



An Exceptional Residential Development Opportunity

Ford Close Riding Centre, Marton TS8 9QZ

Approx 13.4 Acres (5.45 ha) – Allocated for Housing Development in the Middlesbrough Local Plan

STRUTT & PARKER

An Exceptional Residential Development Opportunity

Ford Close Riding Centre, Brass Castle Lane, Marton TS8 9QZ

Land Allocated for Housing Development in the Middlesbrough Housing Local Plan Adopted November 2014

Site Area 13.48 acres (5.45 ha)

Situated in a Prime Residential Location For Sale Freehold as a Whole

The property Location

Ford Close Riding Centre is located to the south side of Middlesbrough, on the edge of the sought after residential suburbs of Marton-in-Cleveland and Nunthorpe. It occupies a very attractive, elevated position immediately adjacent to the Grey Towers Village housing development, currently being built out by David Wilson Homes as a low density executive homes scheme.

The site is situated to the south and east of Brass Castle Lane. Middlesbrough Town Centre lies approx 5 miles to the north; the market town of Stokesley approx 4 miles to the south; Nunthorpe village approx 1 miles to the east and Marton centre approx 2 miles to the north.

The property offers far reaching views to the south towards the Cleveland Hills and adjoins open countryside, with Middlesbrough Golf Club within a quarter of a mile to the south.

Description

The overall site extends to approximately 13.48 acres (5.45 ha). Of this total approx 2.35 acres (0.95 ha) is an attractive block of woodland through which runs a small beck.

The property is currently used as a Riding School and comprises a detached dormer bungalow, indoor riding arena, range of stabling and general purpose buildings, together with a series of fenced permanent grassland paddocks. Access is via a private driveway leading from Brass Castle Lane.

Whilst most of the property is generally level the site does slope to the south and west, leading down to Bonny Grove Plantation and the beck beyond.

Planning

The site benefits from an allocation in the adopted Middlesbrough Housing Local Plan under Policy H30 – Land at Ford Close Riding Centre. This states that “planning permission will be granted for a high quality, high value, executive residential development to provide a maximum of 50 dwellings, and associated access improvements”.

The allocation document lists various conditions and of particular note these include:

- Provide executive housing reflecting housing types in the area;
- Retain and integrate existing mature trees and hedgerows where possible, including woodland buffers along watercourses;
- Take account of the topography and features of the site;
- Provide 15% on site affordable housing or an equivalent off site financial contribution;
- Provide necessary off site improvements to transport infrastructure to ensure traffic generated does not have a significant detrimental impact;
- Provide off site improvements to school provision to accommodate the needs of future residents; and
- Provide pedestrian and cycleway links along the eastern boundary



Highways / Access

An Access Feasibility Report has been prepared by Mayer Brown in consultation with MBC Highways Department. It is proposed that the site can be developed by creating a new point of access to the south of the existing access, leading from Brass Castle Lane. A copy of the report can be made available on request.

Planning Authority

Interested parties should make their own enquiries with the Local Planning Authority: Middlesbrough Borough Council
Albert Road, Middlesbrough TS1 9FX
Tel: 01642 245 432

Services

Mains services including gas, electric, water and sewerage are all available in close proximity to the property. A Detailed Utility Search has been commissioned and is available on request. Prospective purchasers are advised to make their own enquiries with the relevant service providers to satisfy themselves that there are sufficient services available for their proposed use and that connections can be achieved.

Tenure

The property is to be sold freehold, subject to a leasehold interest in part to Vodafone Ltd.

The Vodafone lease dated 17th November 2003 expired on 17th November 2015 but we understand they are currently holding over. The lease is for a small area of land on the southern boundary of the property for the siting of a radio mast. Further details are available from the agent.

The land will be sold subject to the rights, reservations, obligations and title issues as otherwise referred to within the registered title. Full details / Title Pack can be made available on request.

Method of Sale

The sale will be conducted by way of Informal Tender. A closing date for offers will be set, please contact the selling agent for further information.

Offers are invited for the freehold interest either on a subject to contract basis, or, conditional upon receipt of detailed planning consent. Informal Tender Guidelines and proforma are available from the agents. Please note the Vendor reserves the right not to accept the highest or any offer received.

Energy Performance Certificate

The EPC Rating for the residential property is D63. The full report and recommendations are available on request.

VAT

The vendors have not made a VAT election in relation to the site and do not intend to make an election. The vendors do reserve the right to charge VAT in the price if a change in legislation comes into effect before completion that obliges the sale to constitute a supply chargeable to VAT.

Easements, Wayleaves and Rights of Way

The land is offered subject to and with the benefit of all existing rights of way, wayleaves and easements whether or not specifically referred to in these particulars.

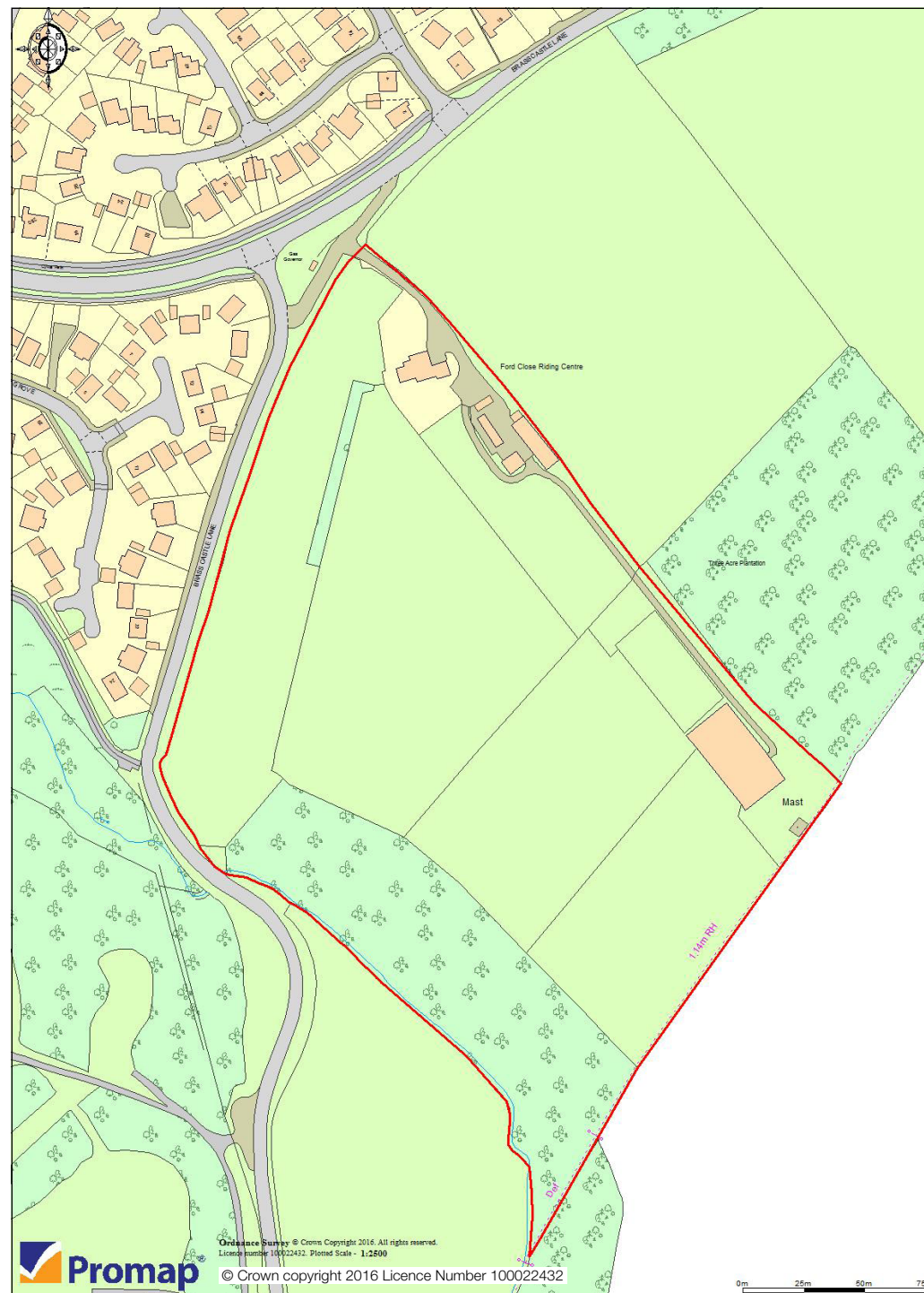
Further Information

Further information is available from the selling agents Strutt & Parker, including:

- Mayer Brown Access Feasibility Report
- Title Pack
- Vodafone Lease
- EPC for the Detached Residential Dwelling
- Informal Tender Guidelines / Proforma

Viewing

Viewings should be arranged by prior appointment with Strutt & Parker. Potential purchasers should note that Strutt & Parker take no responsibility for any injury or accident at the property. Viewers and visitors of this property do so at their own risk.



Contact

For more information and appointments to inspect please contact:

Christopher Fordy

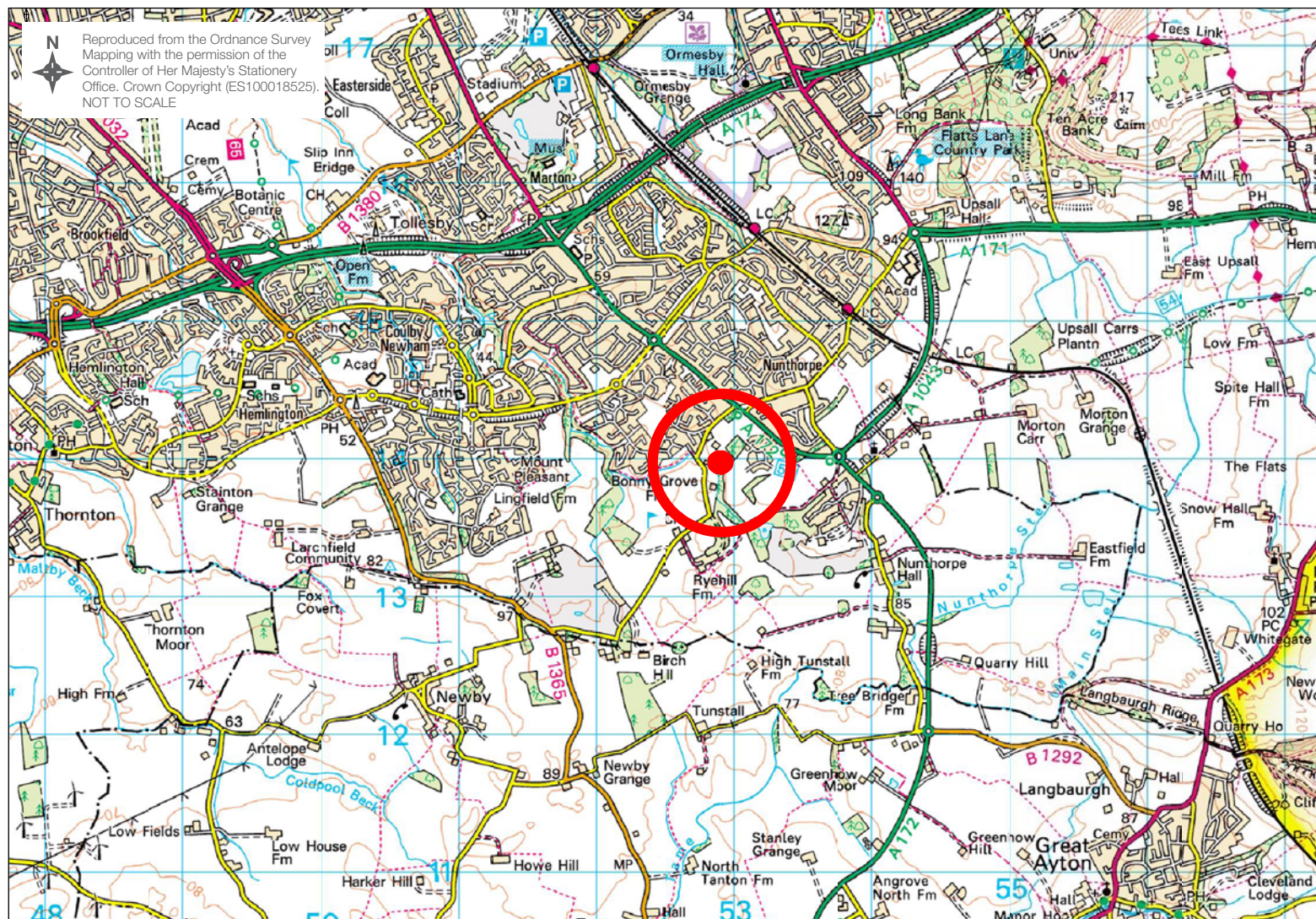
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