

**LAND AT RIVERSIDE PARK
IRONMASTERS ROAD
MIDDLESBROUGH**



OFFERS INVITED

**FREEHOLD LAND FOR SALE
UNDER THE INSTRUCTION OF
MIDDLESBROUGH COUNCIL**



FOR FURTHER DETAILS CONTACT:

Email: estates@alignpropertypartners.co.uk

Jack Walton: Tel 01609 797447



Location

The land is located in Riverside Park, a major industrial park found to the north-west 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 land is found on Ironmasters Road, adjacent to the new Teesside Advanced Manufacturing Park development. The first phase of the TeesAMP development will create 180,000 sq ft of high quality accommodation across 10 buildings, with the potential creation of 1,000 jobs. There are excellent communication links, with the site positioned close to the A66 and A19 providing access throughout the North East. Middlesbrough Railway Station is just a ten-minute walk from the site and will as reported offer train travel to London in 2hr 45mins from 2020.

Description

The site fronts onto Ironmasters Road and comprises approximately 1.32 acres (5,344 sq ft) of open grassed land, with an arrangement of trees sat upon it. The land has not been previously developed, however railway tracks are found to the rear of the land, separated by high steel fencing.

Following checks, we are aware that several services are in place under the ground, copies of plans showing the services known to be in place are attached. We would recommend that further due-diligence is carried out in respect to these services.

Planning

The site is allocated for employment uses B1, B2 & B8, and these uses will be acceptable in principle. Other uses may also be acceptable provided that they support the wider employment area, and do not compromise its primary function. If you have any queries about the acceptability of alternative uses, please speak to the Council's Planning Service, which will be happy to provide confidential, pre-application advice.

Access

The site currently has no highway access in place, 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.

Viewing

As this is an area of land situated adjacent to the public highway, viewing can be undertaken unaccompanied. Please telephone Jack Walton on (01609) 797447 in respect of any queries or issues.

Expression of Interest

If this site is of interest please forward your offer, along with the background and proposals for the future use, stating any conditions you wish to rely upon if your offer is on a conditional basis.

Legal / Surveyors 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 2.00% of the purchase price). These fees will be subject to capped minimum payments of £1,250 (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.

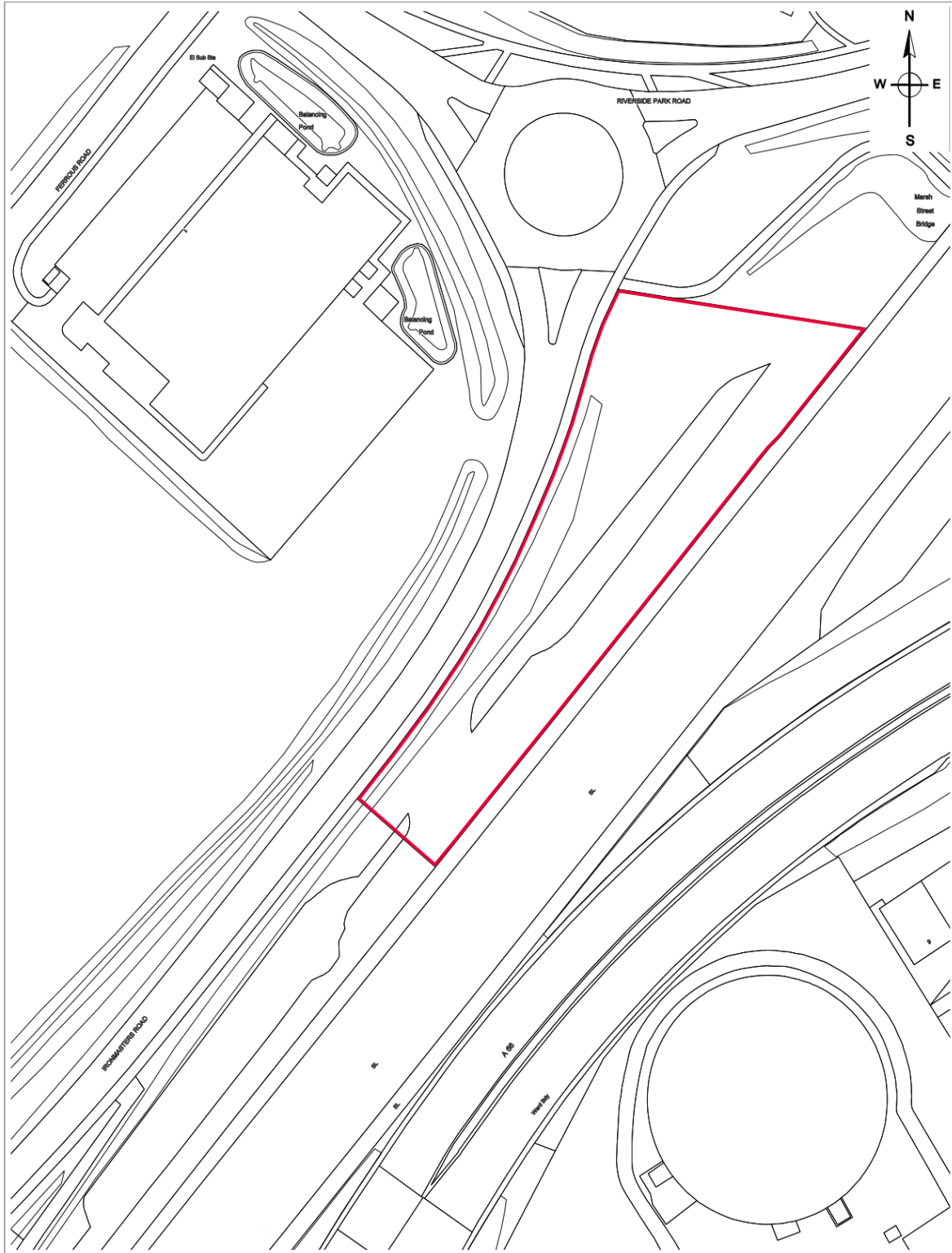
All descriptions, dimensions and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The vendor is not bound to accept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

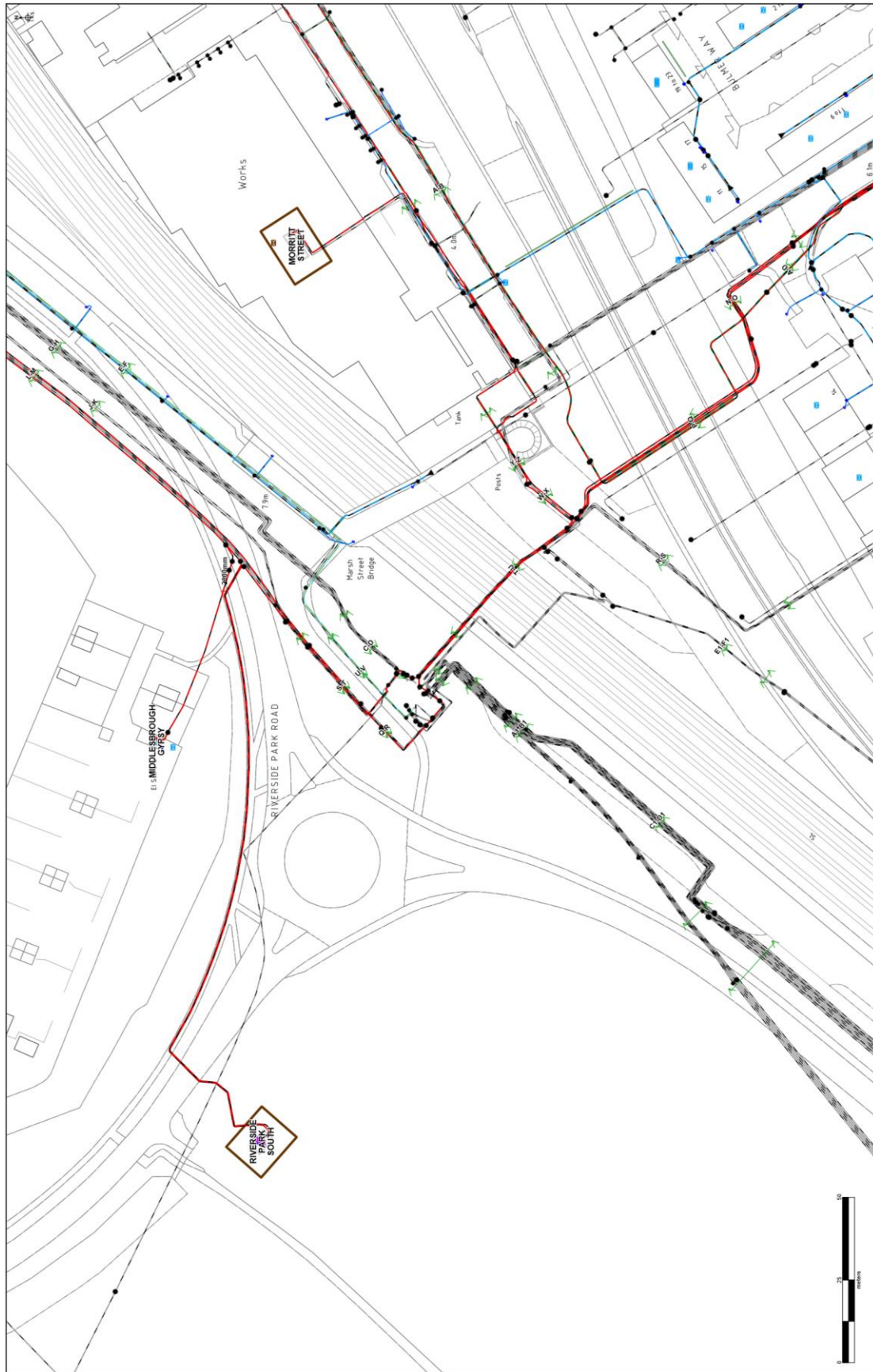
The information collected, on this form and from supporting evidence, by Align Property Partners will be used to process your application. The information may be passed to other Enforcement Agencies as permitted by law. We may check information provided by you, or information about you provided by a 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 us

Land for Sale Boundary Plan



Service Plan: Northern Power Grid



NORTHERN POWERGRID
MANUS RECORD

035 Grid Reference: N2437220395
 Prepared By: ICHDIA ICHDIA
 Date: 18 MAY 2018
 Title: Riverside Park Road

Scale: 1:500
 Date Printed: 18 MAY 2018

Legend

| Symbol/Color | Description |
|--------------------------|------------------------------|
| Red line | 110kV |
| Blue line | 33kV |
| Green line | 11kV |
| Black line | 0.4kV |
| Red dashed line | 110kV (Proposed) |
| Blue dashed line | 33kV (Proposed) |
| Green dashed line | 11kV (Proposed) |
| Black dashed line | 0.4kV (Proposed) |
| Red double line | 110kV (Overhead) |
| Blue double line | 33kV (Overhead) |
| Green double line | 11kV (Overhead) |
| Black double line | 0.4kV (Overhead) |
| Red single line | 110kV (Underground) |
| Blue single line | 33kV (Underground) |
| Green single line | 11kV (Underground) |
| Black single line | 0.4kV (Underground) |
| Red dashed double line | 110kV (Proposed Overhead) |
| Blue dashed double line | 33kV (Proposed Overhead) |
| Green dashed double line | 11kV (Proposed Overhead) |
| Black dashed double line | 0.4kV (Proposed Overhead) |
| Red dashed single line | 110kV (Proposed Underground) |
| Blue dashed single line | 33kV (Proposed Underground) |
| Green dashed single line | 11kV (Proposed Underground) |
| Black dashed single line | 0.4kV (Proposed Underground) |

Notes

1. All lines shown are subject to change without notice. The user should refer to the latest version of the plan for any updates.

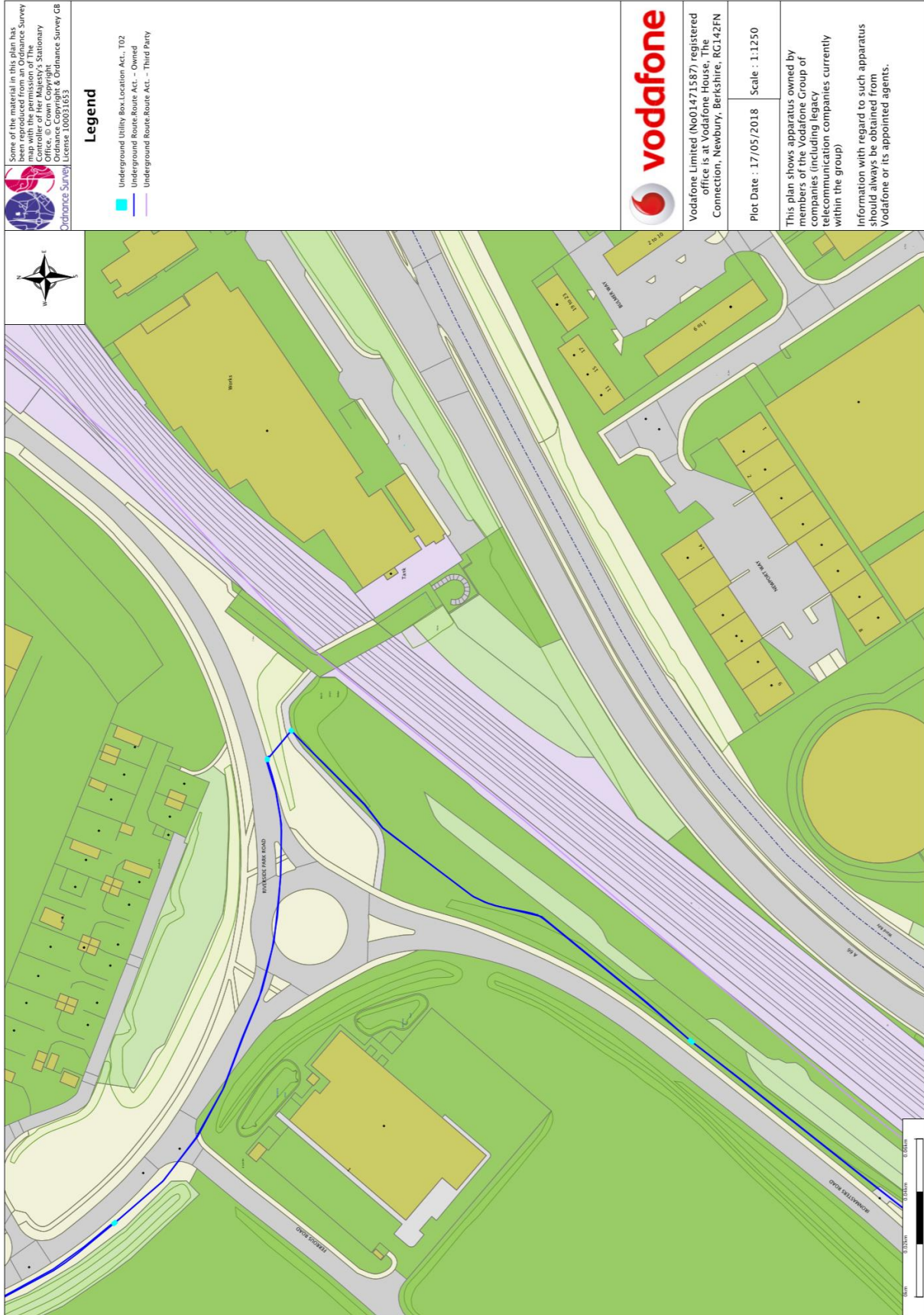
2. The plan is for information only and does not constitute a contract. The user should refer to the relevant contract documents for full terms and conditions.

3. The plan is based on the latest available data and is not intended to be used for legal purposes.

4. The plan is the property of Northern Powergrid and is not to be reproduced or distributed without the written consent of Northern Powergrid.

5. The plan is subject to the terms and conditions of the Northern Powergrid Access Agreement.

Service Plan: Vodaphone



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Legend

-  Underground Utility Box Location Act - T02
-  Underground Route Route Act - Owned
-  Underground Route Route Act - Third Party



Vodafone Limited (No01471587) registered office is at Vodafone House, The Connection, Newbury, Berkshire, RG142FN

Plot Date : 17/05/2018 Scale : 1:1250

This plan shows apparatus owned by members of the Vodafone Group of companies (including legacy telecommunication companies currently within the group)
Information with regard to such apparatus should always be obtained from Vodafone or its appointed agents.