

TO LET BY INFORMAL TENDER

Land & Property off Brierton Lane, Hartlepool, Teesside





LAND & PROPERTY OFF BRIERTON LANE

HARTLEPOOL, TEESIDE

Hartlepool 9 miles • Middlesbrough 6 miles • Durham 20 miles
Sunderland 25 miles • Saltburn-by-the-Sea 17 miles • Newcastle 35 miles
(distances approximate)

A RARE LEISURE & EVENTS OPPORTUNITY IN THE TEES VALLEY
SET WITHIN APPROXIMATELY 15.78 ACRES (6.41 HA) INCLUDING A
LICENSED CLUBHOUSE (223 SQM (2,400 SQFT)) AND CAR PARKING
FOR APPROXIMATELY 40 VEHICLES ON THE EDGE OF HARTLEPOOL

- Modern clubhouse facilities of approximately 223 sq m (2,400 sq ft)
 - Car parking for approximately 40 vehicles
 - Total site area approximately 15.48 acres (6.41 hectares)
- Strong potential for a range of uses, subject to planning consent
 - To let as a whole



GSC GRAYS

PROPERTY • ESTATES • LAND

5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL
Tel: 01748 829 203
www.gscgrays.co.uk
farmagency@gscgrays.co.uk





LAND & PROPERTY

The property presents a rare opportunity to lease a substantial landholding of 15.48 acres with purpose-built clubhouse, and car parking for approximately 40 vehicles.

The property is currently operated as a bespoke clay pigeon shooting ground, and an opportunity now exists to let the land and property on a short-term lease for an initial period of 20 years for alternative use.

Interested parties are invited to submit their proposal via an informal tender process.

LOCATION

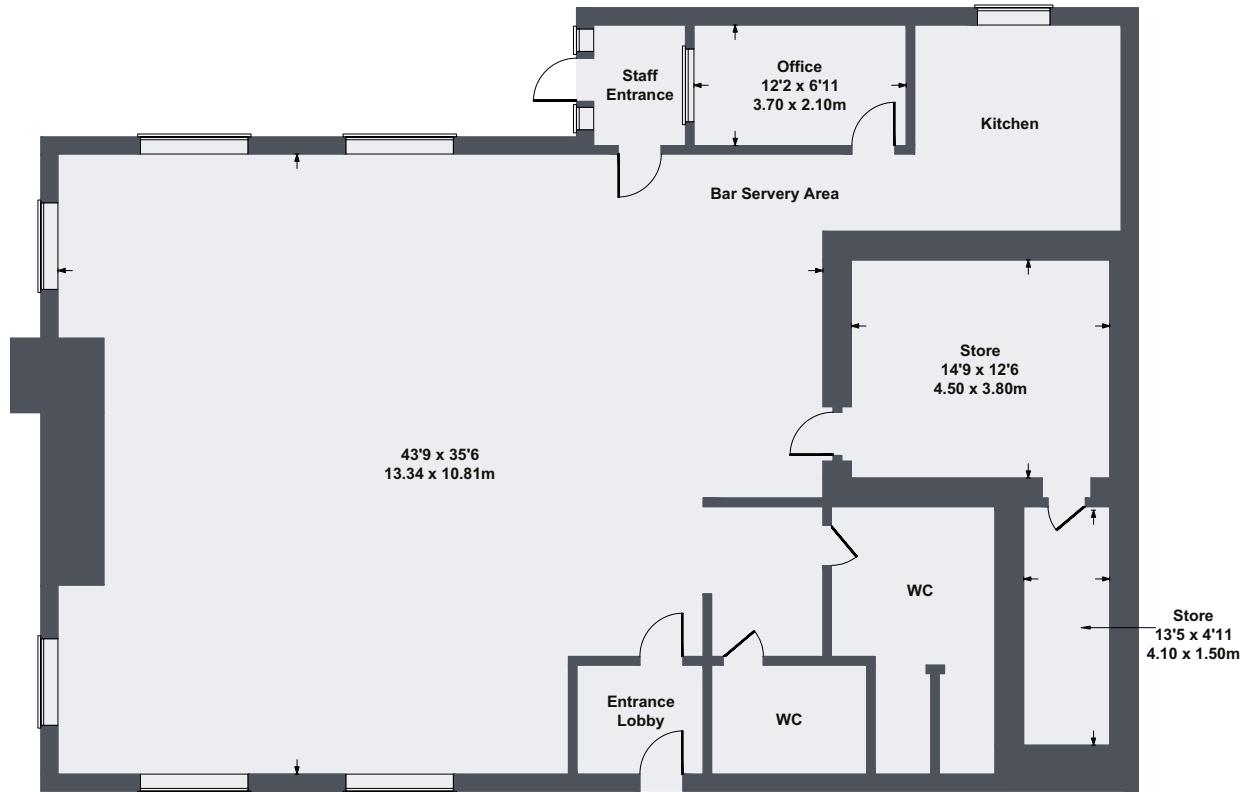
Situated in Brierton, County Durham, within the Tees Valley region, the property enjoys a peaceful rural setting on the outskirts of Hartlepool, just a short distance from the coast.

The property is approximately 3 miles east of Hartlepool town centre and 8.5 miles west of the A19 trunk road, offering excellent connectivity to the wider region. It benefits from good road links, with direct vehicular access off Brierton Lane, while remaining secluded and well-screened, surrounded by open countryside, woodlands, and agricultural land. The location combines the tranquillity of a rural environment with proximity to key population centres and coastal amenities, making it particularly suitable for leisure, events, or tourism-based enterprises.



Oak Lodge

Approximate Gross Internal Area
2346 sq ft - 218 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

LAND

The site extends to approximately 15.27 acres (6.18 hectares), excluding the car parking area and clubhouse, and comprises a well-screened parcel, roughly rectangular in shape and being laid mainly to grass, enhanced by natural landscape features, a recent tree planting scheme.

A car park providing approximately 40 car parking spaces positioned centrally and to the front of the clubhouse.

CLUBHOUSE

The clubhouse is a single-storey brick building under a pitched slate roof with solar panels, providing a total internal floor area of approximately 223 sq m (2,400 sq ft).

Two internal lobby areas facilitate smooth entry and circulation, while male, female, and accessible WCs provide full welfare facilities.

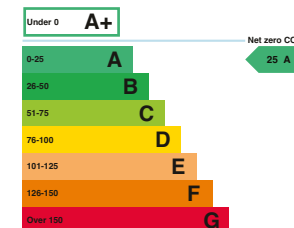
The layout comprises a spacious open-plan main dining room with bar servery, ideal for events, receptions, or hospitality use, complemented by commercial kitchen, office and administrative areas, capable of accommodating approximately 80 people.

Additionally, the building includes secure storeroom with controlled access and administration office practical operational and storage features.

The property has wall mounted electric heaters and a centrally positioned multi-fuel stove provides heating and a cosy ambience in the winter months.

Energy Performance Certificate (EPC)

In summary, the EPC rating for the clubhouse is A (25).



GENERAL INFORMATION

Planning Permission & Future Use Potential

The property currently benefits from existing use for a shooting ground, clubhouse, and children's play area, referenced by decision notice references H/FUL/0646/03, H/2012/0158, H/2013/0251. Further details are available from Hartlepool Borough Council: <https://www.hartlepool.gov.uk/planning/view-comment-planning-application>

The scale, infrastructure, and setting of the property offers multiple alternative or complementary leisure and commercial use, subject to gaining the necessary planning consent.

Services

Water	Mains supply
Drainage	Septic Tank
Electricity	Mains supply
Telephone	Connected
Wi-Fi	Connected

Lease Terms & Tender Submission

The freeholder intends to let the property as a whole.

- Annual rent - guided at £40,000 per annum

Proposals are to include:

- Intended use and business concept
- Relevant experience and operational background
- Proposed rent and lease length
- Any planning/licensing requirements
- Business plan or financial projections where applicable
- Heads of Terms to be negotiated between the parties.

Wayleaves, Easements & Rights Of Way

The property will be let subject to, and with the benefit of, all rights of way (whether public or private) and all other rights, including those relating to water, light, support, drainage, electricity, and other services. All such rights, easements, quasi-easements, restrictive covenants, and any





existing or proposed wayleaves are to be agreed between the parties as part of the heads of terms, whether or not they are specifically referred to above.

Viewings & Enquiries

Further information is available to seriously interested parties.

All viewings are to be arranged strictly by appointment only through the Agent in accordance with health and safety procedures and in order to avoid intrusion upon the current occupiers of the property.

Katherine Wigham MRICS

kjw@gscgrays.co.uk

Lucy Rutherford

lur@gscgrays.co.uk

GSC Grays, 5-6 Bailey Court, Colburn Business Park, Richmond, DL9 4QL - T: 01748 829 203

Directions

From the North: From Hartlepool town centre, take the A689 eastbound toward Billingham. At the roundabout with the A178, continue straight to stay on the A689. Turn right onto Brierton Lane following local signage for Oak Lodge Shooting Ground. Proceed approximately 1 mile along Brierton Lane; the entrance to Oak Lodge Shooting Ground will be on your left.

From the South: From the A19 northbound, take the exit for A1044 / Wolviston / Billingham. Follow the A1044 westbound toward Billingham town centre. Turn left onto Brierton Lane (signposted for Oak Lodge Shooting Ground). Continue along Brierton Lane for approximately 1.5 miles; the property entrance will be on your right.

The site is set back from the road; look for Oak Lodge Shooting Ground signage at the entrance.

what3words: [///action.copy.flags](https://www.what3words.com/#!/action.copy.flags)

Health and Safety

Please take care when viewing the property and follow normal health and safety practices for your own personal safety. No liability is accepted by the vendor or the Letting Agents.

Anti-Money Laundering

All proposals to let the property from the UK or from overseas (regardless of whether the proposal is for cash or subject to lending) must be accompanied by evidence of source of funds. This can be in the form of a bank statement showing the rental price offered, a financial reference from a bank or funding source, or confirmation from a solicitor that the proposed tenant has sufficient funds at Lease Agreement. In addition, the proposed tenant must be able to supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti-money laundering legislation. These documents will be required for all individuals whose names are to appear on the title documents, or who have a beneficial interest in the letting, once the Lease is registered. A charge of £37.50 per person will be levied to carry out the necessary checks, prior to issue of Heads of Terms.

Disputes

Should any discrepancy arise within these letting particulars or in the interpretation of them, the question shall be referred to the arbitration of the Agents whose decision acting as experts will be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register records and are there for reference only. They have been carefully checked by the Letting Agents and all interested parties shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation thereof.



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: May 2026

Photographs taken: April 2026