

Land at Ainstable Road

ORMESBY, REDCAR AND CLEVELAND, TS7 9NS

For Sale



savills

KEY HIGHLIGHTS

- Excellent development opportunity (subject to statutory planning permission)
- Greenfield site benefitting from good roadside frontage
- Close proximity to local amenities and transport links
- Site area 2.35 acres (0.95 Ha)
- Informal sealed tenders sought by noon Thursday 21st August 2025

LOCATION

The site is located to the east of Ainstable Road in the sought after suburb of Ormesby which sits between Middlesbrough and Redcar. Ormesby is located approximately 4 miles south east of Middlesbrough town centre, 5 miles west of Redcar and 7 miles north west of Guisborough.

Ormesby is a sought after area and provides residents with the ability to enjoy the North York Moors a short distance to the south, along with the Cleveland coast around 8 miles to the east. Surrounding areas include Marton in Cleveland and Nunthorpe to the south and west, with Normanby located immediately to the east.

Ormesby benefits from excellent transport connectivity being served predominantly via the A174 to the south which connects to the coast to the east and the A19 to the west which facilitates access to the wider road network. The A171 is located a short distance to the west which connects to Middlesbrough to the north and Guisborough and the North York Moors to the south.

The area is very well served with a range of schools, leisure destinations and retail outlets located within convenient proximity. Flatts Lane Country Park is located a short distance to the south via Flatts Lane which provides residents with the ability to enjoy nearby areas of open space.



DESCRIPTION

The site benefits from excellent roadside frontage, extends to 2.35 acres (0.95 Ha), is greenfield in nature and is relatively flat. It is grassed and accommodates a series of trees to the north and eastern boundaries. Ainstable Road forms the western boundary with undeveloped green space adjoining the site to the south.

Lovell Homes is currently developing a 49 no. unit scheme immediately to the east of the site. The site therefore presents interested parties with an ideal opportunity to continue development up to Ainstable Road to the west.

It is our view that the site provides prospective purchasers with an excellent opportunity to deliver an attractive housing development which benefits from its proximity to local amenities and transport links.

PLANNING

The site falls within the development limits of the Redcar and Cleveland Local Plan which was adopted in May 2018. It is our view that the site is suitable for residential development, subject to statutory planning permission being obtained.

The site provides developers with an excellent opportunity to secure a previously undeveloped site and to deliver a high quality housing scheme within an attractive landscape setting and established and sustainable location.

For further planning related information please contact Redcar and Cleveland's Development Management Department on 01642 774 774 or email enquiries to planning_admin@redcar-cleveland.gov.uk

SERVICES

Interested parties are advised to make their own enquiries of the utilities companies in respect of service provision to the site.

INFORMATION PACK

An information pack is available on request which includes the following:

- Utility search information;
- Licence Agreement granted to the neighbouring developer;
- Site plans and photographs;
- Title Information; and
- Bid pro forma

TENURE

The site forms part of a wider ownership under title number CE189264. The site is to be sold freehold, subject to the Licence Agreement that is in place with the neighbouring developer.

Interested parties should note that a Public Right of Way runs along the eastern boundary of the site. The PROW will be required to be rerouted by the purchaser at its expense.

VIEWINGS

The site is open in nature and can be clearly viewed from Ainstable Road.



ABNORMAL DEVELOPMENT COSTS

Abnormal development costs allowed for within bids should be clearly identified and itemised. The selected developer will be required to conduct site investigations in advance of conditional contracts under a licence in order to satisfy outstanding ground related conditions and to confirm the net purchase price prior to exchange.

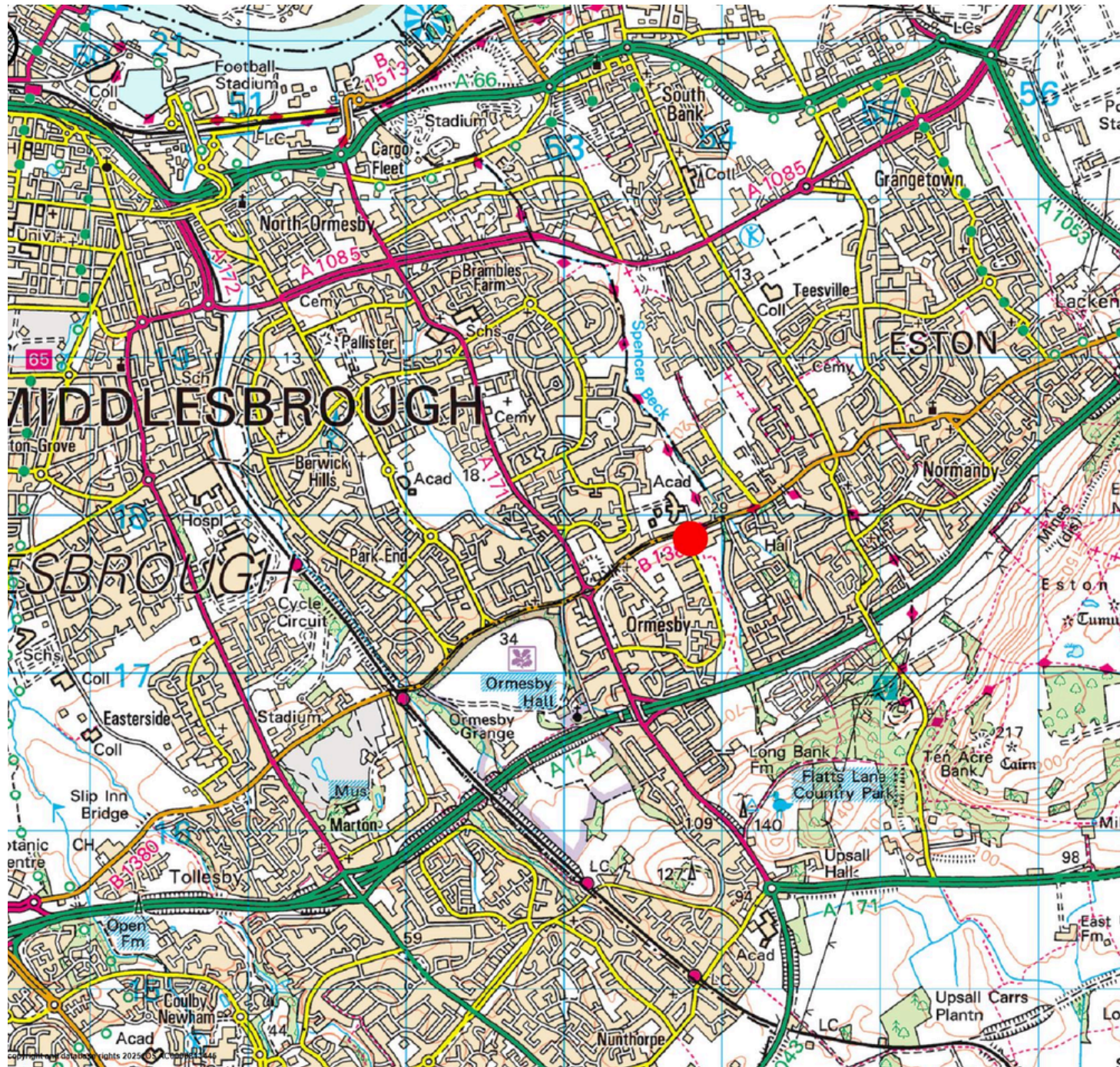
LEGAL AND SURVEYING FEES

In addition to the net purchase price, the successful bidder will be responsible for Redcar and Cleveland Borough Council's legal and surveying costs based on 3.5% of the net purchase price plus any disbursements and VAT thereon. For the avoidance of doubt, this contribution shall not be deducted from the purchase price.

The bidder will also be responsible for any reasonable abortive legal and surveying costs. A 10% non-refundable deposit will be required upon exchange of contracts.

VAT

All offers received will be deemed to be exclusive of VAT where chargeable.



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METHOD OF DISPOSAL

We are instructed to dispose of our client's freehold interest via Informal Tender. Tenders are requested by noon Thursday 21st August 2025 and should be marked 'Tender for Land at Ainstable Road'. Tenders are to be submitted directly to:

David Craig (david.craig@savills.com) and Glenn Laws (glenn.laws@savills.com).

Bidders are asked to provide the following information:

- Purchase price and deposit;
- Detail of any conditions attached to the offer;
- Proof of funds;
- Written confirmation of the source of funding;
- Two forms of identification of the purchasing entity;
- Timescales for exchange and completion; and
- Full solicitor details.

Any offers which do not contain the above may not be considered.

Offers are to be accompanied by a completed Bid Pro Forma, development plans and drawings including a detailed schedule of accommodation.

Bids should clearly stipulate any conditions attached to them. Bids which Redcar & Cleveland Borough Council and/or Savills consider having onerous or unusual conditions may not be considered. A shortlist of bidders may be invited to attend a clarification interview.

The successful developer should also be aware that it will be required to instruct Savills in respect of future bulk sales.

Please note that Overage and Clawback provisions may be incorporated into the sales contract documentation.

Please note that our client is not obliged to accept the highest or any offer.

CONTACT

For further information please contact:

David Craig

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07970 680 670

Glenn Laws

Associate Director
glenn.laws@savills.com
07971 593 026

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