

Residential Development Opportunity

Land southwest of Greytowers Farm, off Sessay Grange, Nunthorpe, Middlesbrough TS7 0DH

- Full detailed planning consent for 8 dwellings
- Approx 2.07 acres (0.84ha)

FOR SALE FREEHOLD

Offers invited by Private Treaty

FM
Fordy Marshall

LAND & PROPERTY CONSULTANTS



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The property

The property comprises a partially undeveloped 'Greenfield' infill site, situated in what has now become a well-established residential neighbourhood to the south side of Nunthorpe, known as Grey Towers Village.

This parcel of land is the final part of the former Grey Towers Farm to be brought to the market, comprising the site of what was once the principal farm steading and surrounding paddocks. It sits immediately adjacent to the original farmhouse, recently substantially renovated as a single private residence, and borders the new Sessay Grange development undertaken by Robertson Homes, as well as the much acclaimed and award-winning David Wilson Homes scheme to the north.

Nunthorpe is widely regarded as one of the premium residential areas in Teesside with high quality mainly detached housing, plentiful open spaces, excellent community facilities and as a consequence has historically maintained strong demand and robust sales revenues. It boasts access to a number of good local schools, including Chandlers Ridge Academy (0.7 miles), St Bernadette's Catholic Primary (0.9 miles) and The Avenue Primary (0.9 miles); railway at Nunthorpe Station (0.9 miles), bus links, and easy access to the A174 at Marton (2 miles) and A19 at Thornaby. Nunthorpe is also situated in close proximity to the open countryside afforded by the neighbouring North York Moors, and the stunning Northeast coast a short drive away to the East.

Site area

The total gross area extends to approx. 2.07 acres (0.84 Ha).

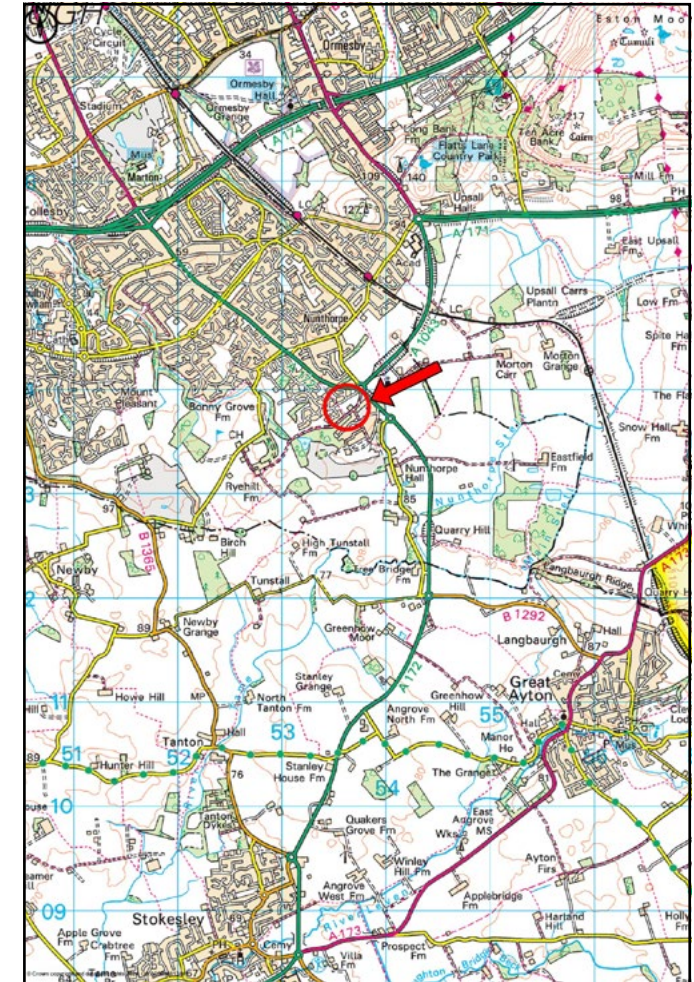
Planning

The site is offered for sale with a valuable Full Detailed Planning consent recently secured following an Inspectors Appeal Decision on 9th April 2024. Appeal Reference APP/W0734/W/23/3334000.

The appeal was allowed, and planning permission granted for erection of 8 no dwellings at Land Southwest of Grey Towers Farm, Nunthorpe, Middlesbrough in accordance with the terms of the application, Ref 22/0270/MAJ, subject to conditions.

A copy of all planning documents and the decision notice can all be downloaded either from the Planning Portal, or via the agent's website.

For further information and detail associated with the Planning status for this site, prospective Buyers are recommended to make their own enquiries directly with Middlesbrough Borough Council Planning Department. www.middlesbrough.gov.uk prior to submission of any offer.



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Proposed scheme

The consented development is for 8 residential dwellings. The scheme was designed by the award winning locally based architect, David Mack from Summerhouse Architecture. Acknowledging the sensitivity of this location, partially sitting within the Nunthorpe Conservation Area, and allowing for previous recommendations issued by both Planning and Conservation Officers, the brief was to create a 'cluster' of high-quality bespoke homes, which had regard to the setting of the adjacent Farmhouse as well as the courtyard of Victorian farm buildings which previously stood on the main body of the site.

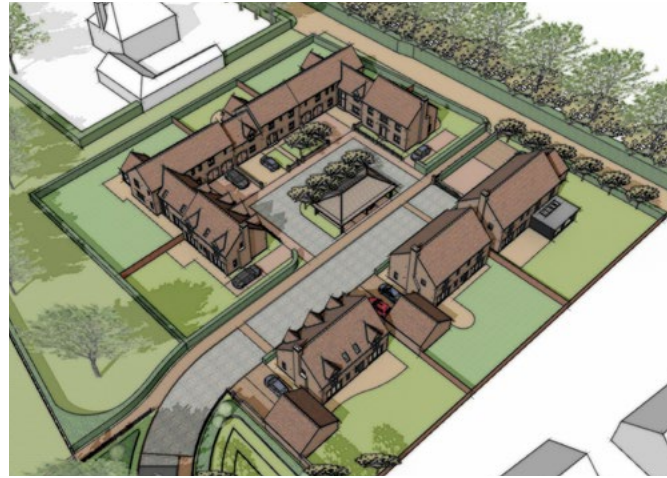
We were pleased to note that the Planning Inspector's report gave particular positive weight to the design, stating; *"the proposal would fill the gap between modern housing to the West and Grey Towers Farm to the East. The Three detached dwellings proposed would be of a scale, design and form that would assimilate well to the suburban design of the housing in Sessay Grange. The design of the five houses arranged in a courtyard would provide a contrast with the suburban housing. They would have detailing and a layout that would draw from the rural history of the site and its relationship with Grey Towers Farm. In this regard, the design of the scheme would be an appropriate transition between the modern housing in Sessay Grange and Grey Towers Farm"*.

Full plans are available, but the following is a very brief summary of the house types, sizes and headline accommodation:

Plot Reference	Type	Accommodation	Garage/Parking	Sqft	Sqm
Plot 1	Detached	4 bed	Detached 2 car garage	1,948	181
Plot 2	Detached	4 bed	Detached 2 car garage	2,002	186
Plot 3	Detached	5 bed	Attached 2 car garage	2,690	250
Plot 4	Semi - Detached	3 bed	2 space car port	1,496	139
Plot 5	Corner Plot	5 bed	Attached 2 car garage	2,615	243
Plot 6	Inner Terrace	4 bed	Attached 1 car garage	1,808	168
Plot 7	Corner Plot	5 bed	Attached 2 car garage	2,615	243
Plot 8	Semi - Detached	3 bed	2 space car port	1,453	135
TOTAL				16,627	1,545



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Highways/access

The subject land has the benefit of access in three locations. The principal access to the proposed housing scheme will be via the recently completed estate road known as Sessay Grange, this in turn connecting to Cotcliffe Way, and the roundabout on the A172/Nunthorpe Bypass.

It is understood that Sessay Grange and Cotcliffe Way are both built to adoptable standards and are subject to S38/S278 Agreements but are yet to be formally adopted. The subject land has the benefit of full and unencumbered rights of access regardless of those roads being adopted.

Other access rights are in place serving the site using the bridleway leading off the A172 roundabout, past the south side of Grey Towers Farmhouse, and via the Mitchell & Butler pub/restaurant site to the east side of the site, via a hammerhead access into the grass field, where double gates are in place.



Services/utilities

The site will be sold with the benefit of rights to connect into mains services, with some connections possible within the site itself, others with agreements in place for nearby off site connections. Suitable reservations were put in place when the Vendors sold adjoining land to BDW Trading Ltd (Barratt David Wilson Homes) and their subsequent onward sale of part to Robertson Homes Ltd.

The following is a summary:

- **Mains Water** – A mains water supply runs to a point just to the West of the site in Sessay Grange. Additional connections are available to the East within the Mitchell & Butler site, with ducting in place for connections.
- **Foul Sewer** – A mains foul sewer runs through the site, and capacity is available for this new development to connect in.
- **Telecoms** – BT apparatus is situated to a point just to the West of the site in Sessay Grange. Additional connections are available to the East within the Mitchell & Butler site, with ducting in place for connections.
- **Electric** – Mains electric is situated to a point just to the West of the site in Sessay Grange. Additional connections are available to the East within the Mitchell & Butler site, with ducting in place for connections.
- **Gas** – Mains gas is situated to a point just to the West of the site in Sessay Grange. Additional connections are available to the East within the Mitchell & Butler site, with ducting in place for connections.

- **Surface Water** – Mains surface water drainage is situated within the site running along the northern boundary, also serving the Mitchell & Butler pub/restaurant. This passes through the Robertson Homes development, Sessay Grange, to balancing ponds, before onward discharge to the watercourse. The subject development will be required to install a balancing pond with controlled discharge, but thereafter the drainage is now adopted by Northumbria Water.

Purchasers will be required to verify and undertake their own assessments of all utility services and the above information is given for guidance purposes only and should not be relied upon.

Biodiversity net gain

The scheme has included for BNG requirements to be met within the site boundary. This is to be facilitated within the 'finger' of land running east/west on the north side of the property. Please refer to the supporting documents prepared by Naturally Wild.

Nutrient neutrality

The Vendors have agreed terms with Natural England and pre-purchased the required credits sufficient to mitigate Nutrient Neutrality, in the sum £22,356.25 plus VAT. A Final Credit Certificate has been issued and can be made available with the sale of the property. The Credit Certificate Reference Number is NM-D-TCC-0008 and dated 26th April 2024. A copy can be downloaded from the agents website.

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Site surveys

The following surveys are available to download either from the Planning Portal, or via the agent's website:

- Ecological Survey – March 2022 (Naturally Wild)
- Phase 2 GeoEnvironmental Survey – November 2020 (Sirius Environmental)
- Topographic Survey
- Flood Risk Assessment – April 2023 (Cundall)
- Drainage Survey – April 2023 (Cundall)

Tenure/title/rights of way/easements

The land is offered for sale freehold and is registered with Title Absolute under title number CE207997 and CE129643. Access will be provided via reservations held by the owners to connect into the public highway via Sessay Grange, and through part of land which is now owned by Mitchell & Butler with title number CE254824. Rights of access are also retained along the bridlepath and original farm access to the east, held within title number CE217589.

The site is offered subject to all easements, wayleaves, covenants, rights of way and light, as referred to within the respective Titles.

The site has both a public footpath running through it, which will require a minor amendment as well as a public bridlepath which runs east west along the southern boundary.

Method of sale

The property is offered for sale by Private Treaty.

In the event of competitive offers being received, the Vendor's reserve the right to conclude the sale process by inviting 'Best Bids' via Informal Tender.

Preference will be given to unconditional offers.

Guide price

Offers invited.

VAT

VAT will be payable on the sale price.

Legal costs

Each party to be responsible for their own legal costs incurred in any transaction.

Anti money laundering regulations

Prior to any offer being accepted, the successful bidder/s will be required to provide certain identification documents and proof of origin of funds in order to comply with Anti-Money Laundering legislation.

Viewing/site inspection

The site is open and available for inspection from the adjoining public highway/public footpath, without appointment. Should anyone wish to take access to within the harass fenced areas, then they must do so at their own risk.

Further information

Further information, including supporting documentation can be downloaded via the Agents website:

www.fordymarshall.com

Via Property Search – Land at Grey Towers Farm, Nunthorpe

To discuss the opportunity please contact:

Christopher Fordy

T: 07809 202 300

E: Christopherfordy@fordymarshall.com

Agents note

For compliance purposes, please note that Christopher Fordy in his capacity as Director of Fordy Marshall Ltd also holds a Directorship and personal shareholding in the ownership interests in the subject Property.

Particulars Prepared: July 2024
Photos Taken: May/June 2024

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