



# OPPORTUNITY TO LEASE FAMILY HUB

July 2025

To let by way of Informal Tender  
Family Hub, Kilton Lane, Carlin How



- Available to occupy by way of a short, medium or longer term lease – to be agreed
- Single storey family hub available for a use to be determined
- Bids by way of informal tender to be submitted by 12 noon on 5<sup>th</sup> September 2025
- Bid proforma available upon request



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**Redcar and Cleveland Borough Council work with external stakeholders whose knowledge and expertise can help reinvigorate and regenerate surplus Council properties and their surrounding areas. Income generated from the sale, lease or licence of these properties is reinvested to help secure and improve Council services for the future.**

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## LOCATION

The Whitecliffe Family Hub is situated in the village of Carlin How, a predominantly residential community located just outside the boundary of the North Yorkshire Moors National Park. The hub benefits from a rural village setting while maintaining accessibility to nearby towns and transport links.

The property is positioned on the outskirts of the village offers a convenient location for families and community services. Public transport is easily accessible, with bus services to Middlesbrough, Redcar and Whitby available within a ten-minute walk.

Carlin How is well connected by road and lies with in fifteen minutes of the A174, twenty minutes of the A171 (linking Guisborough and Whitby) and twenty five minutes of the A19 (connecting the Tees Valley to the A1(M).

## DESCRIPTION

The family hub, adjacent to Whitecliffe Primary School, is of block/brick and pitched roof construction. Externally, the property benefits from a soft play and grassed area as well as parking for approximately 3 vehicles. Internally, the property benefits from an open plan space, partitioned offices, a reception, secure access and storage space. The facility has been identified for commercial use; however, other uses could be considered, all subject to the requisite planning permission.

## ENERGY PERFORMANCE CERTIFICATE

The current Energy Performance Certificate (EPC) rating is C.

## FLOOR AREAS

The unit is arranged over one level with the following approximate floor areas provided for guidance only. Interested parties may wish to verify areas upon inspection when considering their proposals for the space:

	Square Metres	Square Feet
<b>Open Plan</b>	47	505
<b>Partitionable Rooms</b>	43	462
<b>Reception</b>	10	107
<b>Other</b>	83	893
<b>Total</b>	183	1967

## TENURE

The property will be offered and occupied by way of a lease. The incoming tenant will be responsible for all repairs, maintenance, communication, insurance and utility costs including, but not limited to, electricity, water, gas and internet. The tenant would need to ensure that supplies to the property meet their requirements. All costs associated with any additional requirements for utilities will be met by the incoming tenant.

## VAT

All charges (rent, service charges, fees etc) levied under any agreement are exclusive of VAT. RCBC reserve the right to recover VAT if appropriate.

## BUSINESS RATES

The current Rateable Value is £7,000. Applicants should contact the Council's Business Rates department or the Valuation Office Agency to establish any exemptions for which they may qualify.



## ANNUAL RENT

Rental offers are invited based on the successful bidder becoming liable on completion of a lease for all costs of occupation, utilities, repairs, insurance, business and water rates.

## VIEWING

Viewing is by appointment only. Please contact Bryn Suggett or Brian Masterton.

## INFORMAL TENDERS

All offers to be submitted on the bid proforma available, with any relevant supporting information around funding, status (e.g. charity, CIC, individual, company), history, plans & proposals for the site.

Bidders may be invited to attend an informal interview process providing an opportunity for clarification of their bid.

## 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 Council's reasonable legal and surveyor's fees.

In the event that the transaction is not completed, the successful bidder may be required to contribute towards any abortive costs incurred by the Council, but only after the date of acceptance of your offer.

## CLOSING DATE

All offers to be submitted by **12 noon on the 5<sup>th</sup> September 2025** to Legal and Democratic Services, Redcar Community Heart, Ridley Street, Redcar, TS10 1RT, in a sealed envelope clearly marked as:

**"Confidential: Tender for the Whitecliffe Family Hub, Kilton Lane, Carlin How"**

## 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 property. All offers are made without prejudice, subject to contract and Council approval.

## BASIS OF OFFER

Offers are invited to let Whitecliffe Family Hub, Kilton Lane, Carlin How, on the basis set out in these Letting Particulars.

## CONTACT DETAILS

### Bryn Suggett

Trainee Surveyor  
Strategic Assets  
Seafield House  
Kirkleatham Street  
Redcar  
TS10 1RT

**Tel:** 01642 444384

**Email:** [bryn.suggett@redcar-cleveland.gov.uk](mailto:bryn.suggett@redcar-cleveland.gov.uk)

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### Brian Masterton

Estate Surveyor  
Strategic Assets  
Seafield House  
Kirkleatham Street  
Redcar  
TS10 1RT

**Tel:** 07970 420568

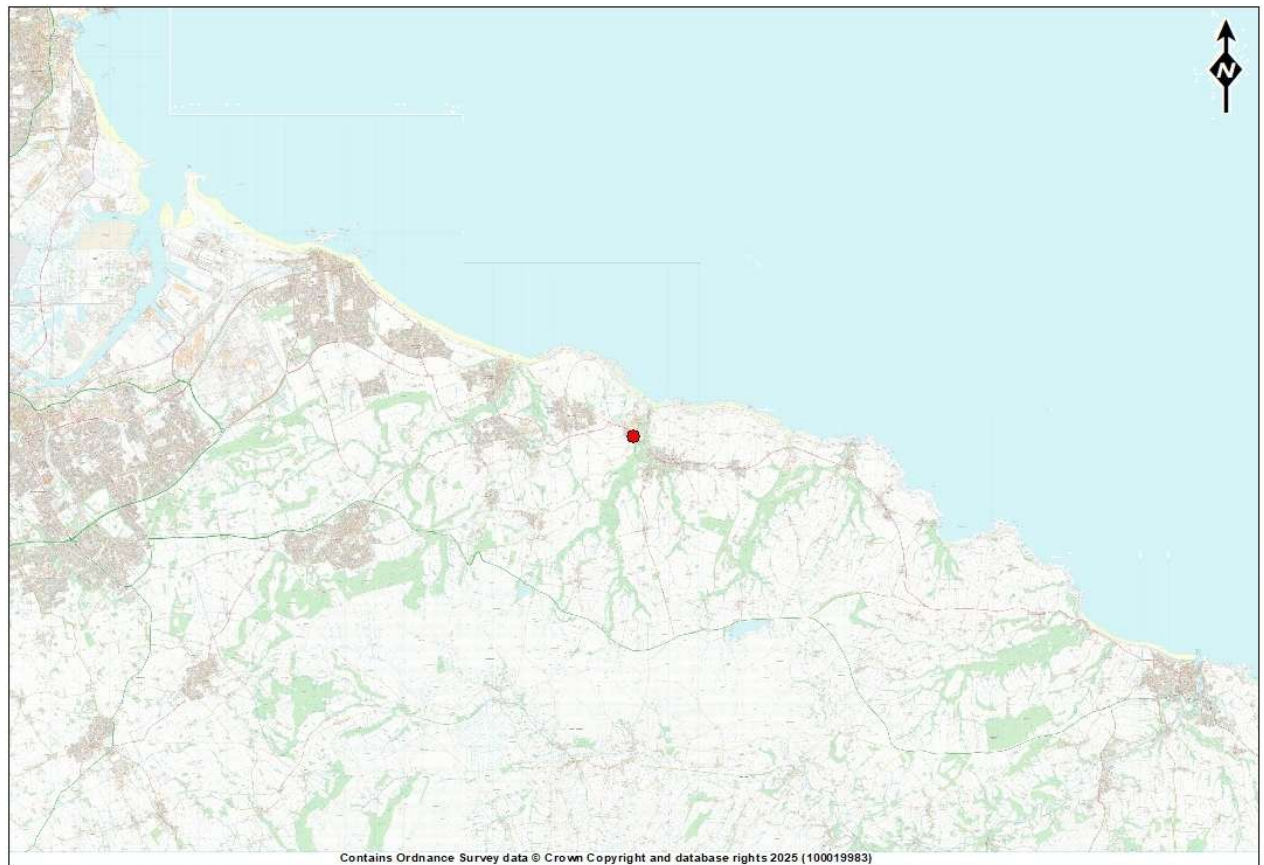
**Email:** [brian.masterton@redcar-cleveland.gov.uk](mailto:brian.masterton@redcar-cleveland.gov.uk)

**Please note that RCBC is not obliged to accept the highest or indeed any offer submitted.**



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1. Reception/Office



2a. Partionable Office/Childcare Space



2b. Partionable Office/Childcare Space



3. Open Plan Nursery/Office Space



4. Outdoor Play Space

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 tenants 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.

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