



this is your Commercial/Leisure Opportunity

August 2020

TO LET

By Informal Tender

Exciting Commercial Opportunity

Large parcels of land at Warrenby overlooking Coatham Marsh Nature reserve,
Warrenby Road, Redcar, TS10 1DB



- Large parcels of flat part tarmac roads and presumed services in and around the site, these sites may also be suitable for a range of alternative Leisure/commercial uses, subject to planning.
- The area land combined offers circa 5 acres with scope for various leisure/commercial uses, subject to planning
- This site is close to Redcar Caravan Park, Golf Course driving range, beach and Redcar's Esplanade.
- Adjacent to Coatham Marshes Nature Reserve
- Deadline for informal tenders: 1pm Friday 16th October 2020

 www.redcar-cleveland.gov.uk

this is **Redcar & Cleveland**

Redcar & Cleveland Borough Council has embarked on a rationalisation programme to release land and property assets which no longer support the delivery of their services which will see the council operating from fewer buildings and sharing premises with partners. This will generate receipts for investment to improve services and help reduce the council's running costs. As part of this process, private sector input is sought to reinvigorate and regenerate areas, such as Coatham.

LOCATION

The site is located to the West of Redcar town centre and occupies a prominent position off Warrenby Road, adjacent to Redcar Golf course and beach, in a principally mixed commercial/residential area, as shown edged red on the plan provided for identification purposes only.

The plot occupies a prominent area and potential tourist location. Redcar's Town Centre nearby provides a mix of National, Regional and Local retail occupiers including Boots, B&M, Greggs the Bakers and our famous "lemon top" Pacittos Ice Cream Parlour and Beacon attraction.

Redcar is situated 16 Kilometres (10 miles) east of Middlesbrough and 57 Kilometres (26 miles) south east of Durham with the North Yorkshire Moors and National Park being located within close proximity to the South.

The town benefits from excellent road and rail links with the rest of the UK. The town is accessed via the A1085, which links to the A66, giving access to the A19, A1(M) and wider national road network. Redcar Central Rail Station is located 1.1 kilometres (0.7 miles) south east of the site with recent new direct rail links to Manchester Airport. There are also good links at nearby Teesside International Airport approximately 25 miles to the west.

The release of this commercial area is part of the council's ambition to significantly grow visitor numbers to the borough and support the New Town inward investment plans for Redcar & Cleveland Borough.

Over £75 million has been invested during the past decade in several high-profile schemes across Redcar, including:

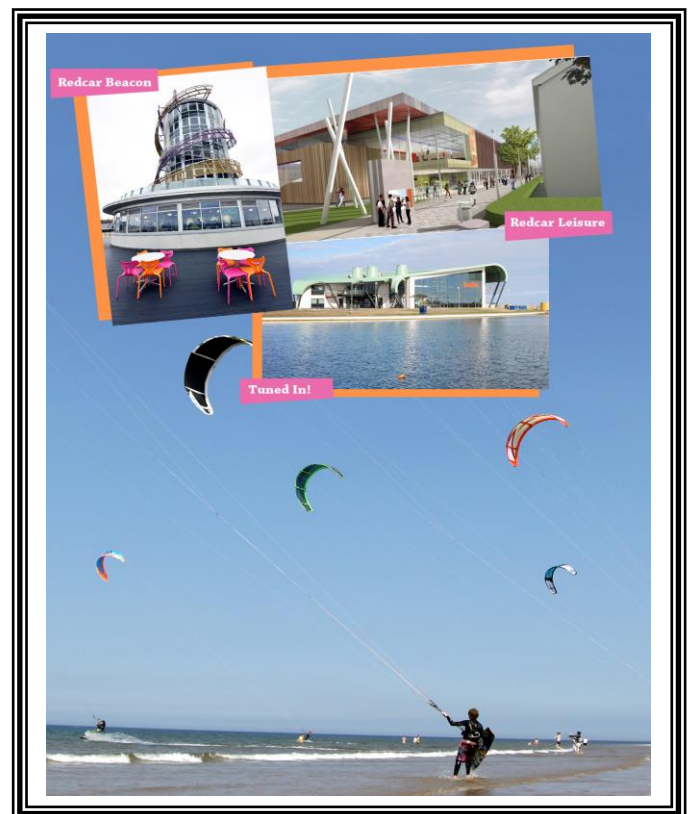
Flood alleviation works including the building of a new sea wall and enhanced seafront promenade.

The Palace Hub, a business centre for the digital and creative sector.

The Redcar Beacon, an 80ft seaside landmark and the focal point for the redeveloped seafront;

Redcar & Cleveland Leisure and Community Heart, with leisure, community, conference and business facilities.

Alongside these large-scale developments visitor facility improvements have also been carried out in Redcar, these include; car park improvements, toilets, signage and activities & information boards around the Town and sea front.



Redcar and Cleveland Borough Council give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Redcar and Cleveland Borough Council or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT.

ACCOMMODATION

The two parcels of land have been in the past used for some form of leisure use and grazing of horses and shown edged red on the plan these areas comprises of the following:

	Acres	Sq Mt
Area A	3.6	14,856
Area B	1.78	7,225
Total	5.38 Acres	22,856

The site offers open a flat and levelled partially grassed space for possible Leisure/Commercial and/or alternative uses subject to securing planning approval. The site opens onto and over looks Coatham Marshes Natural Reserve with commanding views of the nearby Moors and Roseberry Topping. Mains services maybe available to the site but interested parties must make their own enquiries with the respective utility companies and connections.

PLANNING

Any proposals should be discussed with the Development Management Section, Redcar and Cleveland Borough Council.

VAT

All charges (rent, service charge, fees, etc) levied under any agreement are exclusive of VAT.

VIEWING

External viewing may be undertaken at any time.

INFORMATION PACK

An information pack is available upon request which includes: -

- Title information
- Bid Pro-forma
- Tender Labels

LEGAL AND SURVEYING FEES

In addition to any professional fees incurred on their own behalf the successful applicant will also be required to contribute towards the reasonable legal and surveyor fees incurred by Redcar & Cleveland Borough Council, capped at £2,000. If your offer for the sites is accepted and you do not subsequently complete the transaction, then you will be required to contribute towards any abortive costs incurred by the Council after the date of acceptance of your offer.

BASIS OF OFFER

Offers are invited for the land on a rental basis only.

CONTACT DETAILS

Christopher Black BSc (Est Man), MRICS, Reg Valuer

07970420561

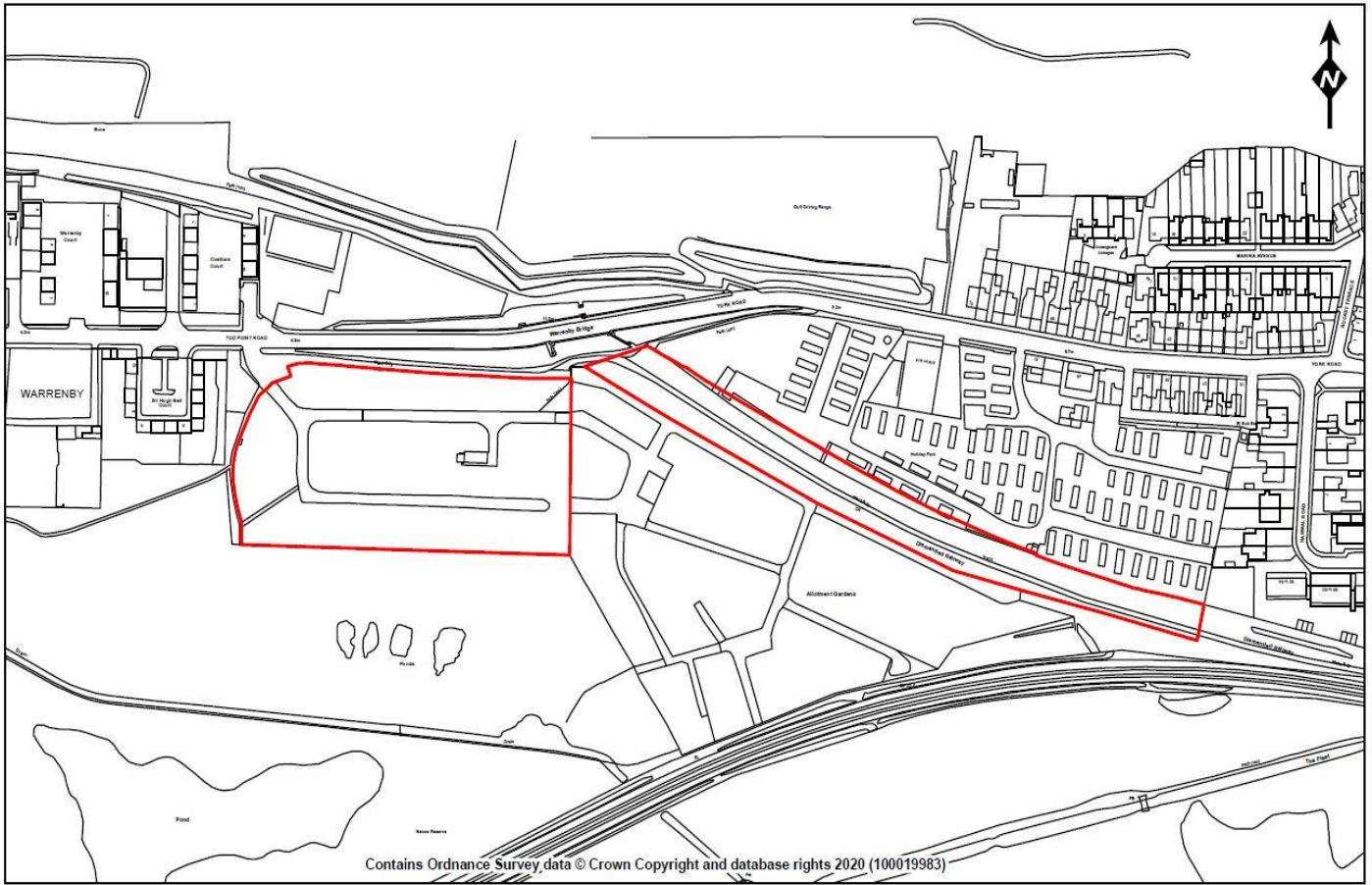
christopher.black@redcar-cleveland.gov.uk

CLOSING DATE

All offers to be submitted by 1 pm on Friday 16th October 2020

ACCEPTANCE OF OFFERS

Redcar and Cleveland Borough Council does not bind itself to accept the highest or any offer that may be received for the site(s). All offers are made subject to contract, Council approval and compliance with tender procedures.



LAND AT WARRENBY

Date: 08/09/2020
 Drawn by: BS
 Scale = 1:2,500
 DWG No: xx

For identification purposes only.

Not to scale.

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