



LAND AT HENRY STREET, SOUTH BANK, MIDDLESBROUGH, TS6 6PL

FOR SALE – POTENTIAL DEVELOPMENT SITE

THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA
Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

www.thomas-stevenson.co.uk

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LOCATION

The site is located in South Bank, a suburb of Middlesbrough, approximately 2.5 miles south east of Middlesbrough town centre, 6 miles north of Guisborough and 5 miles west of Redcar. The site is situated between Henry Street and the A66.

The area is predominantly residential in use and characterised by terraced housing to the south and west. To the north of the site the locality is predominantly industrial in use and occupiers include Asda Superstore, Bertschi UK Limited, Cleveland Truck Stop and SK Foods.

The area benefits from excellent communication routes being positioned adjacent to the A66 which provides road communication to the wider Teesside area.

DESCRIPTION

The property comprises a 1.73 acre potential development site which provides an area of grass land and small woodland. The site holds frontage to Henry Street and Straus Road.

The site is suitable for a variety of development but lends itself best to residential development subject to the necessary consents and planning permission.

PLANNING

The site is located within the development limits for South Bank and is subject to Redcar & Cleveland Local Plan Policy SD3 which states that within development limits and subject to meeting other policies in the plan, development will be supported.

PROPOSED TERMS

The site is available for sale on a Freehold basis and offers are invited.

Offers are invited by Informal Tender and are to be submitted via email or letter to Thomas Stevenson (admin@thomas-stevenson.co.uk) by 12 noon on 23rd May 2025.

Bids must be submitted on the attached Bid Pro-Forma.

Please note that the vendor will not be bound to accept the highest or any offer for the site.

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ACCOMMODATION

The accommodation provided is as follows –

Site: 1.73 acres 0.70 hectares

INTERESTED PARTIES

Interested parties are to undertake their own enquiries regarding service provision and planning.

LEGAL COSTS

The purchaser will be responsible for their own legal fees.

The purchaser will pay 3.5% of the net price towards the vendor's legal/surveyors fees subject to a minimum contribution of £5,000.

VIEWING

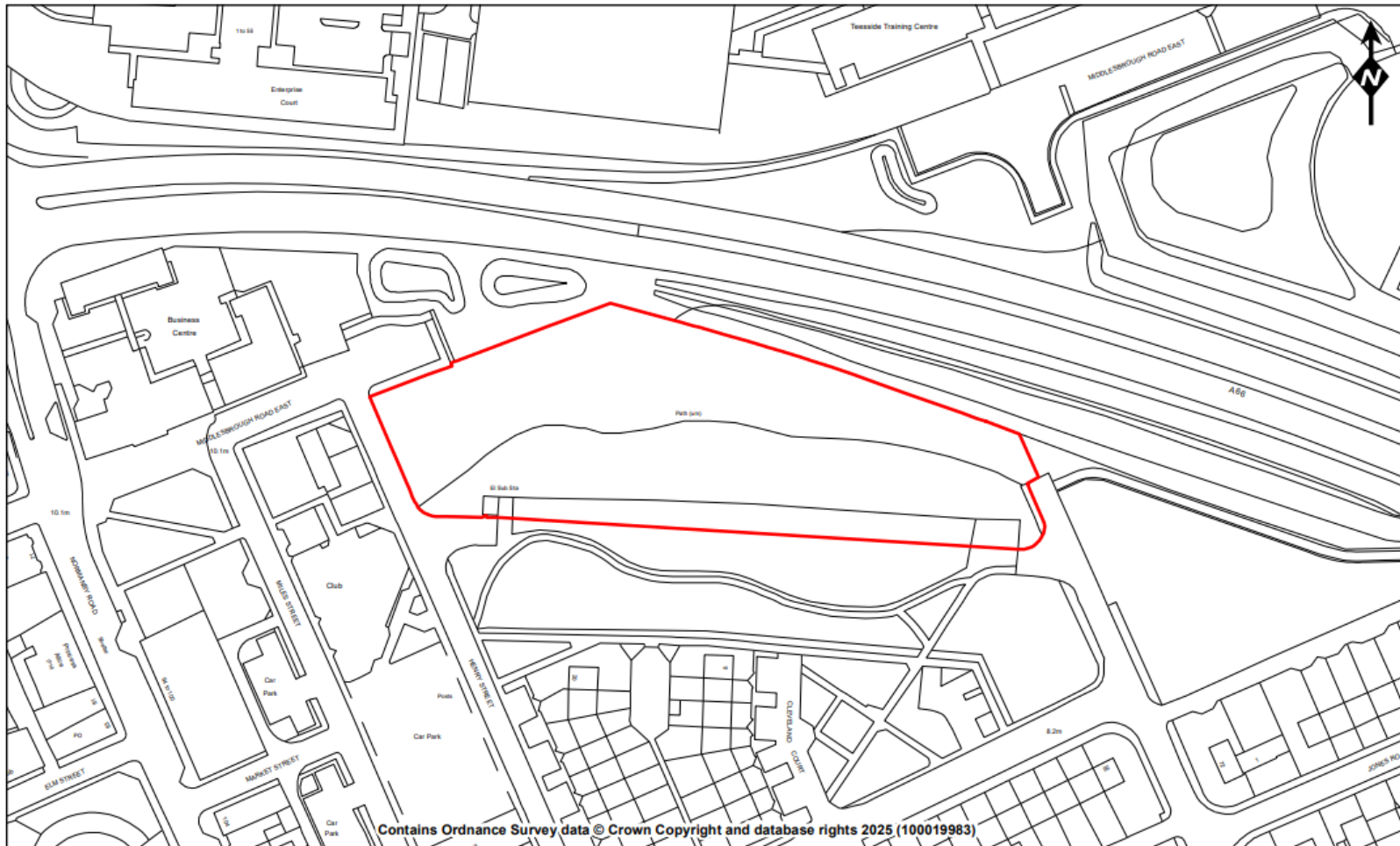
Viewings can be arranged through our office.

Please contact Jack Robinson / Neil Thomas on 01642 713303 or via email - jack@thomas-stevenson.co.uk

VAT

All figures quoted are exclusive of VAT if applicable.

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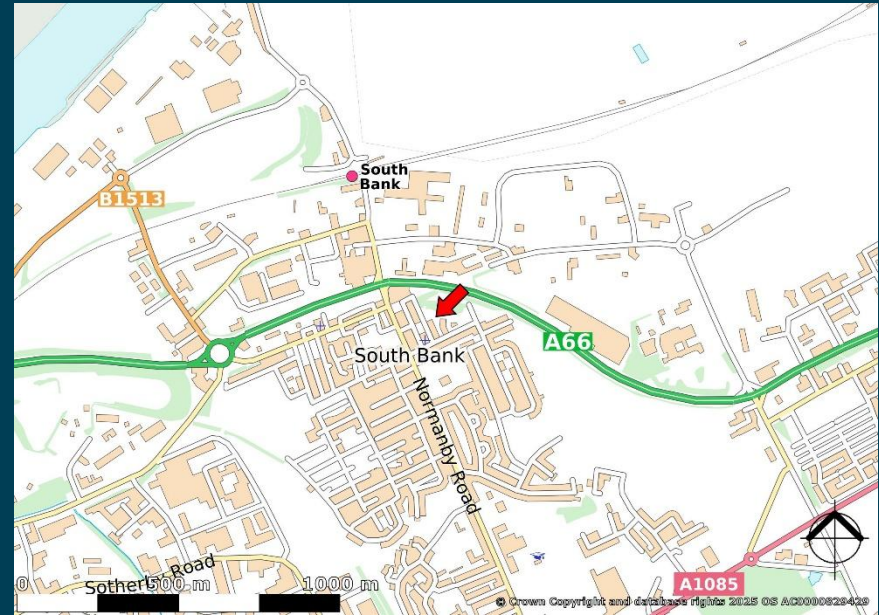
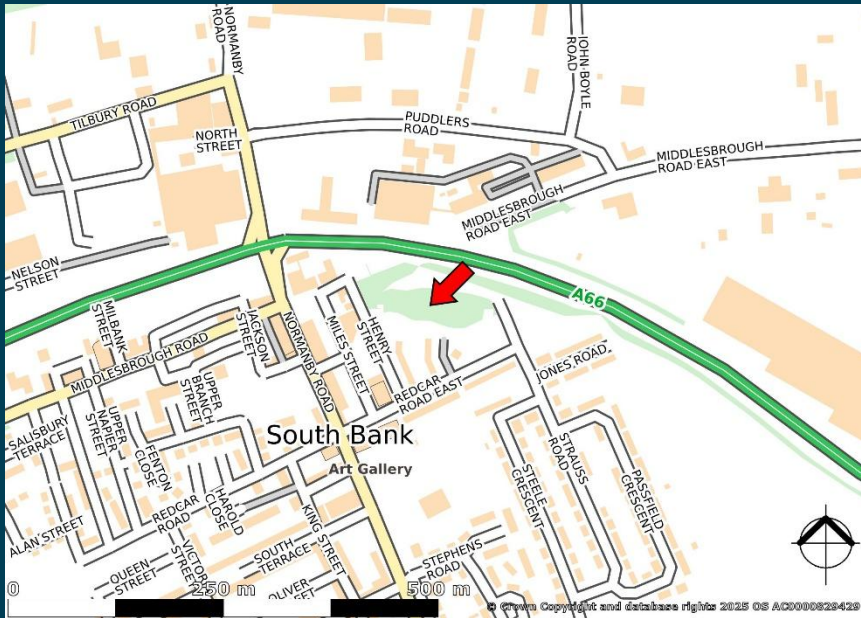
LAND AT HENRY STREET, SOUTH BANK - 7006m²

Date: 13/03/2025
Drawn by: BS
Scale = 1:1,250
DWG No: xx

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MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
- (iii) No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.
- (iv) Prices/rents quoted in these particulars may be subject to VAT in addition; and
- (v) Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



Thomas : Stevenson can advise you in respect of:

Sales & Lettings

Acquisitions

Investment Property

Valuations

Property Management

Compulsory Purchase Compensation

Rent Reviews & Lease Renewals

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BID PRO FORMA

**FOR THE PURCHASE
OF
Land At Henry Street, South Bank,
Middlesbrough, TS6 6PL**

Subject to Contract and Council approval

Closing date for bids 12 Noon Friday 23rd May 2025.

1. PURCHASE PRICE

Please advise if you are prepared to submit an unconditional offer. If so, please state the amount

£

and the proposed completion date

Please advise if you wish to submit a conditional offer. If so, please state the conditions below :

- a)
- b)
- c)

and the amount

£

and the proposed completion date

2. DEPOSIT

Please state the deposit you are prepared to pay on exchange of contracts

%

Please state what proportion of the deposit would be non-returnable in the event of the contract never becoming unconditional

%

**COMPLETE QUESTIONS 3 – 6 ONLY IF APPLICABLE TO A PROPOSED SITE REDEVELOPMENT
AND ONLY IF THE OFFER SUBMITTED IS SUBJECT TO OBTAINING PLANNING PERMISSION:**

3. SCHEME

Please provide a layout plan and elevations for your scheme to at least 1:500 scale.

4. NET SALES AREA (NSA)

Please provide the total anticipated Net Sales Area of private housing in the bid scheme.

sq. ft.

5. ESCALATORS

Please state the amount per sq. ft. you would be prepared to pay the vendor in the event that you were subsequently to obtain planning consent for a larger NSA than identified in your scheme,

£

6. SECURITY FOR OBLIGATIONS

The vendors will seek to secure the escalator and overage provisions, and any other obligations, by way of a legal charge with a proviso preventing release of the last 15% of private sales until all the obligations have been fulfilled. Please confirm that this is acceptable in principle.

YES / NO

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7. TIMESCALE

Please confirm the following:

Target date for exchange of contracts weeks from receipt of draft contract.

Target date for submission of planning application week(s) from exchange of contracts (subject to a maximum of 1 month).

Long stop date for contract without Appeal

2

Long stop date for contract with Appeal / /

8. SECURITY, MAINTENANCE AND INSURANCE

Upon exchange of contracts the Council will still be in occupation.
Will you assume responsibility for these matters from exchange ?

YES / NO

9. SOLICITORS

Please provide details of the solicitors who will be acting on your behalf:

Name of firm:

Address:

Contact Name:

Telephone Number:

Fax Number:

DX:

E-mail Address:

10. BOARD/COMMITTEE/OTHER APPROVALS

Please confirm that this bid has received all necessary Board Approvals
(if applicable)

YES / NO

Signed

Print name

For and on behalf of

Date