

FOR SALE

SKELTON MEDICAL CENTRE

Byland Road, Skelton, Redcar & Cleveland, TS12 2NN



Key Highlights

- Excellent conversion or development opportunity suitable for a variety of uses (STP)
- Gross Internal Area 7,270 sq ft (678 sq m)
- Site area 0.68 acres (0.28 hectares)
- 14 car parking spaces
- Sealed Informal Tenders sought by **noon Monday 30th August 2021**

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Location

The property occupies a prominent position on Byland Road in Skelton-in-Cleveland in the borough of Redcar and Cleveland. Skelton is an attractive town located approximately 4 miles south east of Redcar, 12 miles east of Middlesbrough and 20 miles north west of Whitby. Road access to Skelton is principally provided from the A174 which connects to Whitby in the east and Middlesbrough and the A19 to the west. The town is served by Saltburn train station which is located 1.5 miles to the north and provides regular connections to a number of regional destinations. Bus routes run directly outside of the property on Byland Road, all of which link to Middlesbrough.

Description

The site is square in shape, extends to 0.68 acres (0.28 hectares) and slopes gently from west to east. It accommodates Skelton Medical Centre which extends to 7,270 sq. ft. (GIA) and comprises an aluminium clad single storey, brick built property surmounted by a series of flat and pitched roofs. The property is currently vacant. The accommodation is cellular in nature comprising a central corridor which allows access to a number of consultation and treatment rooms. A waiting room is located to the centre of the building which benefits from a large glass atrium and a good level of natural light. Skelton Medical Centre has an Energy Performance Certificate rating of B49.

The property benefits from a generous size parking area the rear of the building which provides 14 spaces and is accessible from Whitby Close to the west.

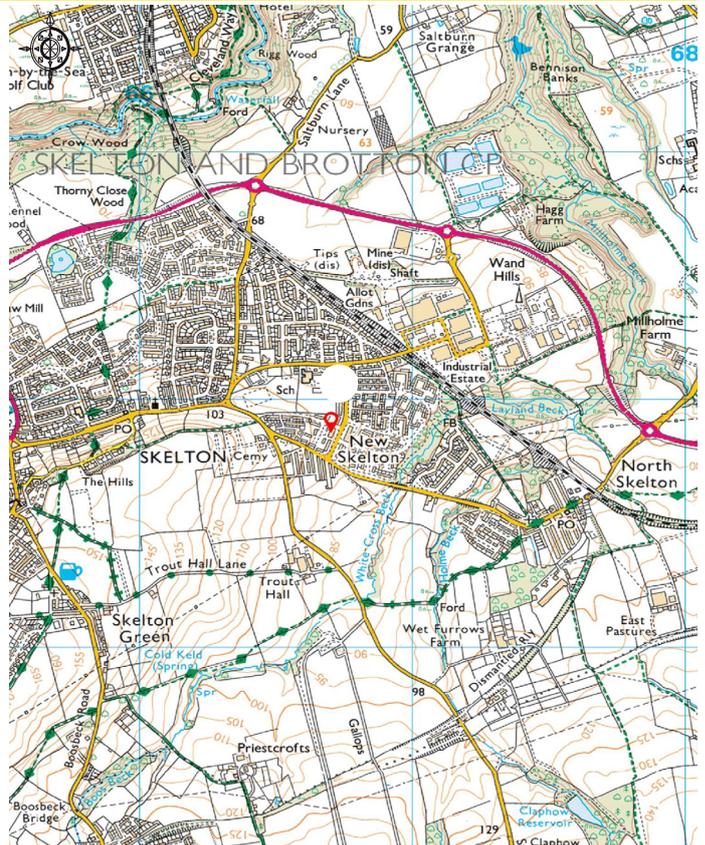
The site is bounded by Badminton Avenue to the north, Byland Close to the east, residential dwellings to the south and Whitby Close to the west. The property is extremely well located being within convenient walking distance of local amenities immediately to the north including Sainsbury's Local, a fruiterers and a takeaway.

Planning

The development plan for Redcar and Cleveland comprises the Redcar and Cleveland Local Plan which was adopted in May 2018. The site is not allocated for any specific use within the adopted plan, but is located within the Development Limits surrounding Skelton. Policy SD3 states that for sites within development limits, "development will be supported, subject to meeting other policies in the plan".

The site does not benefit from any form of planning permission at present. The vendor has received a positive pre-app response from the Local Planning Authority which supports the development of the site for residential housing. A copy of this response is available upon request. It is noted that this pre-app response does not constitute an implementable planning permission, nor should it be relied upon. All interested parties are to make their own enquiries in respect of any planning requirements that they may have.

As the site is sustainably located, being within the defined settlement limits of Skelton, Savills is of the opinion that the property may be suitable for a variety of uses, subject to necessary planning permission and consents.

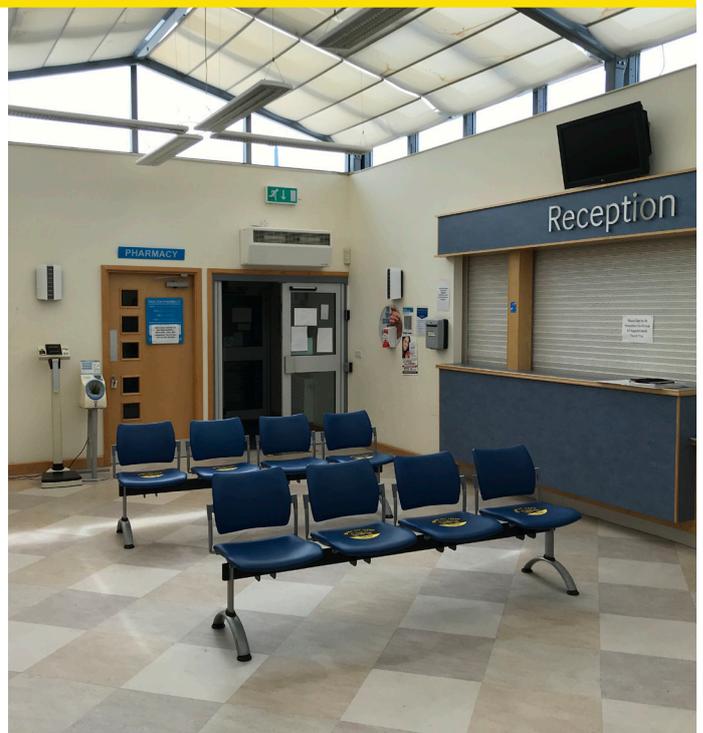


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Information Pack

An information pack is available upon request which includes the following:

- Internal photographs;
- Title Register & Title Plan;
- Report on Title;
- Energy Performance Certificate (B49);
- Internal floor plan; and
- Local Planning Authority pre-app response.

The documents forming part of the information pack are provided for information purposes only and are provided strictly without reliance.

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 via an Informal Sealed Tender. Tenders are requested by noon Monday 30th August 2021 and should be marked **'Tenders for Skeleton Medical Centre'**. 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.

Conditional and unconditional bids will be considered. 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.

It is proposed that Overage and Clawback provisions will be included in the sales documentation, a standard disposal requirement of the Vendor, NHS Property Services.

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

Accompanied viewing days will take place during the marketing period with Sole Selling Agent, Savills.

Savills can be contacted for further information.

Contact

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