

FOR SALE FREEHOLD

LAND AT MARTON AVENUE

Marton, Middlesbrough, TS4 3SQ



Key Highlights

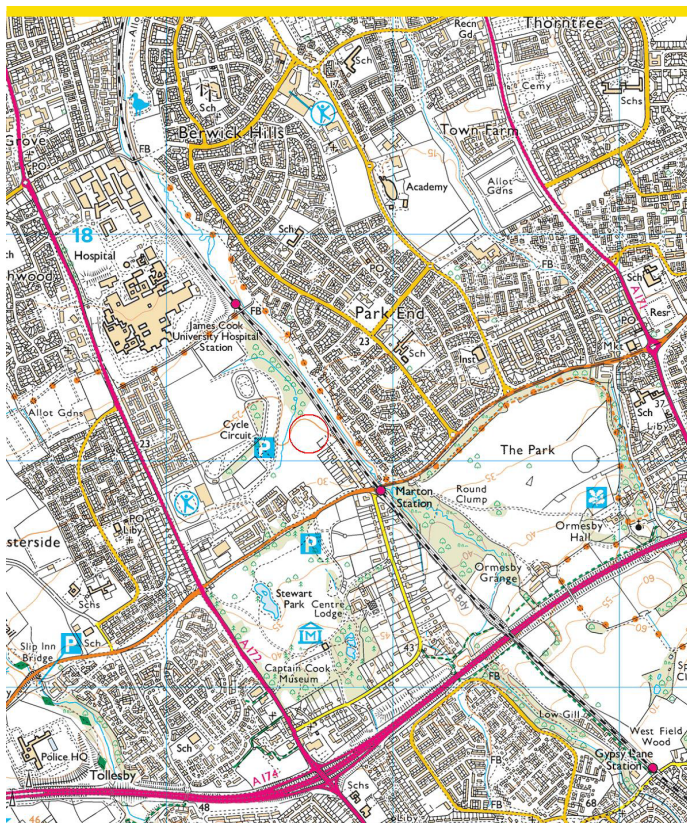
- Excellent residential development opportunity
- Outline Planning Permission for the development of up to 72 units
- Prime sought after location
- Site area 8.15 acres (3.3 Ha)
- Informal sealed tenders sought via NEPO by **Noon Monday 28th October 2019**

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Location

The site is located to the north of Marton Avenue within the highly desirable and sought after suburb of Marton approximately 4 miles to south east of Middlesbrough. Marton is well located being a short distance from the A174 to the south which provides access to the A19 to the west and in turn the wider road network. The area is also served by James Cook Station and Marton Station, which is within convenient walking distance to the south of the site.

Marton is ideally situated to enjoy the surrounding coastline and countryside with Saltburn by the Sea located around 11 miles to the east and the North York Moors National Park a relatively short drive to the south.

Marton is an affluent suburb benefitting from good education facilities, local amenities, public transport links and large areas of unspoiled green open space. Middlesbrough Sport Village is located to the west of the site with the attractive Stewart Park located to the south.

Description

The gross site area extends to 8.15 acres (3.3 Ha) and is made up of two parcels of land - Site A and Site B.

Site A extends to 6.98 acres (2.826 Ha), is irregular in shape and is greenfield in nature. It is bounded by rail tracks to the east, open space to the north, Alan Peacock Way to the west and open space to the south. It is anticipated that this site will accommodate approximately 64 residential units with access taken from Alan Peacock Way to the western boundary.

Site B extends to 1.16 acres (0.471 ha), is regular in shape and accommodates a former tarmac parking area. It is bounded by rail tracks to the east, Site A to the north and west and adjacent houses on Marton Avenue to the south. It is anticipated that this site will accommodate 8 high specification and attractive units in keeping with the adjacent houses along Marton Avenue to the south. These units will be accessed via Marton Avenue from the south.

This site will be accessed from Marton Avenue to the south with no through link to Site A. Construction access will be made good to the satisfaction of the Highway Authority upon completion of the scheme.

The surrounding area is characterised by a mixture of high value attractive residential dwellings to the south east, open undeveloped green space to the south west and the north with residential dwellings located to the east beyond the adjacent rail tracks.

Planning

The site provides developers with a very rare opportunity to deliver a high quality, low density high end housing scheme within an attractive landscape setting and highly desirable and sustainable location (subject to statutory planning permission).

Outline Planning Permission for the development of up to 72 units across both sites has been approved (Ref: 18/0477/OUT).

There is to be a requirement for 15% affordable housing; of which 5% is to be provided on site and 10% off site. The vendor will pay the off-site contributions.

The development is located in close proximity to James Cook University Hospital and as such is at risk of uncontrolled parking from staff and patients. Development proposals will be expected to provide a financial contribution of £10,000 to be used by the authority towards the implementation of a Residents Parking Scheme. The internal layout is expected to be designed and constructed to adoptable standards and offered for adoption through Agreement under the Highways Act 1980. As part of these Highway works the developer will be expected to provide the necessary signing and lining to enable enforcement of the Residents Parking Scheme.

Apart from the on-site affordable housing requirement and contribution to the Residents Parking Scheme, we are advised that there are no other planning obligations for the preferred developer to consider. Any other costs of planning obligations will be met by the vendor.

In accordance with Condition 19 of the Outline Planning Approval, Middlesbrough Council has commenced works on the re provision of the playing field at the former Southlands Centre. It is anticipated that this area will be available for use from October 2020. Development on Marton Avenue is therefore anticipated to commence in November 2020.

Interested parties are advised that the informal Development Guidance provided within the information pack will be used in the assessment of any planning application for the site, in particular site B.

Highways

The successful developer will be responsible for the delivery of a permanent vehicular access to Site A via Alan Peacock Way from the west. Site B will only be accessed from Marton Avenue with no through road into site A. The access may effect utilities contained within the verge area and as such, developers are strongly advised to contact Statutory Undertakers to identify what their requirements may be regarding the diversion or protection of services.

The permanent vehicular access into both parcels can be covered through the Highways Act Agreement that will be used for the adoption of the internal layout. Upon completion of the formal development site accesses, the successful developer shall be responsible for any reinstatement and making good (if required) to the satisfaction of the Highway Authority.

The successful developer will be required to install a new 3.5m wide pedcycle and street lighting (in accordance with the plan within the Information Pack) which will serve the site along Alan Peacock Way and join the existing pedcycle route to the East of the velodrome.

Services

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

Bidders are advised that a cable easement runs in an east west direction which effectively separates Site A and B.

Information Pack

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

- Decision Notice;
- Site Plan;
- Pedestrian Cycle Way plan;
- Phase 1 Desk Study Report;
- Phase 2 Site Investigation Report
- Air Quality and Ecological Assessments;
- Flood Risk Assessment and Drainage Strategy;
- Light Monitoring Assessment;
- Newt and Bat Surveys;
- Cable Easement Plan; and
- Bid pro forma. – N. B. scoring will take place against a payment schedule determined by MBC; and
- Full services plan

Tenure

The site is to be sold freehold with vacant possession.

Method of Disposal

Tenders must only be submitted via the NEPO e-tendering portal by Monday 28th October 2019 and must include all the information and documentation requested within this document. Interested parties are reminded that all enquiries and questions must also be submitted via the NEPO portal.

Bidders are asked to provide the following information:

- Purchase price and deposit;
- Detail of any conditions attached to the offer;
- Proof of funds;
- Written confirmation of the source of funding;
- Two forms of identification of the purchasing entity;
- Timescales for exchange and completion; and
- Full solicitor details.

Any offers which do not contain the above may not be considered.

Offers are to be accompanied by a completed Bid Pro Forma, development plans and drawings including a detailed schedule of accommodation.

Bids should clearly stipulate any conditions attached to them. Prospective purchasers should be aware that bids which Middlesbrough Council and/or Savills consider having onerous or unusual conditions may not be considered. A shortlist of bidders may be invited to attend a clarification interview.

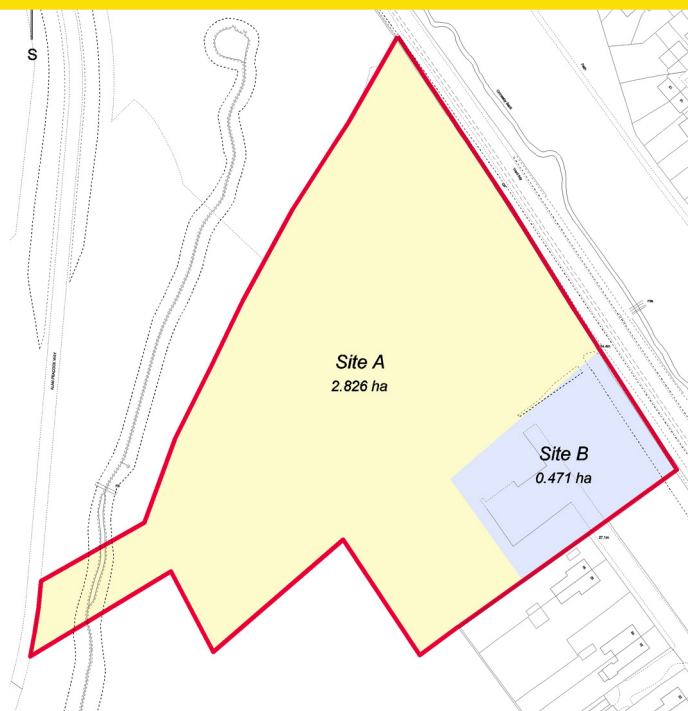
Please note that Overage and Clawback provisions may be incorporated into the sales contract documentation.

Developers should be aware that scoring of bids will take place against a payment schedule which will be determined by Middlesbrough Council.

Please note that our client is not obliged to accept the highest or any offer. All offers received are subject to Contract and full Council approval.

VAT

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



Abnormal Development Costs

Abnormal development costs allowed for within bids, based on the Site Investigation provided, should be clearly identified and itemised. The selected developer will be required to conduct site investigations in advance of conditional contracts under a licence in order to satisfy outstanding ground related conditions and to confirm the net purchase price prior to exchange.

Our client is not obliged at any point to exchange contracts.

Viewings

Interested parties wishing to view the site are asked to provide prior notification to Sole Selling agents Savills before viewing.

Legal and Surveying Fees

Upon completion, the purchaser will be required to pay the Vendor's reasonable legal fees (equivalent to 1.25% of the purchase price) and surveyors fees (equivalent to 2% of the purchase price), plus any disbursements and VAT thereon.

The successful bidder will be responsible for any reasonable abortive legal and surveying costs. A 10% non-refundable deposit will be required upon exchange of contracts.

Contact

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