

FOR SALE

LAND WEST OF DURHAM LANE

Eaglescliffe, Stockton, TS16 0PS



Key Highlights

- Development opportunity suitable for a variety of uses (STP)
- 5.39 hectares (13.32 acres)
- Excellent roadside frontage
- Site adjacent to land which has planning permission for 845 dwellings
- Sealed Informal Tenders sought by **noon Monday 2nd August 2021**

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Location

The site is situated to the north of Eaglescliffe occupying a prominent position on Durham Lane which provides direct access to the A66 to the north and the A19 via Yarm to the south. Eaglescliffe is a town located three miles to the south of Stockton and is within a convenient distance to the conurbation of Middlesbrough to the east and the North York Moors to the south. Eaglescliffe benefits from excellent transport links being served by two train stations, Eaglescliffe and Allens West, which provide daily connections to a number of key destinations. Teesside International Airport is located four miles to the west of the town.

The site is conveniently located to the north west of Durham Lane Industrial Park whilst land to the south west was granted planning permission for the development of 845 dwellings in January 2021 (20/0279/REM). We understand that this site will be brought forward by house builder Taylor Wimpey.

Description

The site is broadly rectangular in shape, extends to 5.39 hectares (13.32 acres) and is generally flat. It is greenfield and undeveloped in nature although accommodates a pylon to the south west boundary. The site is bounded by a shallow beck to the north, Durham Lane to the east and undeveloped land to the south. Previously developed land borders the site to the west. The site is secured by a mix of fences and hedgerows.

Planning

The site is in Open Countryside and outside of the Development Limits of Eaglescliffe, as defined by Stockton-on-Tees Borough Council's policy map. It is noted that the Title forms part of a larger but separate site to the south which will be developed by Taylor Wimpey. The original application comprised the subject site but was later removed from the plans. As such, the site does not benefit from any form of planning permission at present.

Savills is of the opinion that the site may be suitable for a variety of uses, subject to necessary planning permission and consents.

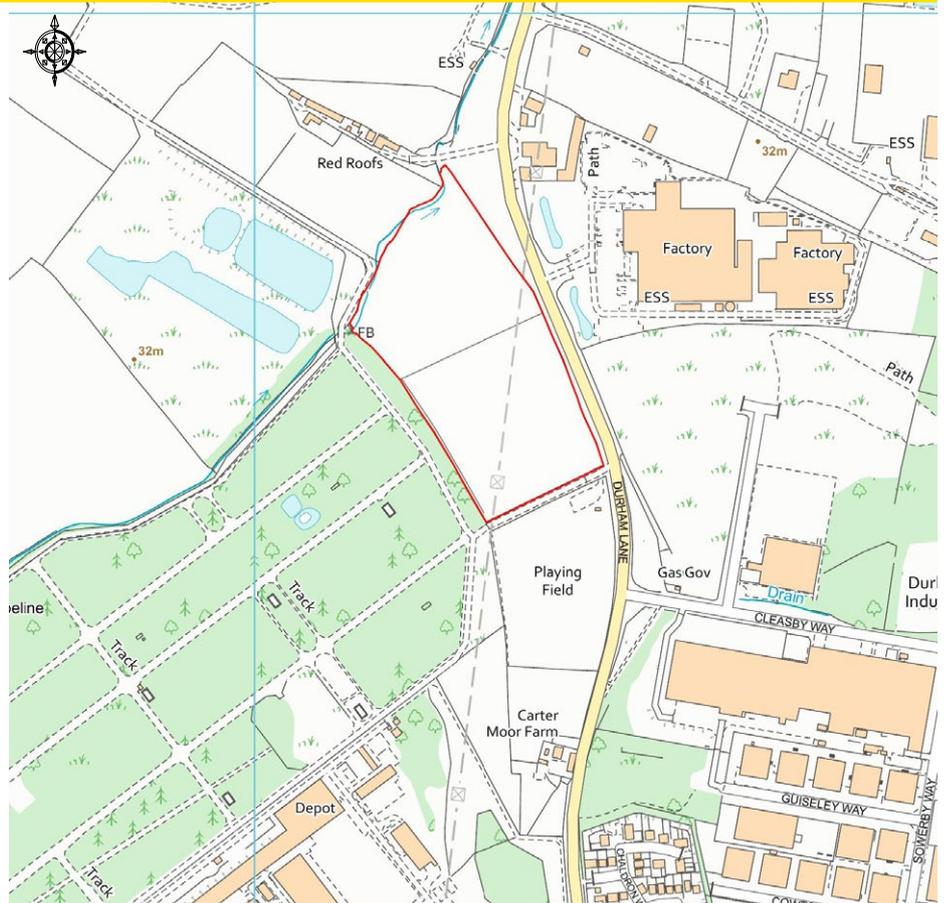
Information Pack

An information pack comprising the site's Title Register, Title Plan and a historical Topographical Survey is available upon request.

Contact

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Services

Interested parties are advised to make their own enquiries of the utilities companies in respect of service provision to the site.

Tenure

The site is to be sold freehold with vacant possession.

Method of Disposal

We are instructed to dispose of our client's freehold interest on an unconditional basis via an Informal Sealed Tender. Tenders are requested by **noon Monday 2nd August 2021** and should be marked '**Tenders for Durham Lane, Eaglescliffe**'. Tenders are to be submitted directly to glenn.laws@savills.com or david.craig@savills.com. Bidders are asked to provide the following information:

- Purchase price and deposit;
- Proof of funds;
- Written confirmation of source of funding;
- Two forms of identification of the purchasing entity;

- Timescales for exchange and completion; and
- Full solicitor details.

Please note that our client is not obliged to accept the highest or any offer. All offers received are subject to Contract. Our client is not obliged at any point to exchange contracts.

VAT

All offers received will be deemed to be exclusive of VAT.

Legal & Surveying Fees

Each party is to bear their own costs incurred.

Viewings

Interested parties are strictly forbidden from entering the site without the prior approval of Sole Selling Agent, Savills.

Savills can be contacted for further information.

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