

FOR SALE

Development Site/Hardstanding 1.4 Ha (3.44 acres)

Land at Brewsdale Road, Middlesbrough TS3 6LJ



BREWSDALE ROAD

Middlesbrough TS3 6LJ

LOCATION

The subject site is located to the north of Brewsdale Road and James Street, immediately to the west of the A177 Cargo Fleet Lane close to its junction with the A66. Middlesbrough town centre is a little over 1 mile to the west and the A19/A66 junction only 3½ miles away. Both the Teesport and Wilton sites are within 4 miles to the east.

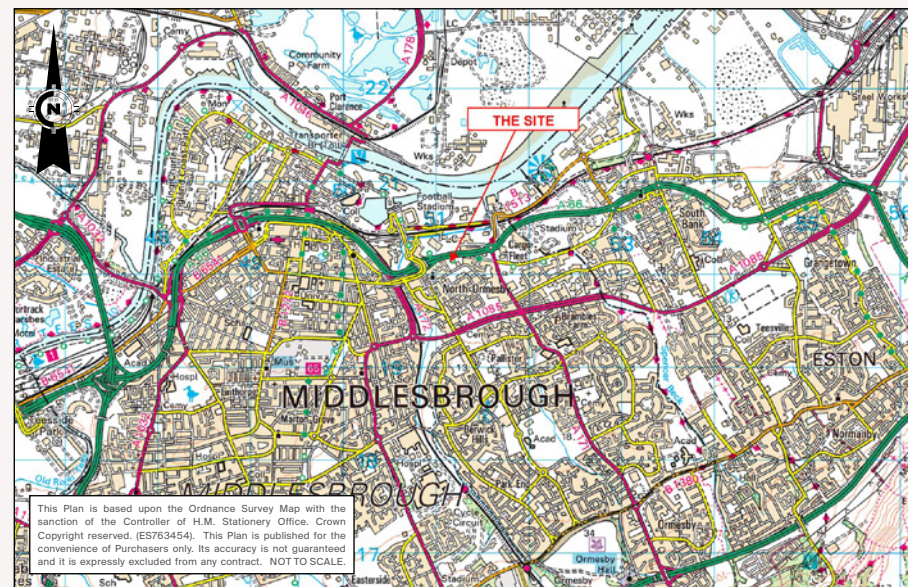
The site is bounded by the A66 to the north, recently built housing to the west and employment uses to the south and east.

DESCRIPTION

This former brownfield employment site totals 1.4 Ha (3.44 acres) and has most recently been used for hardstanding and container storage and as a consequence has been surfaced with stone chippings/road planings and is enclosed by a galvanised steel palisade fence with double access gates.

It occupies a prominent position fronting the south side of the A66 and is therefore highly visible to passing traffic. Vehicular access to it is from Brewsdale Road but there is also an opportunity to form a pedestrian/cycle access from South Bank Road along the northern boundary of the site.





PLANNING

Middlesbrough Council's Local Plan is currently nearing the end of its review/consultation period and when adopted will replace a series of earlier Development plans dating from 2008 to 2014. From our inspection of the emerging plan the land is shown as unallocated white land and therefore offers scope for a variety of uses subject to planning consent.

Our understand is that the site has historically been used for employment purposes however with the introduction of residential housing scheme immediately to the west in the recent past, then it is possible that the council will take a much more flexible approach to use.

There is no evidence of any planning applications in relation to the site within the last 20 years and our clients most recent use as container storage was limited to a very small part of the site adjacent to the entrance.

Interested parties are recommended make their own enquiries of the local authority planning department on 01642 729065 or 01642 729487.

Email: planningpolicy@middlesbrough.gov.uk.

SERVICES

The site benefits from a 3 phase electricity supply and the vendor has made application for and paid for a water supply which is yet to be installed.

There are foul and surface water drains located in Brewsdale Road in addition there is a combined sewer running north to south along the eastern boundary of the site.

Further information regarding service locations can be provided on request.

TENURE

Freehold.

PRICE

Offers are sought in the region of £1,050,000 subject to contract.

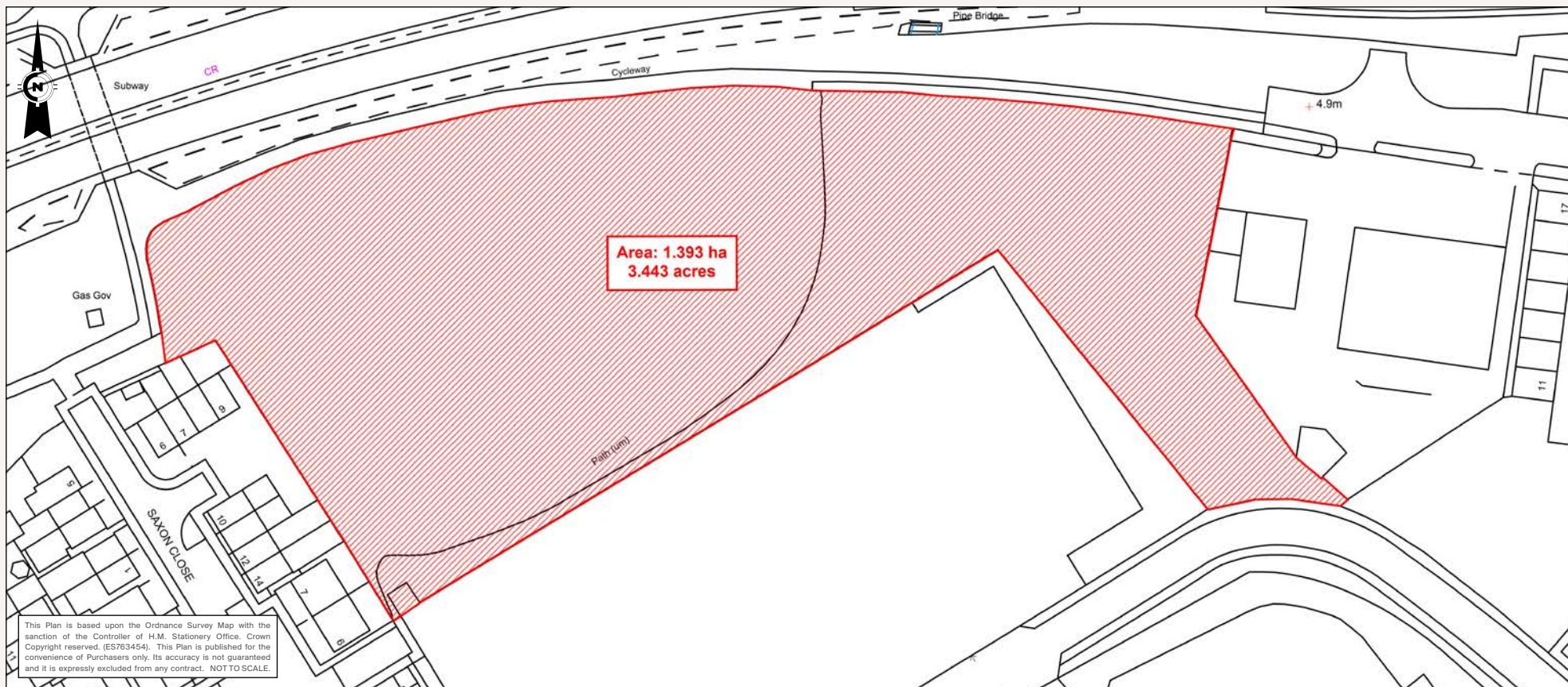
LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

ANT-MONEY LAUNDERING

The Money laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017 (MLR 2017) introduced the requirement for the completion of due diligence on both the Vendor & Purchaser.

We are required to conduct Client Due Diligence (CDD) in accordance with MLR 2017. The intended purchaser will be required to provide the requisite information in order to comply with this legislation before any sale can proceed.



For further details please contact:



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Subject to Contract



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