

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY
PLANNING PERMISSION 350 DWELLINGS



17.3 Hectares (42.73 acres)

SUMMERVILLE FARM, HARROWGATE LANE
STOCKTON-ON-TEES TS21 3LP



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STOCKTON-ON-TEES
TS21 3LP

LOCATION

The site is located on the north-west edge of Stockton, with frontage to Durham Road (A177) and Harrowgate Lane. The site overlooks farmland to the north and south-west. To the east is a Tesco Extra and to the south is an established residential neighbourhood.

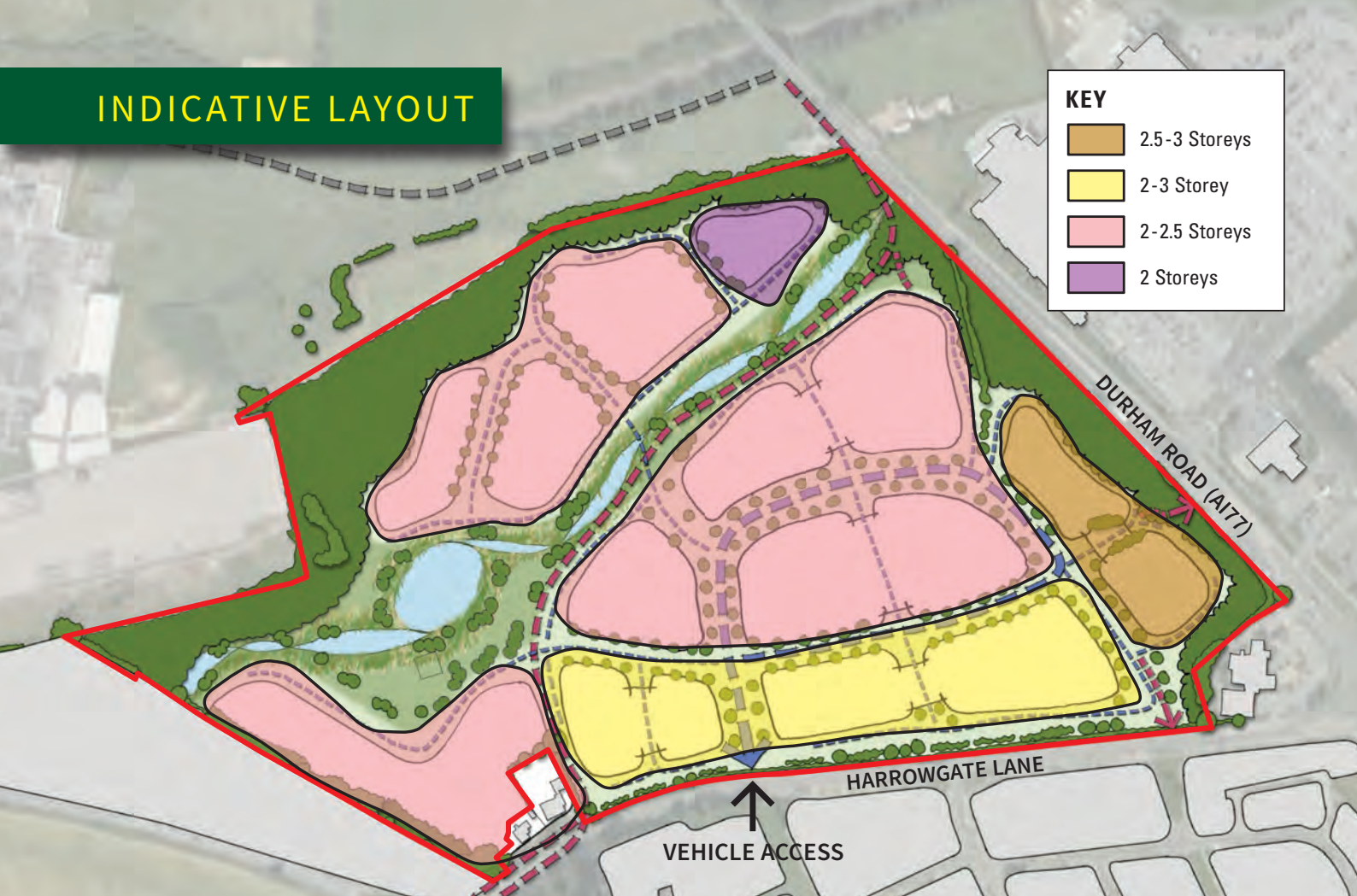
The site benefits from excellent road communications. The A66 dual carriageway is located 4km to the south, the A19 4km to the east, and the A1(M) 12km to the west.

DESCRIPTION

The site is currently arable farmland, however there are some derelict farm buildings included fronting onto the Durham Road. The site has an area of 17.3 hectares (42.73 acres) and is generally level, sloping gently in a north-easterly direction.



INDICATIVE LAYOUT



PLANNING

Outline Planning Permission for residential development of approximately 350 dwelling and associated access was granted on 21st January 2015, Planning Reference 13/2387/OUT.

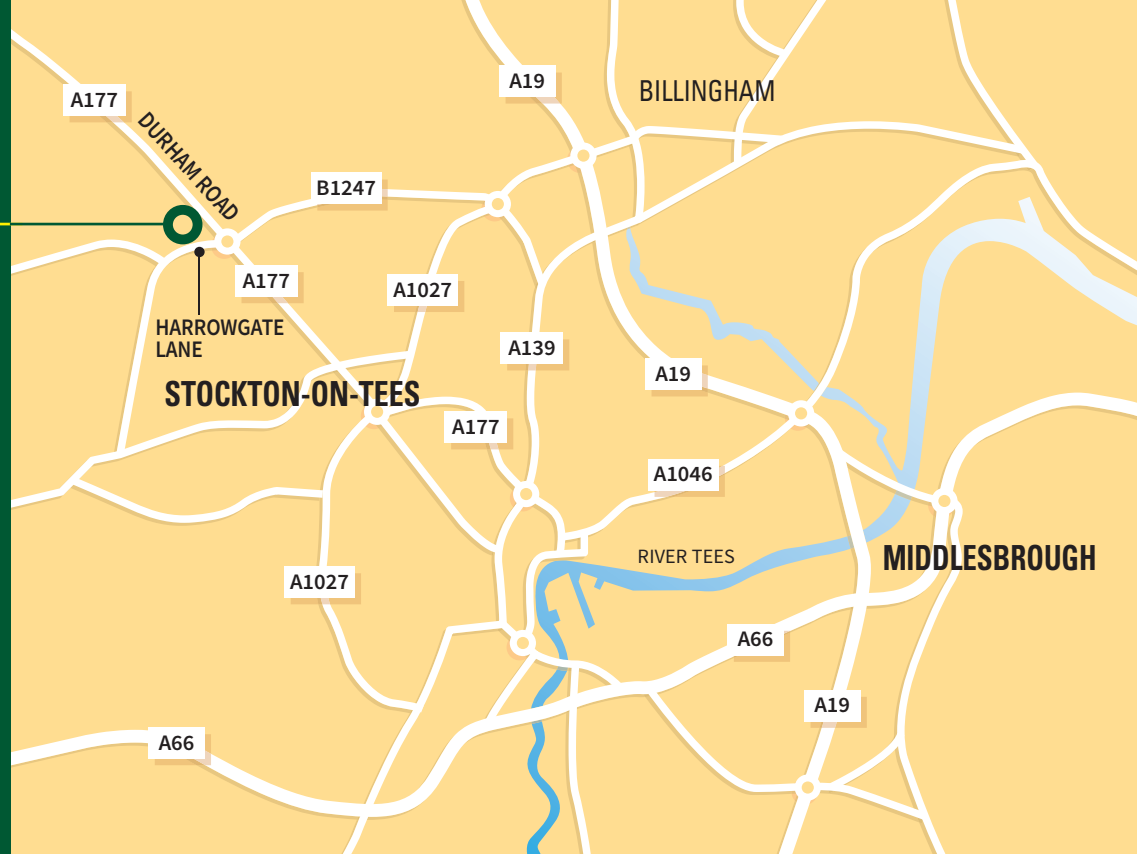
The Co-Operative Group Ltd entered into a Section 106 Agreement on 19th January 2015. This provides for 15% of the dwellings to be affordable, with 70%

Social Rented and 30% Intermediate, split 91% 2-bed and 9% 3-bed. There are also agreed contributions for offsite highways works, primary education and cycleway, as well as bus and travel incentives.



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(42.73 acres)



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TECHNICAL INFORMATION

A significant amount of the supporting information can be obtained from the Council's Planning Portal. Parties who register their interest will be given access to a full technical information pack.

EXPRESSIONS OF INTEREST

Expressions of interest should be emailed to John Hill at: ajhill@lsh.co.uk. The land is currently farmed under a licence agreement and any viewings are strictly by appointment through Lambert Smith Hampton.



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