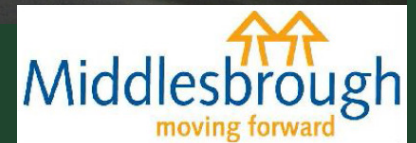


Nunthorpe Hall Farm and Blacksmiths Yard

Nunthorpe Village

Middlesbrough TS7 0NP





## Introduction

We are pleased to offer for sale, on behalf of Middlesbrough Council, two adjacent properties that represent an excellent opportunity to carry out a high quality development in a rural setting on the southern fringes of Middlesbrough.

## Location

The development will be situated in a highly sought after location in a rural setting within the village of Nunthorpe. This is a small and traditional village, designated as a conservation area. It is centred on the Hall and has buildings located on either side (Westside and Eastside) of a quiet road (the village is bypassed by the A172). Despite the quiet rural setting, the sites are situated immediately to the south of the town of Middlesbrough, and have excellent road links in all directions. All these factors make this an ideal location for a high quality bespoke development that will be much sought after.



*The approach to the village*

### Approximate Site Areas

Nunthorpe Hall Farm: 0.296 ha (7.325 acres)

Blacksmith s Yard: 0.117 ha (0.289 acres)

## Description

The first site comprises the buildings of Nunthorpe Hall Farm, whilst the second site is a smaller group of buildings known as Blacksmith s Yard, on the other side of the road through the village. Both sets of buildings are constructed in a similar style, being in brick under a slate covered roof. The buildings were originally constructed in the Victorian period as the farm and the Blacksmith s Yard connected with the adjacent Nunthorpe Hall.

### Nunthorpe Hall Farm

The farm buildings primarily comprise a farmhouse and a range of predominantly single storey buildings (with some two storey elements), constructed in brick under pitched, slate covered roofs. The buildings are coming to the end of their life for agricultural purposes (due to issues such as low eaves heights), but are ideal for conversion to residential use, as they will create a barn conversion type development arranged around a central courtyard.



*The house and one of the farm buildings as seen from the road*

Some of the buildings on site are more modern and not suitable for conversion. The proposal here is to clear them and replace them with newbuild accommodation.

Included with the farm is the former walled garden of the hall, as well as a number of fields that will be suitable for use as gardens, pony paddocks or open space for the dwellings.



*One of the fields included with the sale*

### Blacksmith s Yard

The cluster of buildings that form the Blacksmith s yard represent a similar style of architecture, but arranged in a smaller grouping.



*The Blacksmith s Yard*

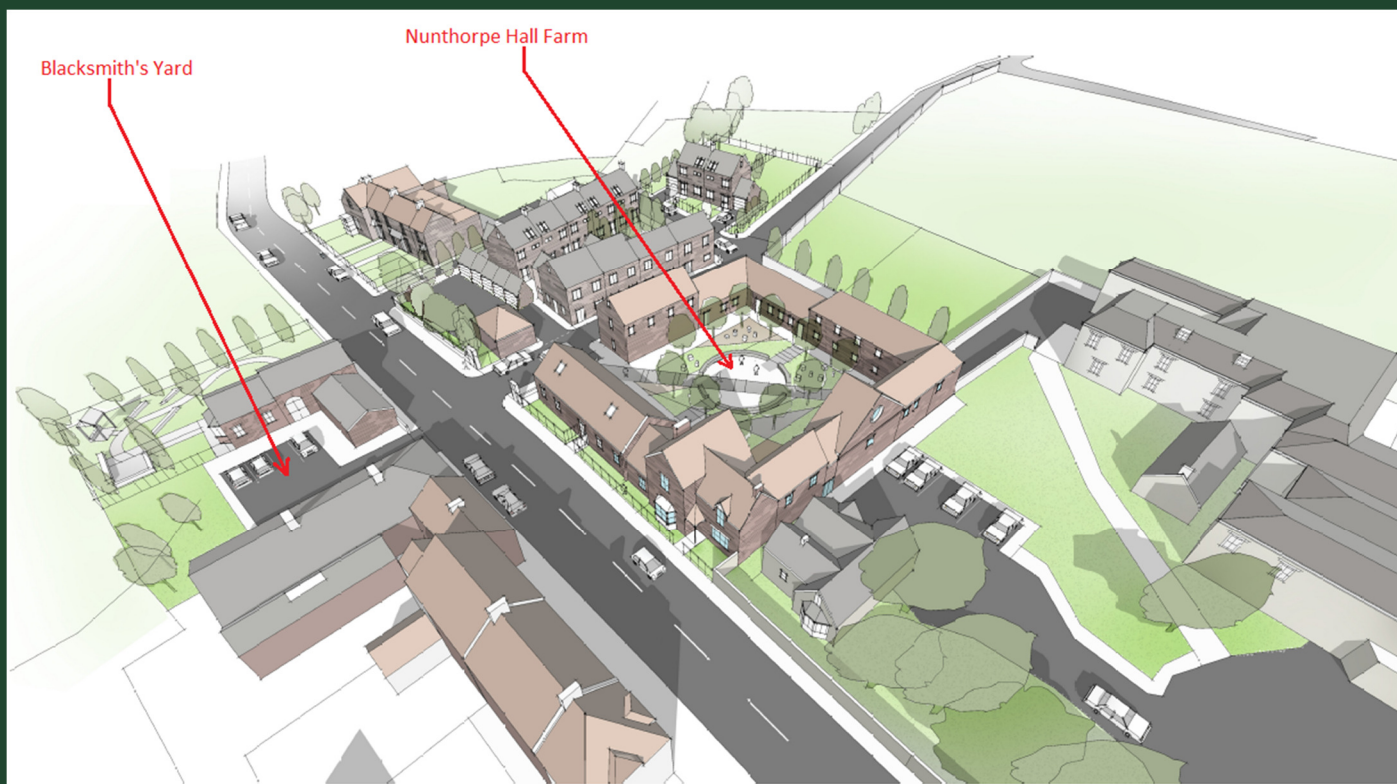
Additional photographs of the buildings included in the sale are shown at the end of these particulars. A site plan is included with the bidding documentation.

## Development Potential

The Council commissioned the North of England Civic Trust to survey the buildings and provide advice as to the way that they can be converted to residential use, including the number of units that can be created and the number of people each unit can accommodate. The advice that they have prepared is set out within the document Nunthorpe Hall Farm & Blacksmith's Yard Development Guidance 2013. It forms the planning advice provided by the Council for prospective developers, as well as setting out details of the various buildings comprised within the property and background on the history of the area.

Whilst interested parties should refer to the guidance itself, the key points that are relevant to the development of the site are briefly as follows:

- The Existing House is to be retained.
- The existing buildings of Nunthorpe Hall Farm can be converted to between 7 and 8 dwellings (primarily houses although flats may also be included, depending on the number of units, their size, and the number of garages that are required).
- The more modern buildings of Nunthorpe Hall Farm can be replaced with between 5 and 7 houses and 7 garages. Any additional capacity for new development here would need to be tested with more thorough site planning and layout, traffic movement analysis and mass modelling.
- The Blacksmith's Yard can be converted to between 2 and 3 houses, to include a garage if only 2 houses are provided.



*An artist's impression of the completed development, as seen from the air (please note that the scheme shown in the sketch is for illustrative purposes only and does not in any way imply that the Council would grant planning permission for such a scheme).*

### Tenure

The Council owns the freehold interest in both the sites to be sold.

There are various leases in respect of the property, as detailed in the document *Leases and Rights that Apply to the Properties*.

### Method of Sale

The property is to be sold by informal tender using the NEPO online system, as detailed further below.

### Timescales

The Council envisages that the Blacksmith's Yard buildings can be disposed of as soon as an offer is accepted and the legal transaction can be completed.

As regards the Nunthorpe Farm buildings, completion of this sale may need to be delayed until the property is vacated by the farmer (November 2016 at the latest), but could take place sooner if vacant possession can be obtained earlier or a sale in advance of gaining vacant possession is agreed.



## Tendering Procedure

All tenders in respect of this opportunity are to be submitted via the NEPO (North East Procurement Organisation) online system. All information in respect of the opportunity is also available at that location.

Tenders must only be submitted via the e tendering portal at:

[www.qtegov.com/procontract/supplier.nsf](http://www.qtegov.com/procontract/supplier.nsf)

and must include all information and data requested within the ITT and Schedules.

The person responsible for this procurement is Graham Tyerman 01642 727453. Any queries must be raised through the Question and Answer section on:

[www.qtegov.com/procontract/supplier.nsf](http://www.qtegov.com/procontract/supplier.nsf)

Please see the tender submission requirement form attached on NEPO system.

Tenders must be submitted by 12 noon on Friday 2<sup>nd</sup> October 2015.

## Disclaimer

The particulars are set out as a general outline for the guidance of intended lessees 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 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 Mouchel (part of the Kier Group) has any authority to make or give any representation or warranty whatever in relation to this property.

Any offer submitted 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.

Tenders are invited for either:

- Nunthorpe Hall Farm Buildings alone, or
- Blacksmiths Yard alone, or
- Both Nunthorpe Hall Buildings and Blacksmiths Yard together

Prospective tenderers are required to submit a development scheme that fully accords with the Nunthorpe Hall Farm & Blacksmiths Yard Development Guidance (2013). The information that should be submitted as part of the tender is shown in the document Nunthorpe Hall and Blacksmiths Yard Planning Information to be Provided with the Bid .

## Legal / Surveyors Fees

In addition to the offered purchase price, the purchaser will be responsible for paying the vendor's legal fees of 1% of the agreed sale price and surveyors fees of 1.75% of the agreed sale price.

## Viewing

Two viewing days are to be held, when the premises will be open for viewing by interested parties. These viewings are to be held on:

**Monday 10<sup>th</sup> August 2015, 10 am – 1 pm**

and:

**Friday 11<sup>th</sup> September 2015, 1 pm – 4 pm**

**NB: As Nunthorpe Hall Farm remains an operational farmstead, it is particularly important that interested parties only take entry to the property during these viewing opportunities.**



Nunthorpe Hall Farm Buildings





# Blacksmith's Yard

