

**COMMERCIAL/RESIDENTIAL DEVELOPMENT
SITE ADJOINING A66, NORTH ORMESBY,
MIDDLESBROUGH TS3 6LD**



**OFFERS INVITED OVER £150,000
FREEHOLD LAND FOR SALE BY INFORMAL
TENDER UNDER THE INSTRUCTIONS OF
MIDDLESBROUGH COUNCIL**



CLOSING DATE: 20/11/2020

FOR FURTHER DETAILS CONTACT:

Email: jonathan.fothergill@alignpropertypartners.co.uk

Jonathan Fothergill: Tel 07815 710482

Location

The land is located on the northern edge of North Ormesby approximately 2 miles to the south east of Middlesbrough town centre. Middlesbrough is a town in the north east of England, situated on the south bank of the River Tees. Stockton on Tees is found approximately 5 miles to the west, with Newcastle upon Tyne 40 miles to the north.

The site is situated in a prominent location, close to Lawson Industrial Estate with a principal boundary to the north along the A66 main arterial road. The site is highly visible from the A66 and provides a gateway location into Middlesbrough and is adjacent to the award winning Trinity Crescent development and medical centre.

There are excellent communication links, with the site positioned adjoining the A66 and within 11minutes drive of the A19 providing access throughout the North East. Middlesbrough Railway Station is just a ten-minute drive from the site and as reported will offer direct train travel to London in 2hr 45mins in the near future.

Description

The site is circa 1.55 Hectares (3.21 Acres) in area and consists of a grassed site currently comprising the following on the site: a section of the national cycleway route to the northern boundary, foundations of a former road junction and middle beck within a culvert through the eastern part of the site.

The topography of the site is generally flat, however there are likely to be contamination issues given the former uses at the site. Map evidence reveals former uses including railway uses, timber yard and a backfilled clay pit. Abandoned foundations remain in the western part of the site.

We would recommend that prospective purchasers undertake further due-diligence in respect to ground conditions and all related issues.

Planning

Provisional guidance from the planning authority has stated that the form of development should be either all residential or all commercial, the latter likely including potential light industrial and warehouse uses, retail warehouse and trade counter uses. If you have any queries about the acceptability of alternative uses, please speak to the Council's Planning Service at: Developmentcontrol@middlesbrough.gov.uk which will be happy to provide confidential, pre-application advice.

Access

The site is currently accessed from James Street. For further information regarding creating access please contact the Middlesbrough Council Highways Department at: highwayplanning@middlesbrough.gov.uk.

Tenure

This land is in the Freehold ownership of Middlesbrough Council.

Terms of Offer

The Council is seeking offers for the Freehold interest in-excess of £150,000.

Offers received are to be assessed on financial grounds.

Offers are to be invited on the condition that, within 6 weeks of being notified that he/she is the successful bidder, the purchaser will be required to exchange contracts and pay Middlesbrough Council a non-refundable deposit equivalent to 10% of the purchase price plus 50% of the Council's legal and surveyors fees (again on a non-refundable basis).

The purchaser is to be required to pay the balance of the purchase price (and fees) and complete the purchase within 4 months of being notified that he/she is the successful bidder.

Middlesbrough Council reserves the right to withdraw from the sale if the purchaser does not comply with the time limits set out in the particulars and that the Council reserves the right not to accept any or all of the bids received.

Viewing

As this is an area of land situated adjacent to the public highway, viewing can be undertaken unaccompanied. Please telephone Jonathan Fothergill on 07815 710482/jonathan.fothergill@alignpropertypartners.co.uk in respect of any queries or issues.

Tendering Procedure

All bids are to be submitted by 12 noon on Friday 20th November 2020. They should be submitted on the form attached and returned via sealed envelope, marked private and confidential and clearly stating the tender reference JF/Middlesbrough Warehousing Site. They should have no other name or mark (e.g. franking marks) indicating the identity of the sender

Offers will not be considered unless they are submitted within a sealed envelope marked private and confidential, and clearly stating the tender reference JF/Middlesbrough Warehousing Site. Any offer returned after the closing date will not be accepted under any circumstances. The vendor is not bound to accept or consider the highest or any offer.

Legal / Surveyors Fees

Upon completion, the purchaser will be required to pay the vendor's reasonable legal fees (equivalent to 1.50% of the purchase price) and surveyors fees (equivalent to 2.00% of the purchase price) in 2 equal installments. These fees will be subject to capped minimum payments of £1,500 (legal) & £2,000 (surveyors).

VAT

The purchaser will not be required to pay VAT on the purchase price.

Disclaimer

The particulars are set out as a general outline for the guidance of intended bidders and do not constitute part of an offer or contract.

All descriptions, dimensions and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The vendor is not bound to accept or consider the highest or any offer.

The condition of any of the above mentioned appliances, systems or services has not been checked and no warranties or guarantees are given. No person in the employment of Align Property Partners has any authority to make or give any representation or warranty whatever in relation to this property.

The information collected, on this form and from supporting evidence, by Align Property Partners will be used to process your application. The information may be passed to other Enforcement Agencies as permitted by law. We may check information provided by you, or information about you provided by a third party, with other information held by us. We may also get information from certain third parties, or give information to them to check the accuracy of information, to prevent or detect crime, or to protect public funds in other ways, as permitted by law. These third parties include Government Departments and local authorities.

We will not disclose information about you to anyone outside Align Property Partners and Middlesbrough Council nor use information about you for other purposes unless the law permits

INFORMAL OFFER FORM

This form must be completed in full and submitted in a sealed envelope to: Jonathan Fothergill FRICS, Director of Property and Valuation, Align Property Partners, First Floor, Morgan House, Mount View, Standard Way, ~~Northallerton~~, DL6 2YD.

NAME OF PREMISES: **FORMER MIDDLESBROUGH WAREHOUSING SITE, NORTH ORMESBY, MIDDLESBROUGH TS3 6LD**

CLOSING DATE FOR SUBMISSION OF OFFERS: **12 noon on Friday 20th November 2020**

1. Full name of proposed purchaser (if purchasing in joint names please state full names of both parties):

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.....

2. Permanent address(es):

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.....
.....

Telephone: (Home) (Mob)

3. Please provide the name and address of your solicitor:

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.....

**The property (shown by red verge on plan VAL 6048) is to be sold as seen and offers are invited for the freehold interest on an unconditional basis.
Any offers submitted will be treated as being unconditional.
Offers are invited exclusive of VAT, Stamp Duty Land Tax and any other outgoings.**

4. I / We offer the sum of : (a) £
(b) £

(Please enter the amount in (a) in figures and (b) in words)

(P.T.O. - Form continues over page)

5. Please confirm your proposed use of the property.
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6. This offer does not form a binding contract. Further, it must be understood that the Council is under no obligation to accept this or any other offer which may be made.

7. Within 6 weeks of being notified that he/she is the successful bidder, the purchaser will be required to exchange unconditional contracts to buy the property and pay the Council the following non-refundable sums :-

- (i) the deposit (10 % of the purchase price).
- (ii) 50% of the Council's legal fees (equivalent to 1.50 % of the purchase price).
- (iii) 50% of the Council's surveyor's fees (equivalent to 2 % of the purchase price).

8. The purchaser will be required to pay the balance of the purchase price and Council legal and surveyors' fees and complete the purchase within a 4 months period of being notified as the preferred purchaser.

9. The Council will reserve the right to withdraw from the sale if the purchaser does not comply with the time limits set out above.

10. Signature (s)

11. Date.....

- THE COUNCIL RESERVES THE RIGHT NOT TO ACCEPT ANY OR ALL OF THE BIDS RECEIVED.
- THIS FORM MUST BE COMPLETED AND RETURNED IN THE MANNER PRESCRIBED BY 12 NOON ON FRIDAY 20TH NOVEMBER 2020.
- ANY OFFERS WHICH ARE NOT SUBMITTED IN THE PRESCRIBED MANNER WILL NOT BE CONSIDERED BY THE COUNCIL.
- THE TIME LIMIT OF 12 NOON ON THE CLOSING DATE OF FRIDAY 20TH NOVEMBER 2020 IS MANDATORY. LATE SUBMISSIONS WILL NOT BE OPENED.
- ALL SUPPORTING MATERIAL (IF ANY) MUST BE CONTAINED WITHIN THE BID ENVELOPE.
- YOU AND/OR YOUR ORGANISATION MUST NOT BE IDENTIFIED IN ANY WAY ON THE BID ENVELOPE
- UPON COMPLETION, THE PURCHASER WILL BE REQUIRED TO PAY THE VENDOR'S REASONABLE LEGAL FEES (EQUIVALENT TO 1.5% OF THE PURCHASE PRICE AND SURVEYORS FEES (EQUIVALENT TO 2.0% OF THE PURCHASE PRICE IN 2 EQUAL INSTALMENTS. THESE FEES WILL BE SUBECT TO CAPPED MINIMUM PAYMENTS OF £1,500 (LEGAL) and £2,000 (SURVEYORS).

Ref: JF/Middlesbrough Warehousing Site

Land for Sale Boundary Plan



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Ordnance Survey LA10023413

LAND TO THE REAR OF
MIDDLESBROUGH WAREHOUSE
NORTH ORMESBY
MIDDLESBROUGH

| | |
|----------|--------------|
| Scale : | 1:1250 |
| Date : | 26 - 02 - 20 |
| Drawn : | JMS |
| Drg No : | VAL 6048 |