

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



**Mandale
Group**

MANDALE PARK

TS16

**URLAY NOOK ROAD,
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 | |



htare.co.uk
0191 245 1234



SITE 8

SITE 9

SITE 7

SITE 4

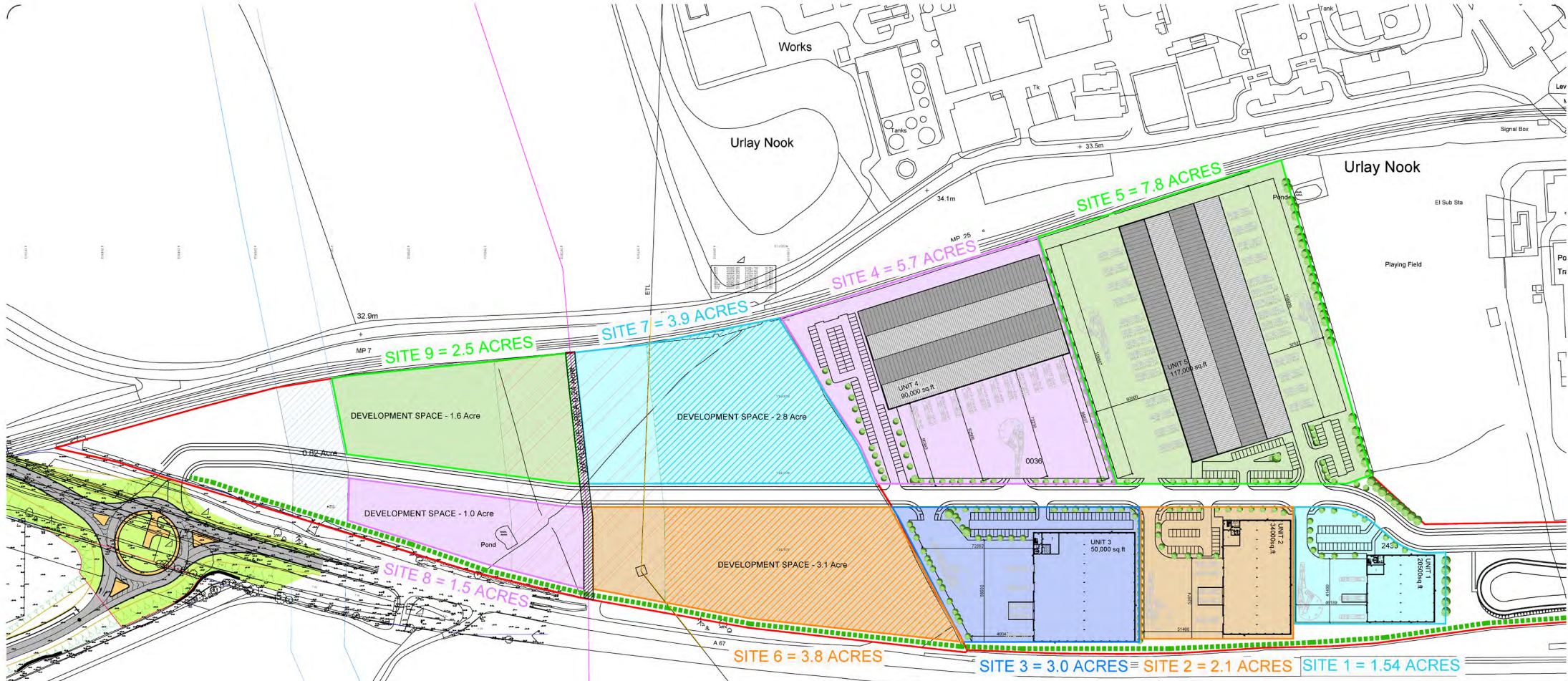
SITE 5

SITE 6

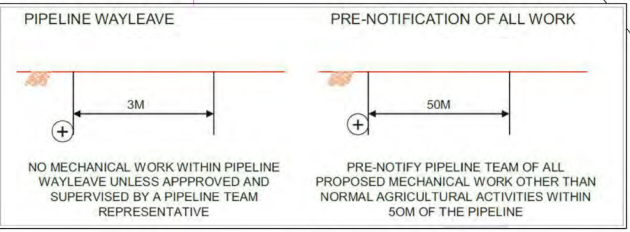
SITE 3

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
 URLAY NOOK ROAD, PHASE 2
 STOCKTON ON TEES
 THE MANDALE GROUP

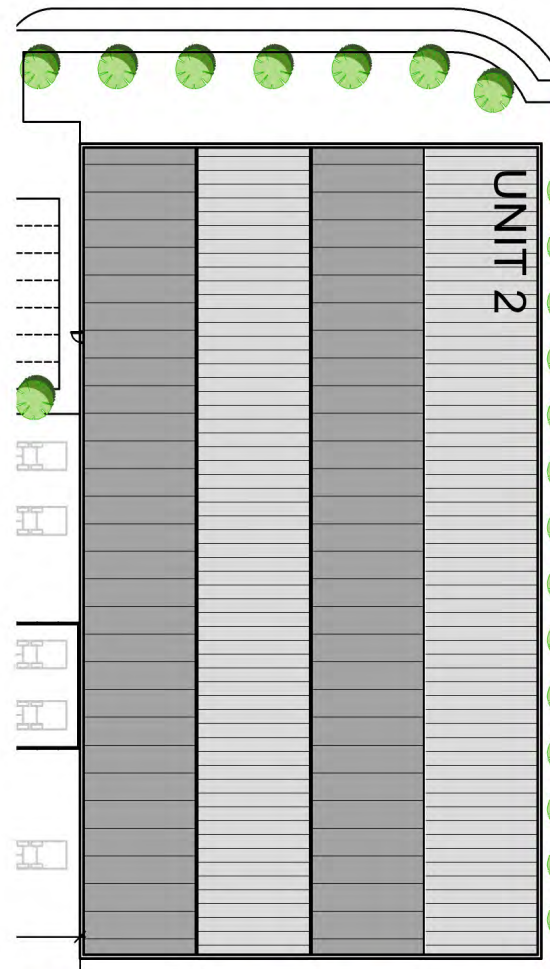
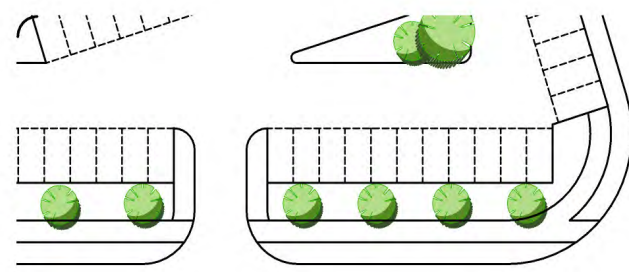
DRAWING INFORMATION:
 SITE SKETCH JD

RECENT REVISION NOTES:

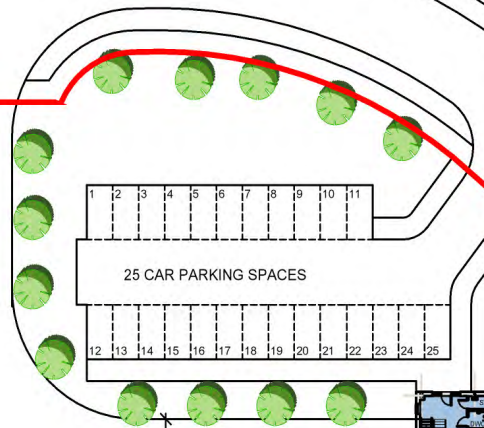
ELDER LESTER ARCHITECTS
 REEDS MILL, ATLAS WYND,
 Y16RN
 TS15 9AD
 TEL: 01462 782211
 WWW.ELDERLESTER.CO.UK



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: JLT



UNIT 2

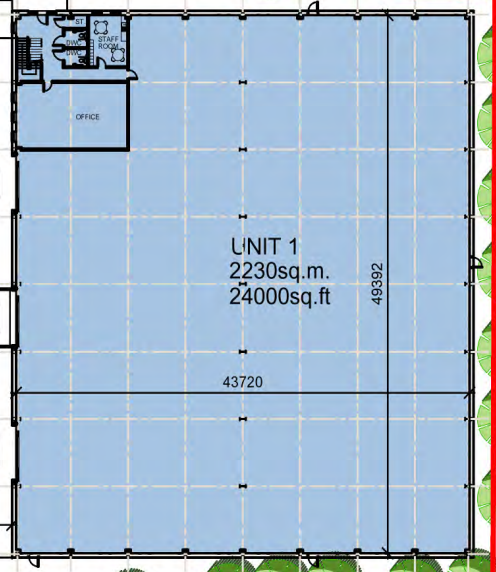


25 CAR PARKING SPACES

YARD
2200sq.m.
23680sq.ft

47674

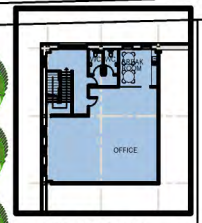
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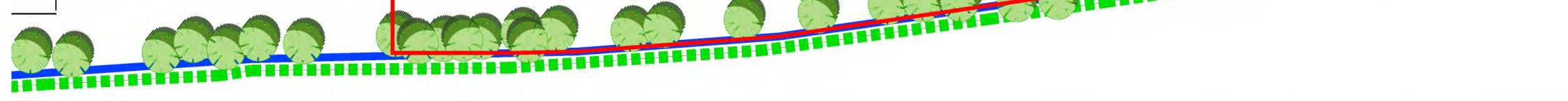
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2230sq.m.
24000sq.ft

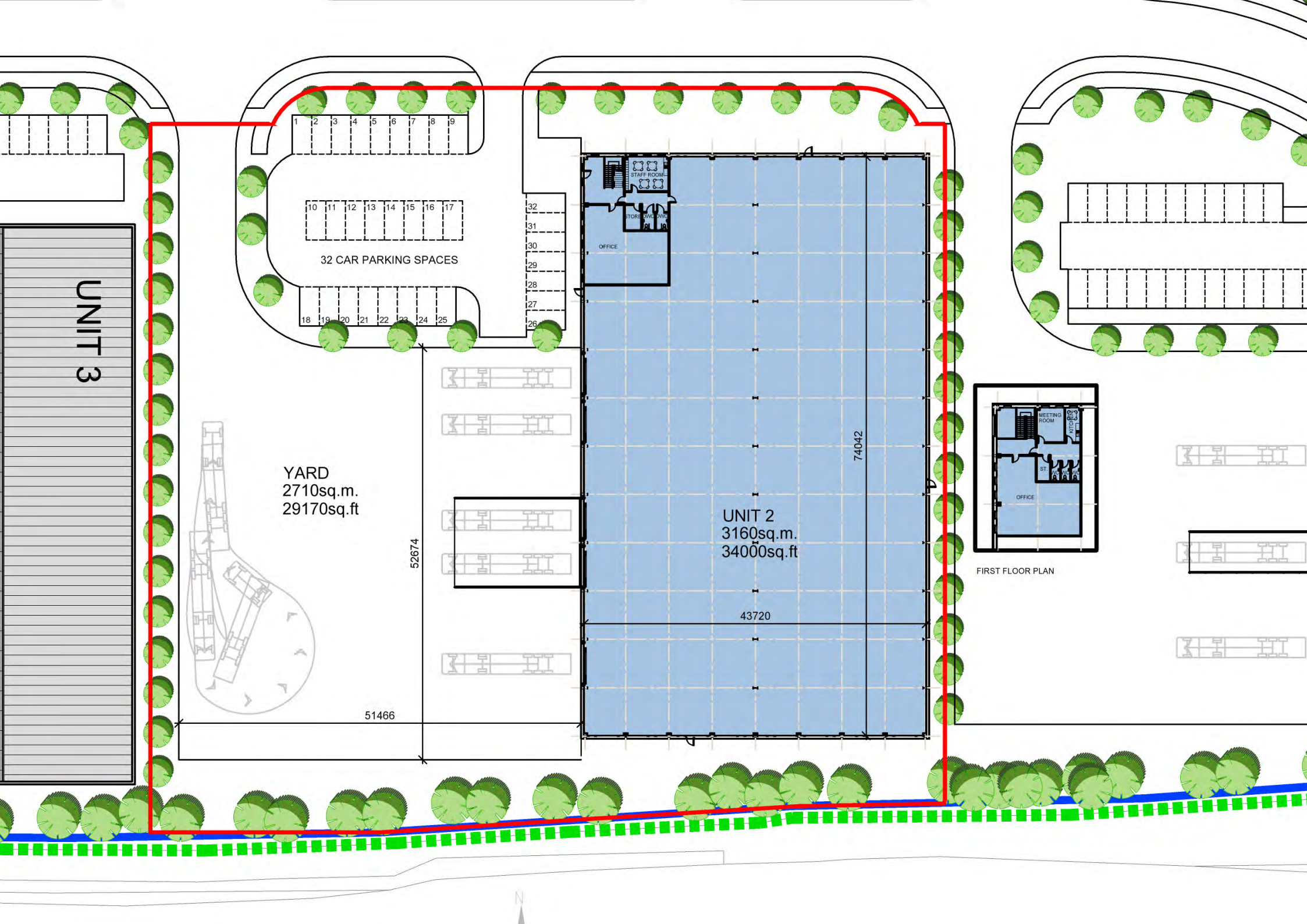
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43720



FIRST FLOOR PLAN





UNIT 3

YARD
2710sq.m.
29170sq.ft

32 CAR PARKING SPACES

UNIT 2
3160sq.m.
34000sq.ft

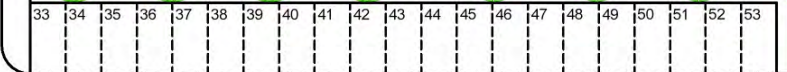
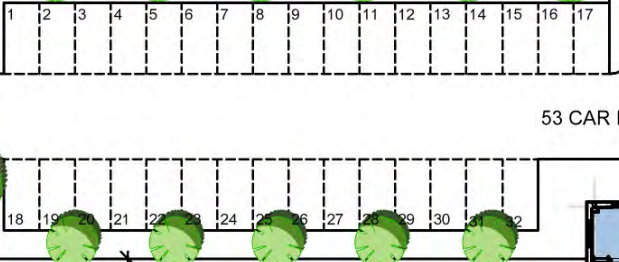
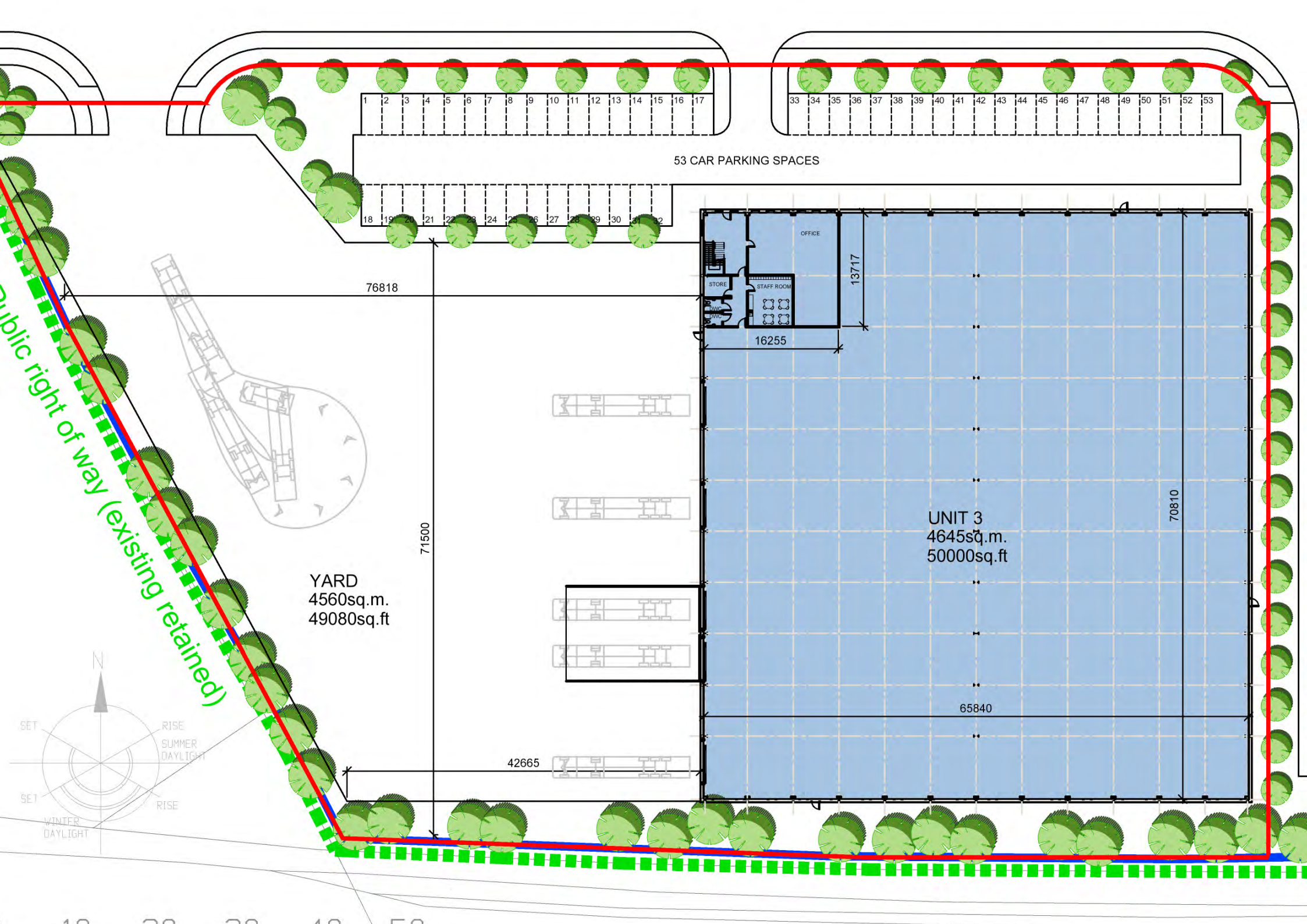
FIRST FLOOR PLAN

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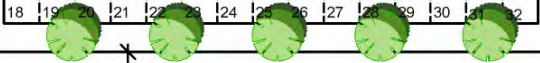
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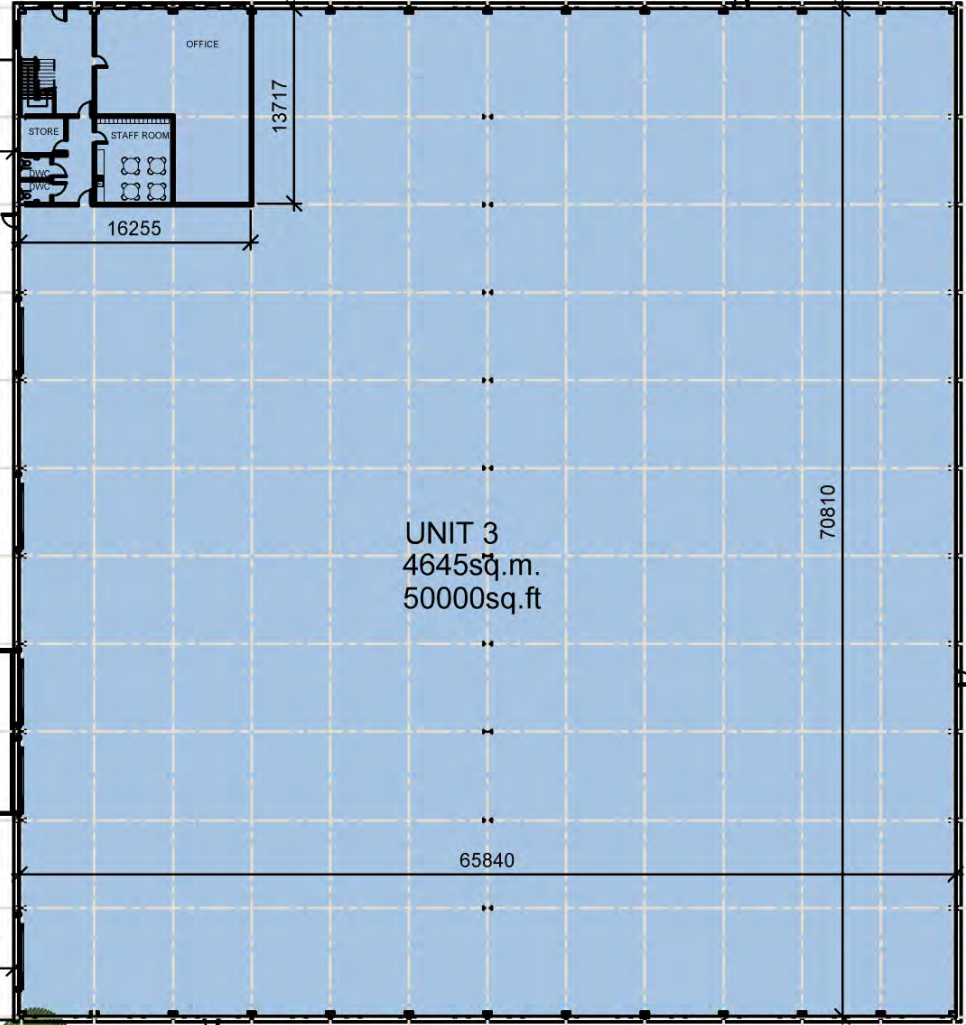
51466



53 CAR PARKING SPACES



76818



YARD
4560sq.m.
49080sq.ft.

71500

42665

Public right of way (existing retained)



10 20 30 40 50



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

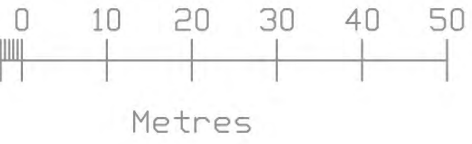
LEVEL

LEVEL

LEVEL

L

RISE
SUMMER
DAYLIGHT
RISE



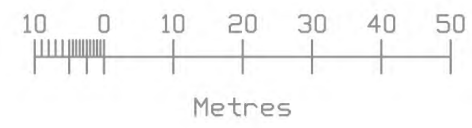
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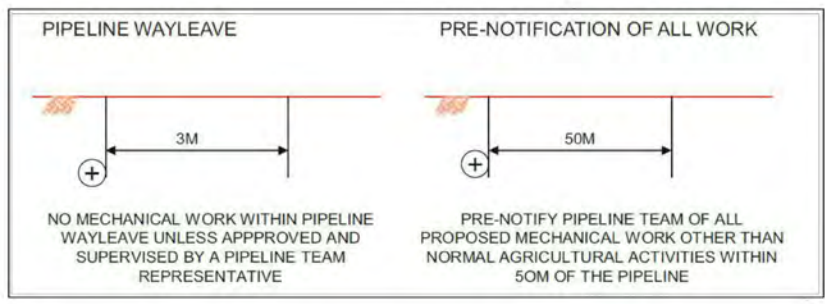
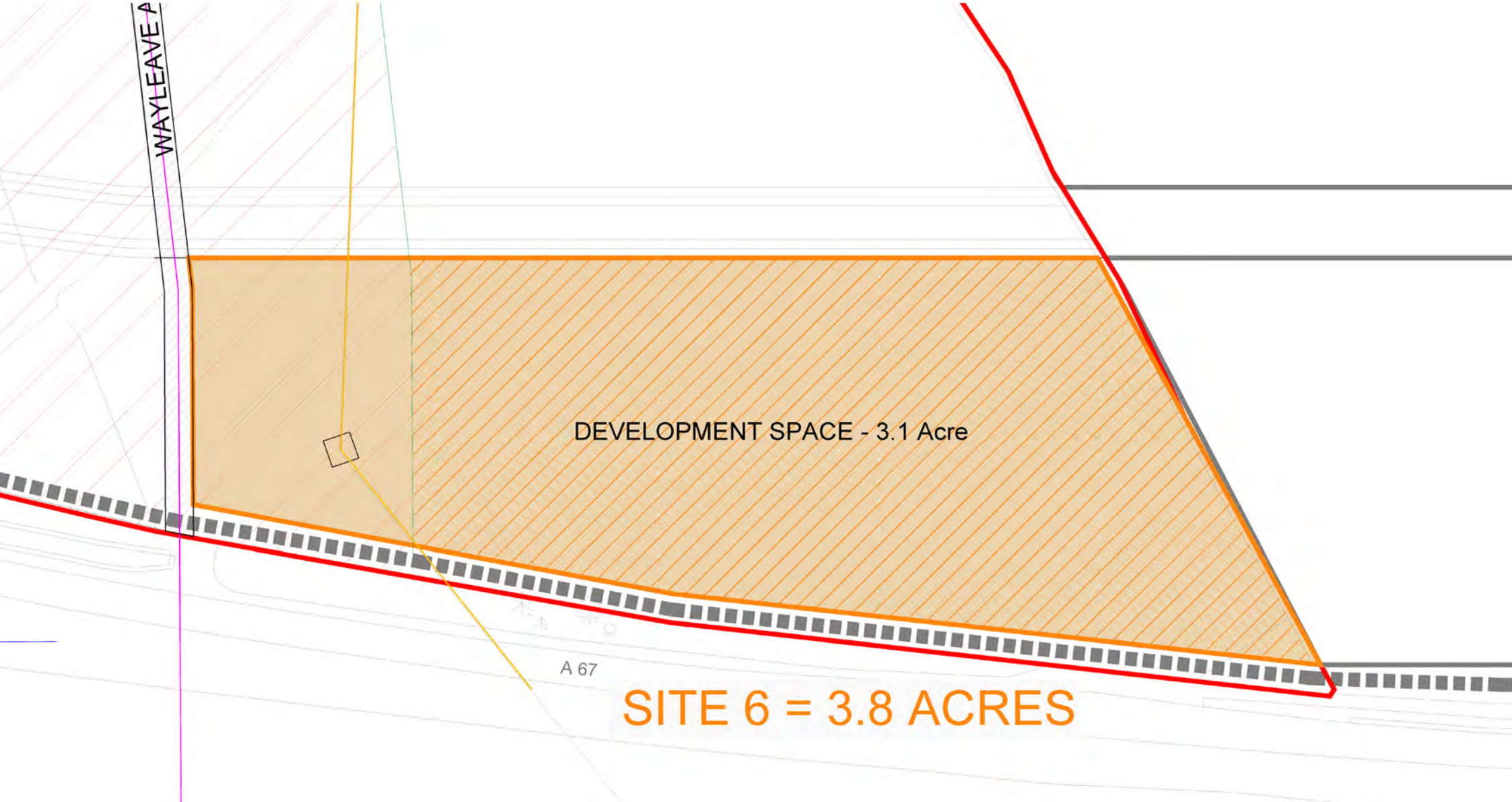
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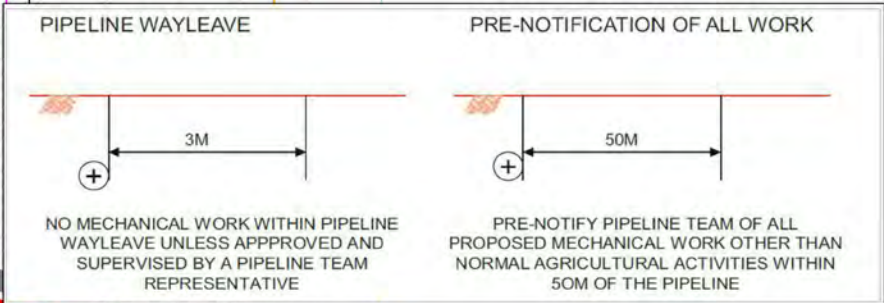


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 - 100m PRE-NOTIFY PIPELINE ZONE
 - 6m PIPELINE WAYLEAVE
 - OVERHEAD CABLING
 - PYLON

SITE 7 = 3.9 ACRES

WAYLEAVE AREA 0.24 Acre

DEVELOPMENT SPACE - 2.8 Acre



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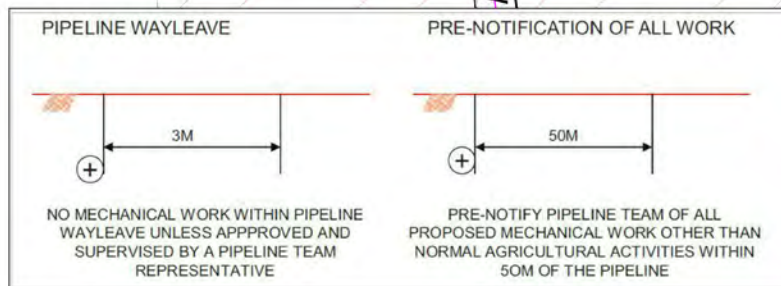
32.9m

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

| | |
|-----|--------|
| 1 | 1:1000 |
| 2 | 1:1000 |
| 3 | 1:1000 |
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| 99 | 1:1000 |
| 100 | 1:1000 |

32.9m

ETL

BM 34.13m

Post







MP 7

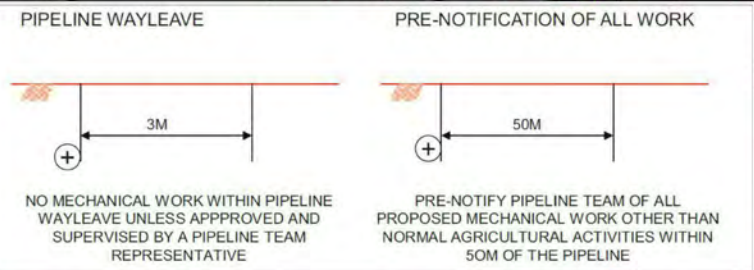
SITE 9 = 2.5 ACRES

DEVELOPMENT SPACE - 1.6 Acre

0.82 Acre

WAYLEAVE AREA 0.24 Acre

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TS16



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