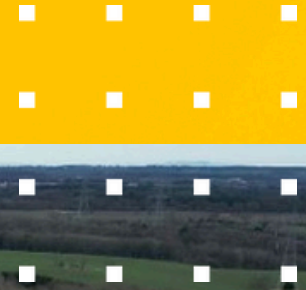


# Land at Durham Road

THORPE THEWLES, STOCKTON-ON-TEES TS21 3JN

For Sale - Excellent Residential Development Opportunity



savills



### KEY HIGHLIGHTS

- Excellent edge of settlement location
- Attractive site with open aspects
- Close proximity to Stockton-on-Tees town centre
- Gross site area 10.76 acres (4.35 ha)
- **Informal sealed tenders sought by noon Wednesday 18 September 2024**

### LOCATION

The site is located on Durham Road to the southern periphery of Thorpe Thewles approximately 4 miles north west of Stockton, 5 miles south east of Sedgfield and 10 miles north east of Darlington. The village has experienced an element of development in recent years with Homes by Carlton's exclusive Thorpe Paddocks located opposite the site to the north of Durham Road.

Thorpe Thewles is an attractive village surrounded by open countryside to all directions which offers future residents the opportunity to live in a semi-rural location whilst being within convenient distance to Stockton. It is accessed via Durham Road which then links on to the A177 providing direct access to Stockton to the south along with the A66 and A19. The village is attractive in nature accommodating both The Vane Arms and Hamilton Russell Arms which provide the village with a daytime and evening restaurant and leisure offer.

The site presents an exciting opportunity to provide a high quality development within an attractive landscape setting. It provides a platform for a unique, well designed development in a sustainable location which benefits from its proximity to local amenities as well as excellent road and public transport networks.

### DESCRIPTION

The site extends to approximately 10.76 acres (4.35 hectares) and is currently utilised for agricultural purposes. It is bound by Durham Road to the north, Thorpe Beck to the southern and western boundaries and housing to the north. The site is split into two distinct eastern (5.12 acres) and western (5.64 acres) parcels and is separated by a hedgerow running in a north south direction.

It is anticipated that access will be taken via Durham Road from the north eastern boundary. The site benefits from its open aspect to the south and west along with its convenient access to amenities in Stockton a short drive to the south east. As such the site provides future residents with the opportunity to benefit from semi-rural living in an attractive and sought after village with a good leisure offer, whilst being conveniently placed for transport links and well served by local amenities.

The site is shown outlined in red on the plan.



## PLANNING

The site lies in Stockton-on-Tees Borough Council area. In line with current planning policy, it is our view that development on the site may support 'windfall' housing development on unallocated sites within or adjacent to defined settlements (subject to Stockton being unable to deliver five year housing land supply), with the proposed site considered to be adjacent to the settlement's built form. Alongside this, the site can be promoted for consideration to be allocated within the next Local Plan Review.

Detailed planning permission was granted on land opposite the site immediately to the north of Durham Road for 31 no. dwellings (18/2696/FUL) which was developed by Homes by Carlton. It is therefore our view that the planning approval for new housing on the neighbouring site sets a strong precedent for the development of the site as it is subject to near identical policy context as well as having very similar site characteristics.

Interested parties should note that we are willing to consider proposals on both a Conditional Contract and Option/Promotion basis.

## SERVICES

We are advised that services are available; however, interested parties are advised to make their own enquiries of the utilities companies in respect of service provision to the site.

## INFORMATION PACK

An information pack is available which includes the following:

- Tenancy Information;
- Title Information; and
- Bid template.





## TENURE

The site is to be sold freehold with vacant possession. The site is owned by two separate parties and interested parties should note that the eastern parcel is in the process of being registered with Land Registry. The western parcel is held under title number CE179417.

The site is currently subject to an agricultural tenancy, details of which can be provided on request. Notice shall be served by our respective clients as and when planning permission is granted in order to obtain Vacant Possession and facilitate development.

## VAT

VAT will not be payable.

## VIEWING

The site can be seen from Durham Road from the northern boundary. Interested parties should note that access to the site is to be by appointment only with Sole Selling Agents, Savills.





## METHOD OF DISPOSAL

We are instructed to dispose of the freehold interest via an Informal Sealed Tender process. Tenders are requested by noon Wednesday 18 September 2024. Tenders are to be submitted directly to [david.craig@savills.com](mailto:david.craig@savills.com) and [emma.young@savills.com](mailto:emma.young@savills.com). Bidders are asked to submit offers in Savills standard bid template a copy of which can be obtained by emailing David Craig or Emma Young. Tenders should also include:

- Terms and conditions of the offer;
- A scheme layout plan;
- Planning Strategy;
- Proof of funds;
- Written confirmation of source of funding;
- Two forms of identification of the purchasing entity; and
- Timescales for exchange and completion.

Please note that the seller is not obliged to accept the highest or any offer. All offers received are subject to contract. The seller is not obliged at any point to exchange contracts. Interested parties should note that overage and or clawback provisions may be incorporated into the legal contract.

The successful developer shall be required to instruct Savills in respect of bulk sales and the disposal of affordable tenure units to a Registered Provider.

## CONTACT

For further information please contact:



### David Craig

Director  
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### Emma Young

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