

# Land at Allendale Road

ORMESBY, MIDDLESBROUGH, TS7 9LF

For Sale by Informal Tender



**savills**

Boundary lines are approximate

## KEY HIGHLIGHTS

- Excellent development opportunity (subject to statutory planning permission)
- Total site area of 2.61 acres (0.96 hectares), comprising two separate parcels
- Excellent roadside frontage
- Established residential area
- Close proximity to a range of local amenities and transport links
- Informal tenders sought by noon Friday 9<sup>th</sup> January 2026

## LOCATION

The site is located to the west of Allendale Road in Ormesby, Middlesbrough. Ormesby is located approximately 1.5 miles north of Nunthorpe, 3.5 miles south east of Middlesbrough town centre and 5.5 miles north west of Guisborough. The Cleveland coast is within convenient driving distance to the east with popular seaside towns such as Saltburn and Staithes being easily accessible. The North York Moors National Park is located a short distance to the south.

Road access to the site is provided off Normanby Road which connects onto Sunnyfield to the west. In turn, this road provides direct access to the A174 and the A19 beyond. The site is located one mile east of Marton train station which provides direct rail links to numerous regional destinations including Middlesbrough, Stockton-on-Tees, Hartlepool, Sunderland and Newcastle upon Tyne.

The site comprises two parcels of land which are separated by the 'Allendale Centre', a parade of shops which comprise a range of independent businesses and convenience retailers including One Stop and Family Shopper. More established retail provision is provided on Ormesby Road, 0.8 miles to the west, which includes an Asda and Iceland supermarket. Other surrounding land uses comprise various primary schools, Middlesbrough Sports Village and James Cook University Hospital.



## DESCRIPTION

The north and southern parcels extend to 1.24 acres (0.50 hectares) and 1.37 acres (0.46 hectares) respectively. Both sites are flat and are partially brownfield in nature, accommodating car parking spaces, hardstanding and footpaths. The sites are bounded by residential housing to the north, south and west and Allendale Road to the east.

## 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 a range of residential and commercial based uses, subject to statutory planning permission being obtained.

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](mailto: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.

## TENURE

The property is owned freehold under title number CE264574. The property is to be sold freehold with vacant possession.

## VIEWINGS

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

**Land at Allendale Road**

Ormesby, Middlesbrough, TS7 9LF



## ABNORMAL DEVELOPMENT COSTS

Abnormal development costs allowed for within bids should be clearly identified and itemised. The selected developer may 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% + VAT of the net purchase price, or £10,000 + VAT, whichever is higher, plus any disbursements. 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.

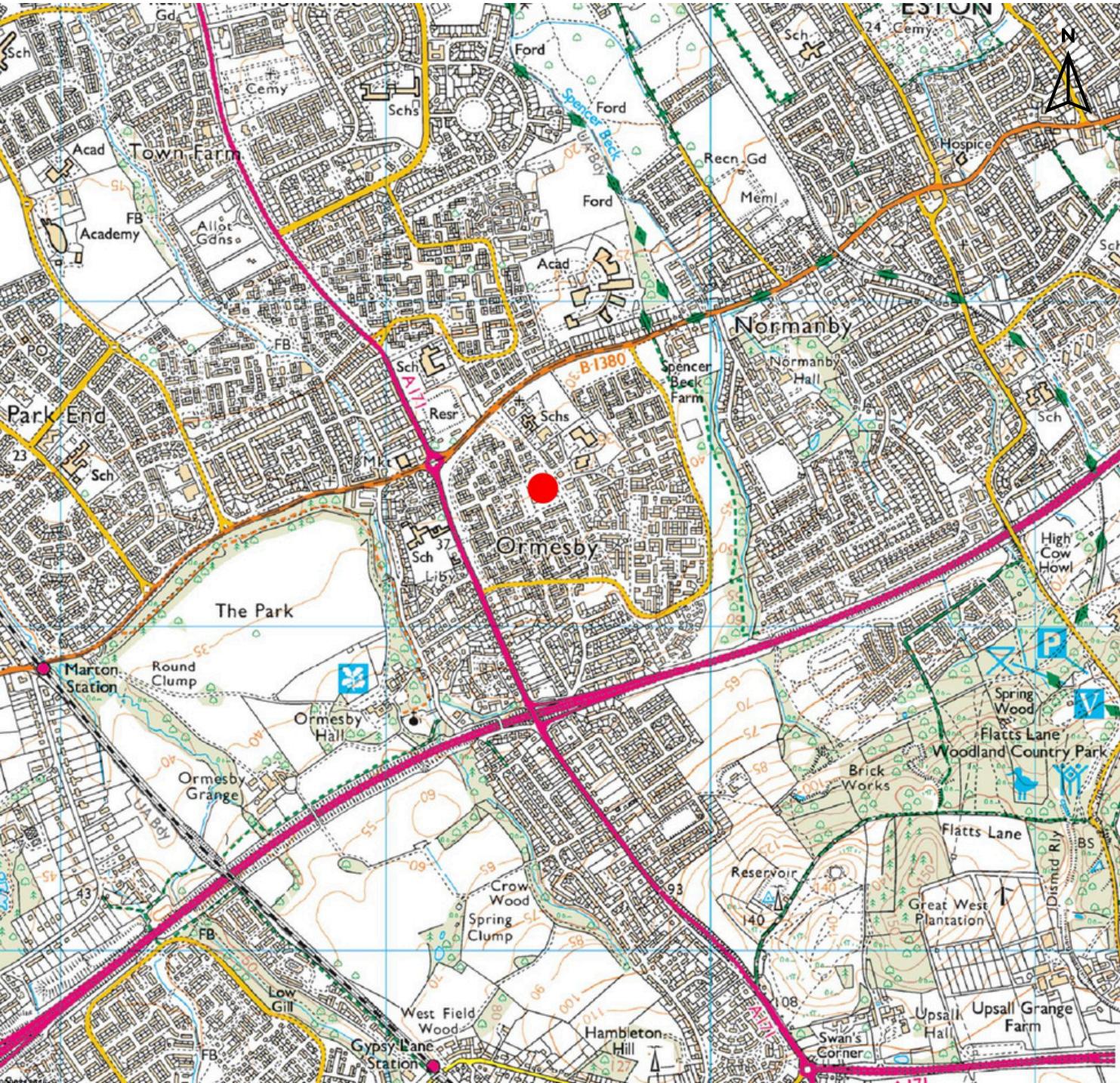
## VAT

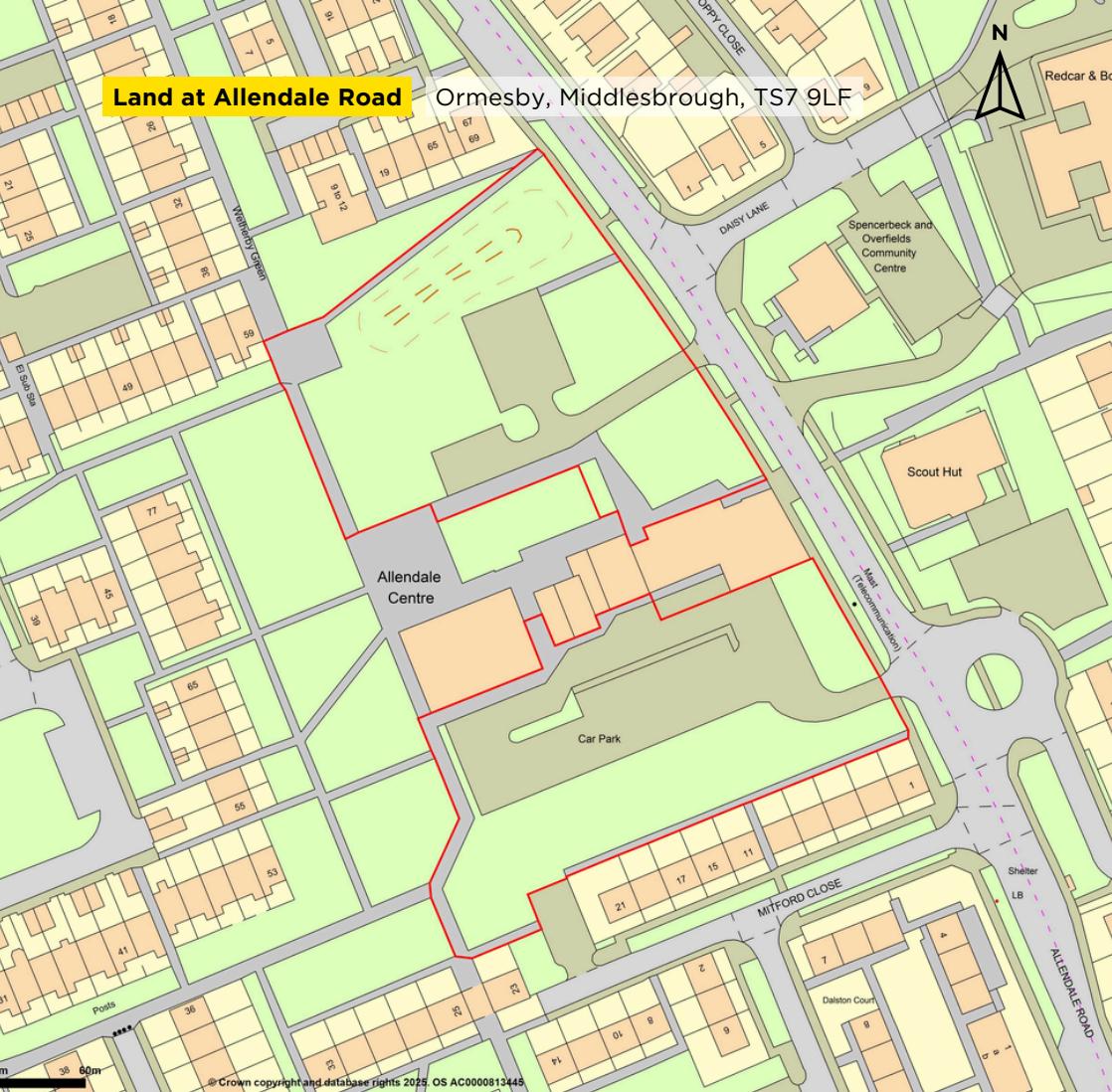
All offers received will be deemed to be exclusive of VAT where chargeable.

## INFORMATION PACK

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

- Site plans and photographs;
- Title Information; and
- Bid pro forma





## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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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 Friday 9<sup>th</sup> January 2026 and should be marked 'Tender for Land at Allendale Road'. Tenders are to be submitted directly to:

Emma Young ([emma.young@savills.com](mailto:emma.young@savills.com)) and Glenn Laws ([glenn.laws@savills.com](mailto: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.

The successful purchaser will be required to maintain vehicular and pedestrian access to the existing commercial uses located in between the two subject sites.

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

Bids should clearly stipulate any conditions attached to them. Bids which Redcar & Cleveland Borough Council and/or Sole Selling Agent 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.

## CONTACT

For further information please contact:

### Emma Young MRICS

Surveyor  
[emma.young@savills.com](mailto:emma.young@savills.com)  
07977 097 760

### Glenn Laws MRICS

Associate Director  
[glenn.laws@savills.com](mailto:glenn.laws@savills.com)  
07971 593 026

