

**DEVELOPMENT
LAND**



Former Millfield Works, Grangefield Road, Stockton on Tees TS18 4AE
Brownfield Land for Sale with Pending Outline Planning Consent for Residential Development
Approx 20 ha (49.4 acres)



Former Millfield Works, Grangefield Road, Stockton on Tees TS18 4AE

Substantial, Edge of Town Centre Brownfield Site, offered with Local Plan Housing Allocation and Pending Outline Planning Consent for Residential Development comprising approx 600 dwellings, including Elderly Accommodation and Local Centre.

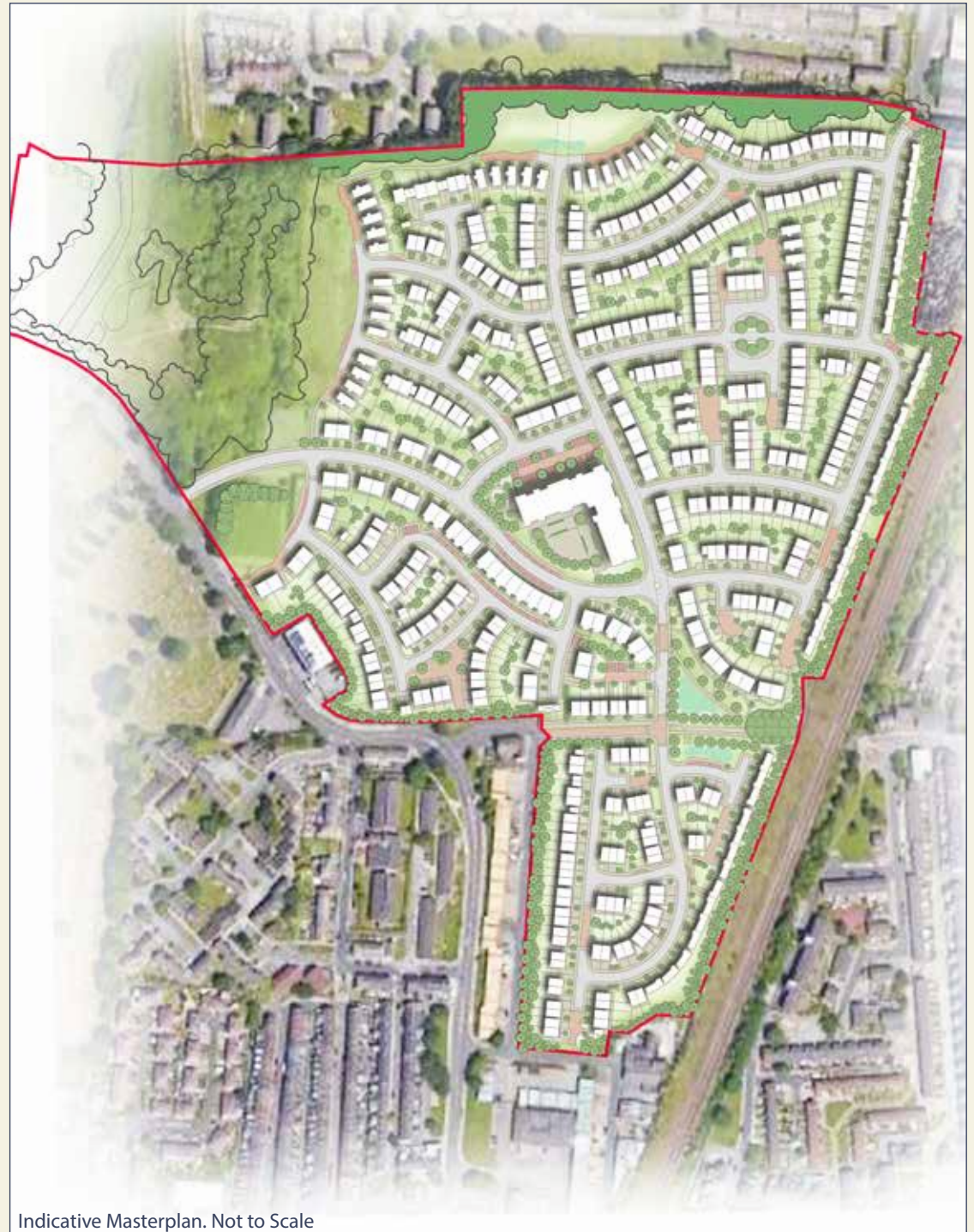
Scope to develop a sustainable, high quality, innovative and community focused neighbourhood, promoting entry level and older person homes, on a currently vacant brownfield site within walking distance of the Stockton Urban Centre

Available Freehold as a Whole

Approx 20 ha (49.4 acres)

For Sale by Private Treaty

www.fordymarshall.com/datasite/grangefield



Indicative Masterplan. Not to Scale

Location

The site is located in Stockton on Tees in the Teesside region of the North East of England. Situated in a mainly residential neighbourhood, the site is well served by nearby amenities, with a bus stop on Grangefield Road connecting to Stockton and Middlesbrough. The site lies adjacent to the railway with Stockton Train Station only approx 600 metres to the north, with access via a footbridge, providing services into Middlesbrough, Newcastle and beyond.

Stockton High Street is a 10 minute walk away, giving access to a wide variety of amenities including many national and local retail outlets, public houses, a public library and leisure facilities. There are two primary schools, Mill Lane and Oxbridge Lane within 800 metres.

Stockton has an urban area population of 80,060 (2001 Census), and a catchment within 10km of 333,576 (1994 Census estimate).

Middlesbrough 4 miles | Newcastle 50 miles | Leeds 52 miles
Durham Tees Valley Airport 6 miles | Newcastle Airport 48 miles



Description

The site is a former industrial premises, substantially cleared from its previous uses, and extending in total to approx 20 ha (49.4 acres).

Most of the buildings have now been demolished, although there remains a high bay portal steel frame warehouse and single storey office known as Stockton House.

A summary of approximate existing floor areas (gross internal) of the remaining buildings is as follows:

Description	Sqm	Sqft
Stockton House		
Ground Floor - Offices / Stores	354.2	3,810
Accredited Processed Metals		
Ground Floor - Warehouse / Workshop	2,608.7	28,080
First / Mezzanine - Storage / Staff Room	221.3	2,382
Sub Total	2,830.0	30,462
Total	3,184.2	34,272

Planning

The site has a long established history of industrial uses, but has recently been included as an Housing Allocation in the Stockton on Tees Borough Council Local Plan (Adopted 30th January 2019).

The Local Plan Allocation is for delivery of approximately 600 dwellings falling within an area defined as Regenerated River Tees Corridor Allocations.

The site is also subject to a pending Outline Planning Consent which was submitted on 30th January 2019; Planning Reference 18/1726/OUT "outline application with some matters reserved for residential development comprising of approximately 600 dwellings (C3) including elderly accommodation (C2), with a local centre (A1/D1) (demolition of existing buildings)". The consent is not yet issued subject to the completion of a Section 106 Agreement.

The Outline application was accompanied by a proposed Illustrative Masterplan. This incorporates the following key components:

- Landscape led development for approx 600 residential dwellings and a local centre;
- Of those units the scheme to include mixed use Retirement Apartment building offering older persons themed services, creating a central focus to the development, with older person dwelling choices situated nearby for accessibility;
- Significant green open space provided on site;
- On site Sustainable Urban Drainage measures to manage surface water;
- 21st Century neighbourhood based on traditional village neighbourhood layout and transects;
- Principal access from Grangefield Road and secondary vehicular access off Tynedale Street, together with multiple pedestrian and cycle accesses from the south, west and north eastern boundaries;
- Improved accessibility through the subway connection into Stockton Town Centre to the east.

Scheme Summary Floor Areas

Type	No.	Sqm	Sqft	Total Sqm	Total Sqft
Older Person					
2 bed Bungalows	58	61	646	3538	37468
2 bed Assisted Living Apts	38	108	1162	4104	44156
3 bed Assisted Living	60	61	656	3660	39360
Sub Total	156			11302	120984
Market Homes					
3 bed Houses	183	93	1000	17019	183000
3 bed Houses with Garage	44	93	1000	4092	44000
3 bed Houses with Car Port	11	93	1000	1023	11000
4 bed Houses with Garage	9	105	1000	945	9000
4 bed Houses with Car Port	20	105	1000	2100	20000
Sub Total	267			22134	238000

Type	No.	Sqm	Sqft	Total Sqm	Total Sqft
Entry Level Homes					
2 bed Houses	41	81	872	3321	35752
2 bed Houses	136	79	850	10744	115600
Sub Total	177			14065	151352

Planning Authority

Interested parties should make their own enquiries with Stockton on Tees Borough Council. Telephone: 01642 393939. www.stockton.gov.uk. Contact: Simon Grundy Principal Planning Officer.

The Local Plan can be downloaded at www.stockton.gov.uk/economic-regeneration-and-transport/planning/policy/development-plan.

Services

Mains, gas, electric, water and foul drainage connections are all available to the site.

Prospective purchasers are advised to make their own enquiries with the relevant service providers to satisfy themselves that there are sufficient services available for their proposed use and that connections can be achieved.

Business Rates

The various parts of the property are assessed for Business Rates as follows:

Description	Rateable Value
Stockton House (office building)	£6,100
Land at Millfield Works	£80,000
Warehouse (Accredited Processed Metals Ltd)	£38,250

NB:

The current owners have sought Empty Property Relief on the Land at Millfield Works for the period 1st April 2019 - 31st March 2020.

Legal Title & Tenure

The property is to be sold freehold, with vacant possession on completion. The land will be sold subject to the rights, reservations, obligations and title as otherwise referred to within the registered title. Title documentation is available on request.

Easements, Wayleaves and Rights of Way

The land is offered subject to, and with the benefit of, all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

There is a public right of way running through the site East/West between Tynedale Street and Dovecote Street.

VAT

We understand that the property is not elected for VAT, and therefore VAT will not be due in addition to the purchase price. All offers submitted will be presumed to be exclusive of VAT.

Method of Sale

The site is being offered for sale freehold, as a whole, by Private Treaty.

Offers are invited either on an unconditional basis, or conditional upon receipt of planning consent.

Viewing

Access should be arranged by prior appointment with Fordy Marshall. Viewers and visitors to the property do so at their own risk.

For more information and appointments for access please contact:

Christopher Fordy Bsc MRICS

Email: christopherfordy@fordymarshall.com

Office: 01937 918 088

Mobile: 07809 202 300



ARTIST'S IMPRESSION - JUDGE HUNTER'S APPOINTMENT

BSA architects
100 St. John's Street, London, EC1A 4DB
020 7463 2000

INDICATIVE

100 St. John's Street, London, EC1A 4DB

The views in this prospectus are only indicative and do not represent any offer.



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Further Information

The information listed below is available from Fordy Marshall, or can be downloaded from www.fordymarshall.com/datasite/grangefield.

- Geo-environmental Assessment
- Ecological Assessment
- Preliminary Utilities Assessment
- Transport Assessment
- Travel Plan
- Utilities Report
- Drainage Assessment
- Flood Risk Assessment
- Topographical Survey
- Ecological Assessment
- Air Quality Assessment
- Title Documentation



Plan for Identification Only. Not to Scale

If you require this publication in an alternative format, please contact Fordy Marshall on 01937 918 088.

IMPORTANT NOTICE Fordy Marshall for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details given are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Fordy Marshall has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Fordy Marshall, nor enter into any contract on behalf of the vendor or lessor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessors in inspecting properties which have been sold, let, or withdrawn. MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate. No Services have been tested. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.