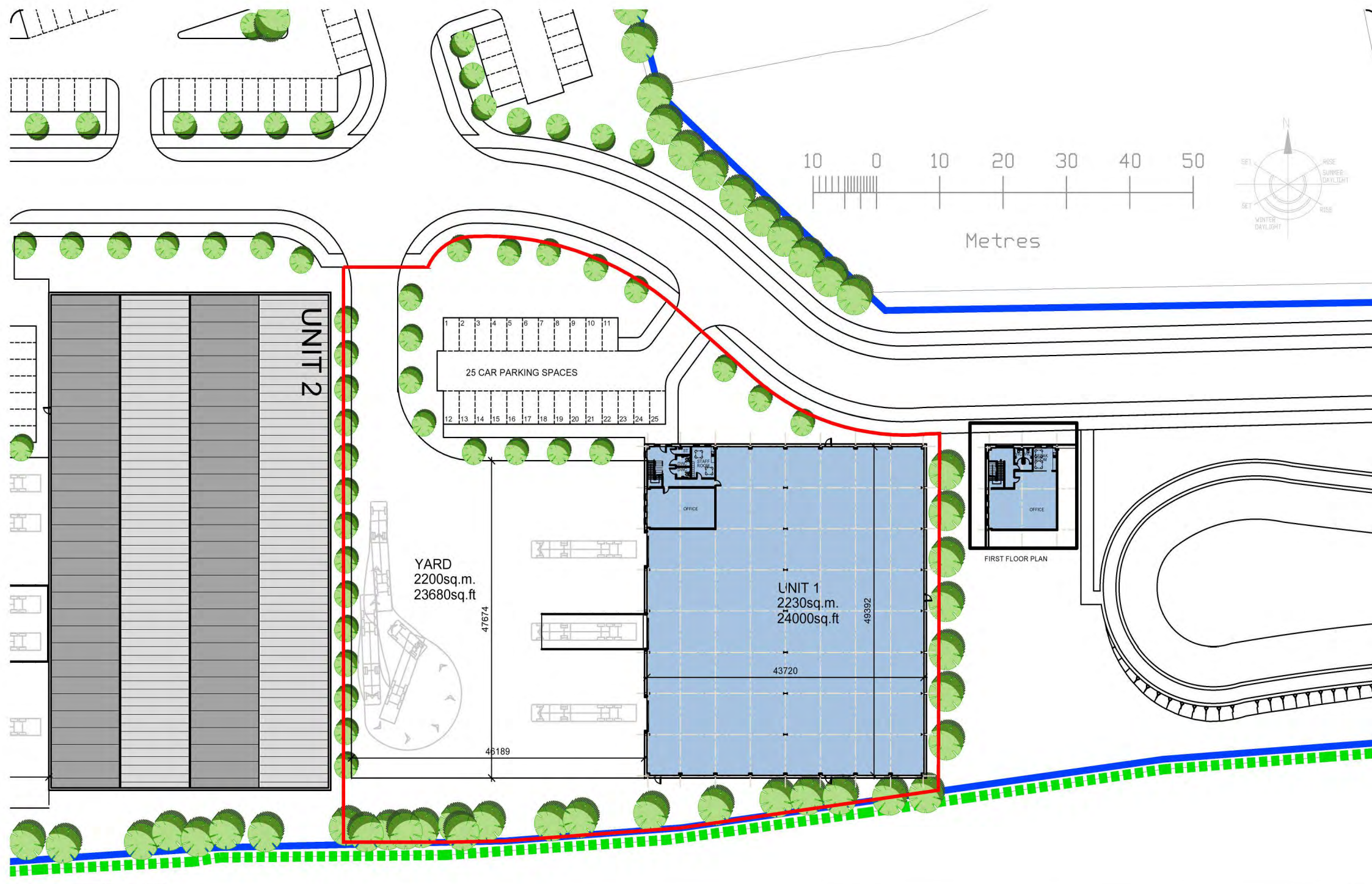
DRAWING INFORMATION:
 SITE SKETCH JD

RECENT REVISION NOTES:

ELDER LESTER ARCHITECTS
 REEDS MILL, ATLAS WYND,
 Y16BA
 TS15 9AD
 TEL: 01462 782211
 WWW.ELDERLESTER.CO.UK



SCALE & PAPER SIZE: DATE CREATED: 31/01/2023
 1:1250 @ A1 DATE OF LAST ISSUE: 30/07/2023
 DRAWING No: 2220-SSK-JD - A
 DRAWN/ISSUED BY: SJT



UNIT 2

25 CAR PARKING SPACES

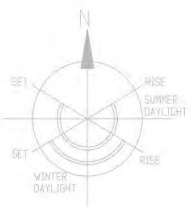
YARD
2200sq.m.
23680sq.ft.

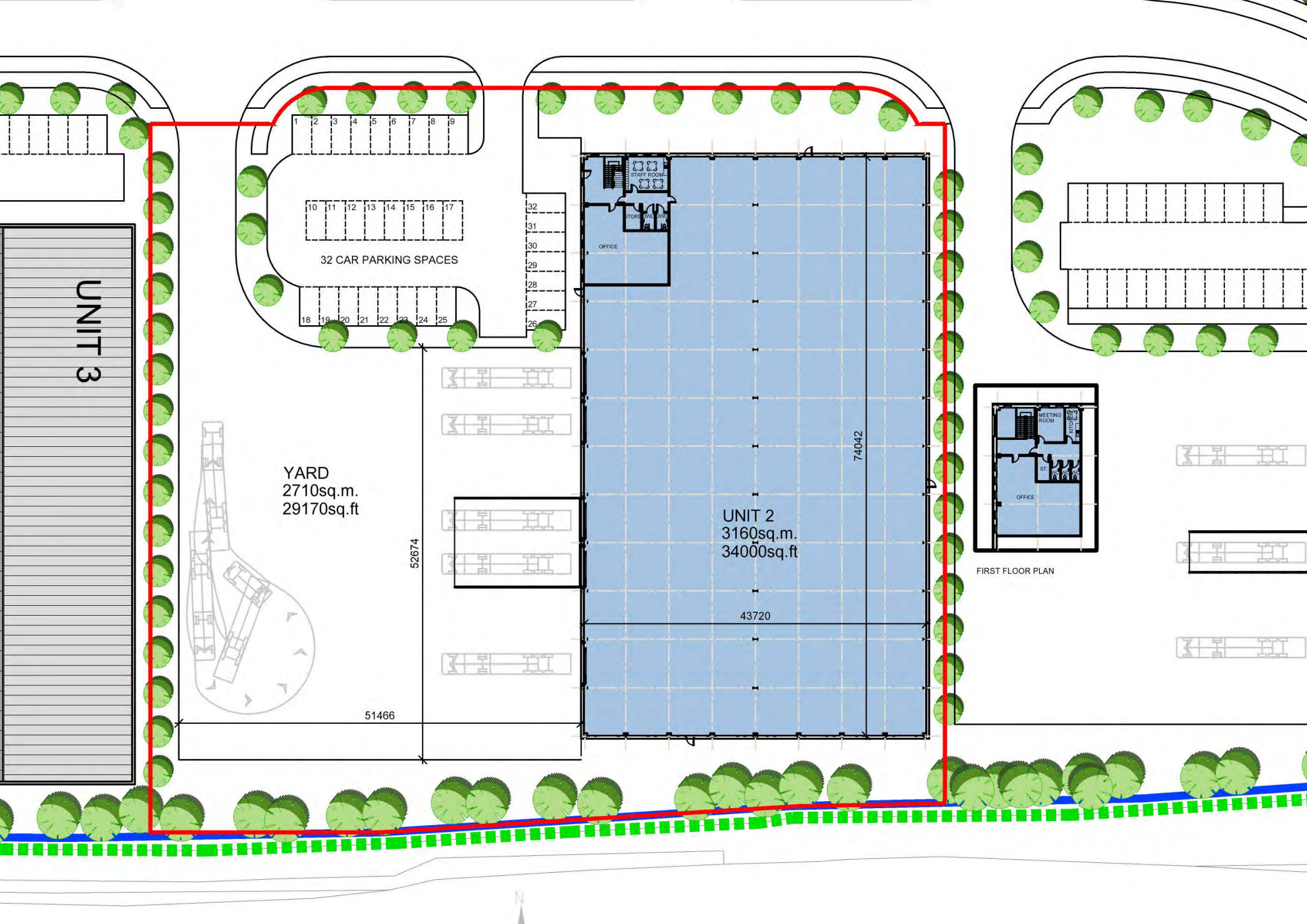
UNIT 1
2230sq.m.
24000sq.ft.

FIRST FLOOR PLAN

10 0 10 20 30 40 50

Metres





UNIT 3

YARD
2710sq.m.
29170sq.ft

UNIT 2
3160sq.m.
34000sq.ft

32 CAR PARKING SPACES

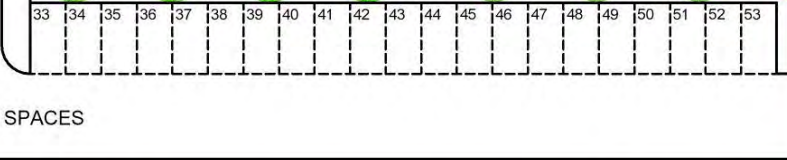
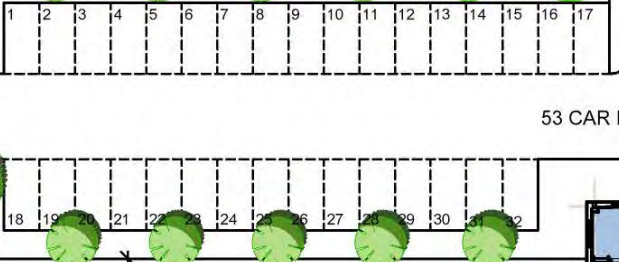
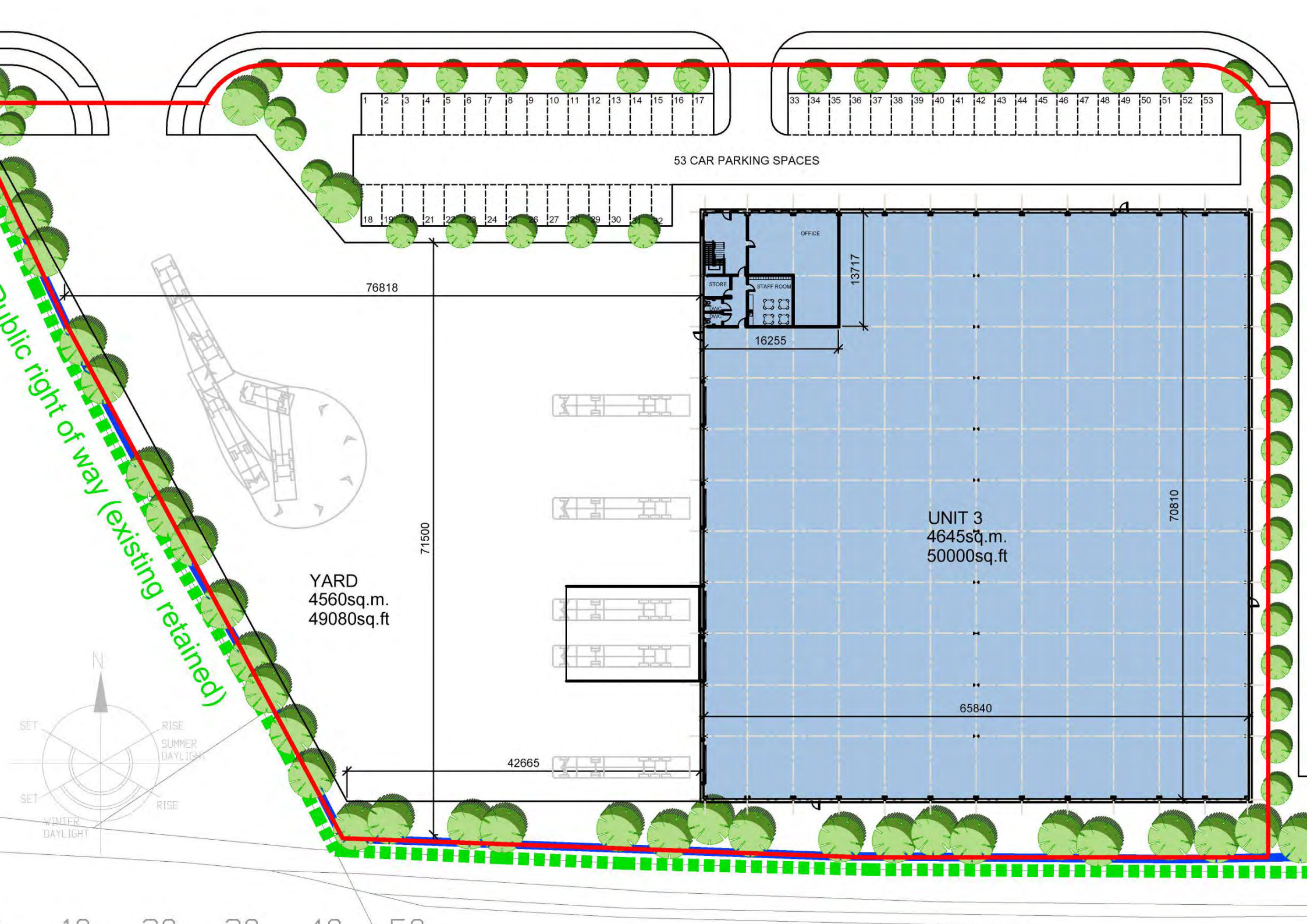
FIRST FLOOR PLAN

52674

51466

74042

43720

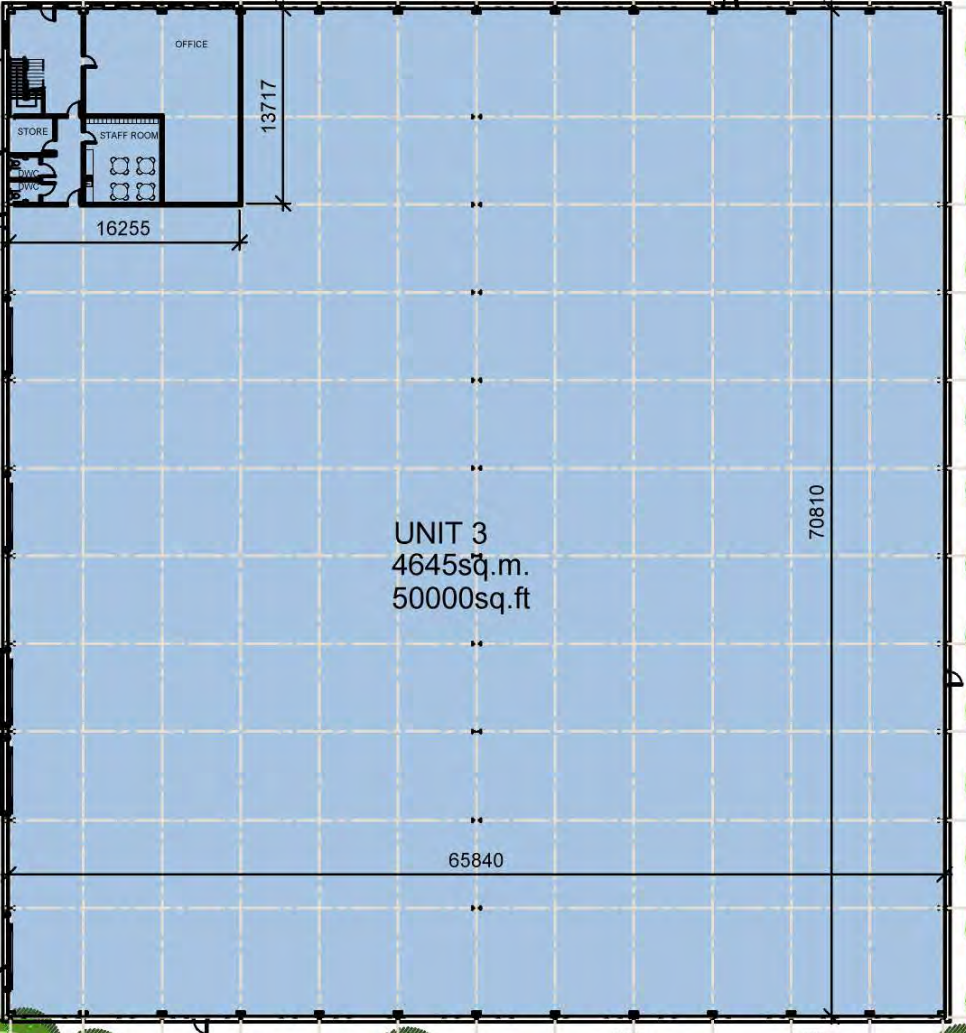


53 CAR PARKING SPACES

76818

71500

YARD
4560sq.m.
49080sq.ft



42665



Public right of way (existing retained)



UNIT 4
8360 sq.m.
90,000 sq.ft

112 CAR PARKING SPACES

YARD
8580 sq.m.
92355 sq.ft

LEVEL ACCESS

LEVEL ACCESS

LEVEL ACCESS

LEVEL ACCESS

DOCK LEVELLER

DOCK LEVELLER

DOCK LEVELLER

DOCK LEVELLER

DOCK LEVELLER

DOCK LEVELLER

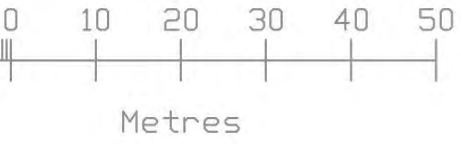
LEVEL ACC

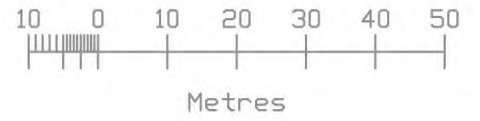
LEVEL

LEVEL

LEVEL

L





YARD
8317 sq.m.
89525 sq.ft.

UNIT 5
10870 sq.m.
117,000 sq.ft.

YARD
6057 sq.m.
65200 sq.ft.

71 CAR PARKING SPACES

42 CAR PARKING SPACES

169007

173601

169860

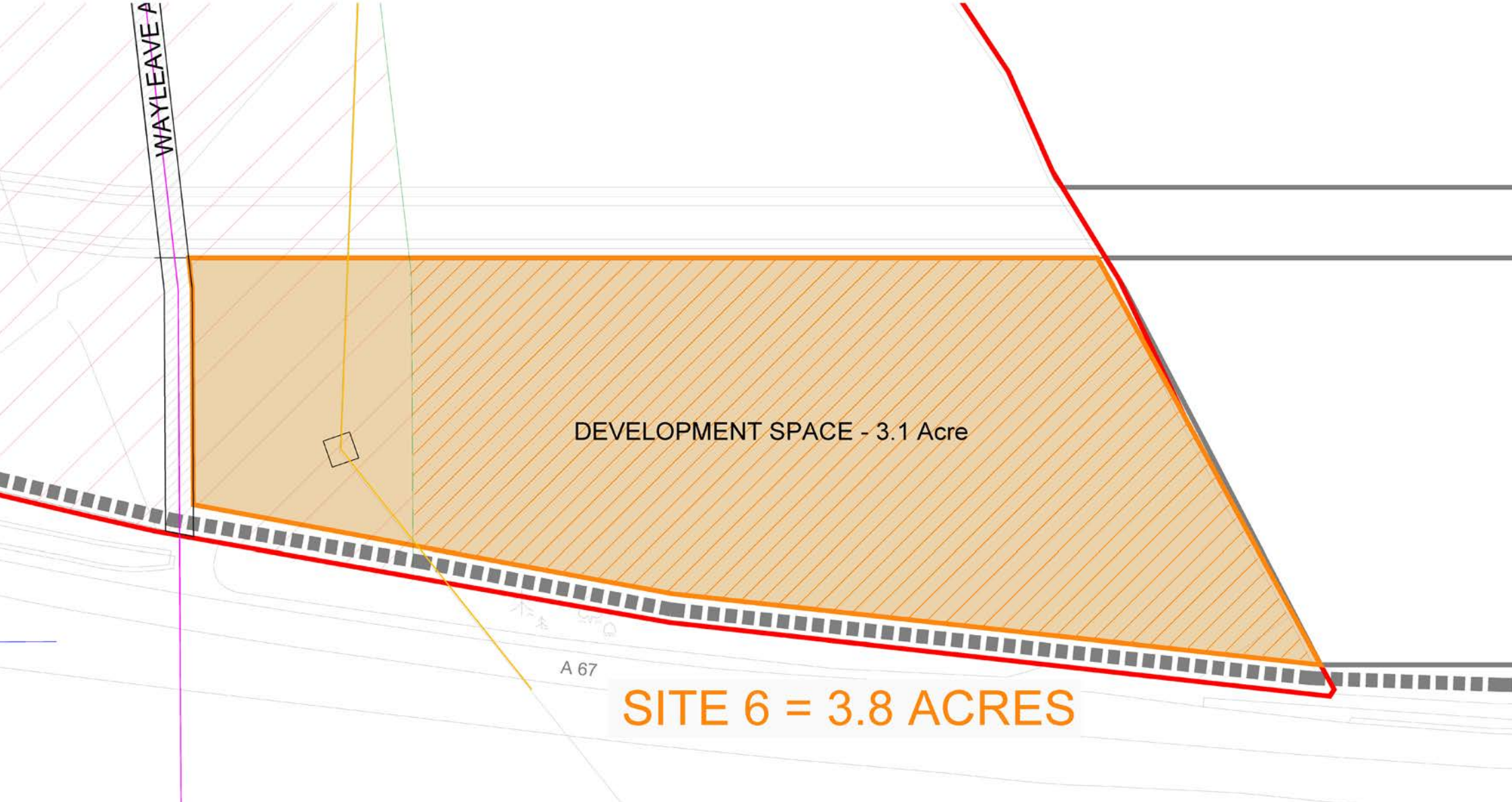
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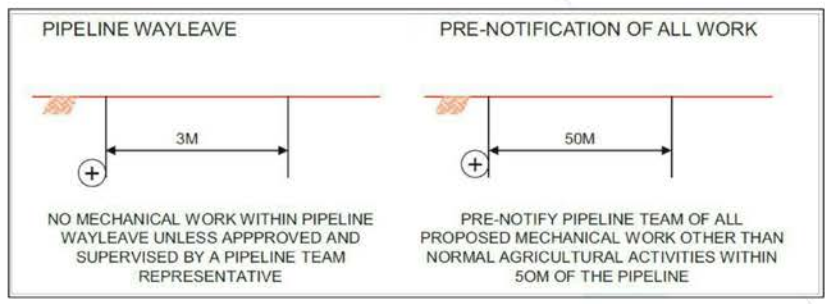
37527

FIRST FLOOR PLAN



DEVELOPMENT SPACE - 3.1 Acre

SITE 6 = 3.8 ACRES

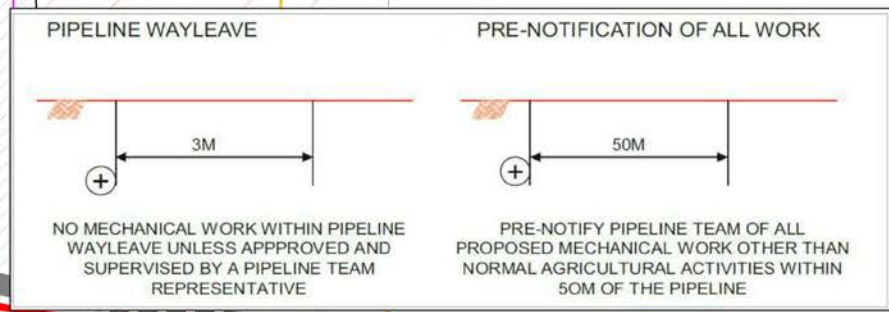


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 - 6m PIPELINE WAYLEAVE
 - OVERHEAD CABLING
 - PYLON

SITE 7 = 3.9 ACRES

WAYLEAVE AREA 0.24 Acre

DEVELOPMENT SPACE - 2.8 Acre



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ETL

514300N	514300E	514300S	514300W
514310N	514310E	514310S	514310W
514320N	514320E	514320S	514320W
514330N	514330E	514330S	514330W
514340N	514340E	514340S	514340W
514350N	514350E	514350S	514350W
514360N	514360E	514360S	514360W
514370N	514370E	514370S	514370W
514380N	514380E	514380S	514380W
514390N	514390E	514390S	514390W
514400N	514400E	514400S	514400W

514300N

514400N







514350N

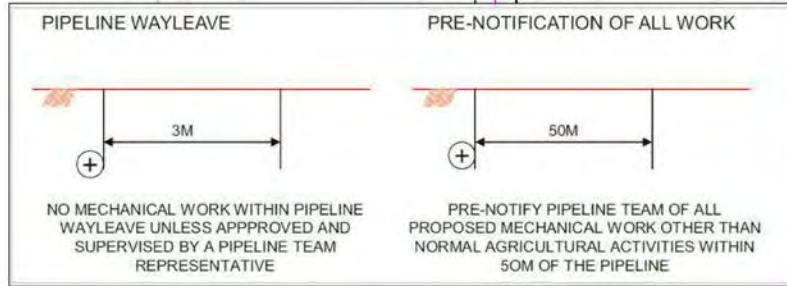
32.9m

BM 34.13m

MP 7

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0.82 Acre

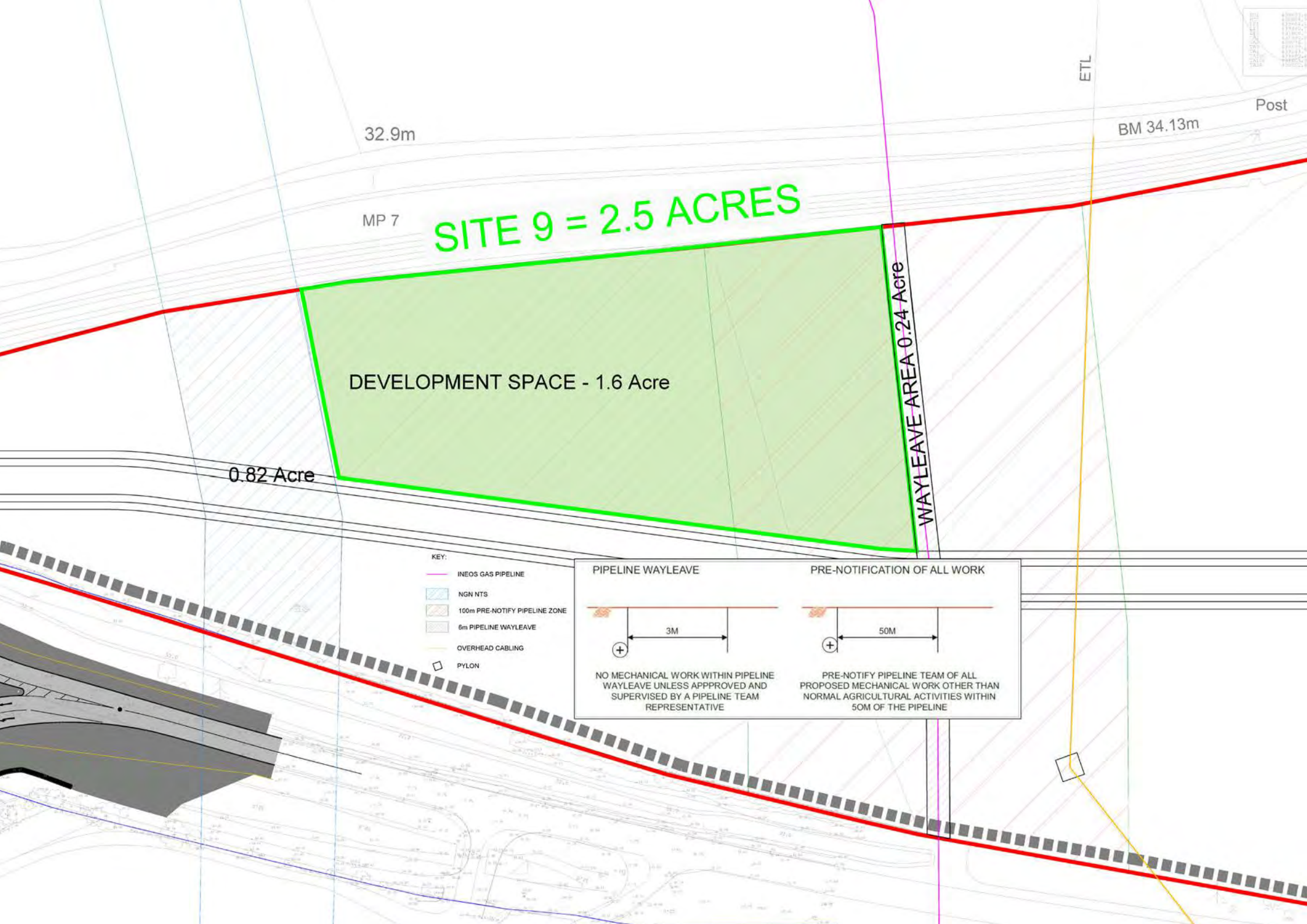
DEVELOPMENT SPACE - 1.0 Acre

Pond

SITE 8 = 1.5 ACRES

Acre

WAYLEAVE



32.9m

ETL

BM 34.13m

Post

MP 7

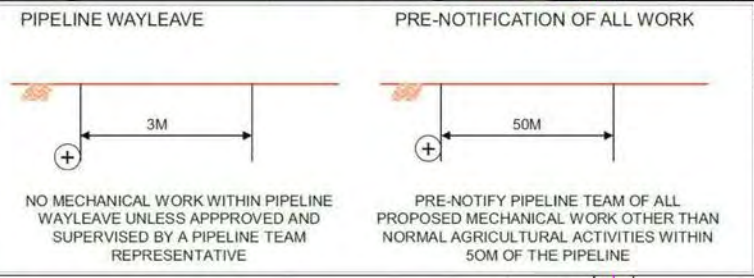
SITE 9 = 2.5 ACRES

DEVELOPMENT SPACE - 1.6 Acre

0.82 Acre

WAYLEAVE AREA 0.24 Acre

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