



# ROADSIDE DEVELOPMENT OPPORTUNITY

February 2026

All Enquiries Welcome  
Former Arlington Chapel Arlington Street Loftus



- Prominent roadside development opportunity with land to the rear.
- Suitable for a variety of uses (commercial/community) subject to planning.
- Site has previously benefitted from planning permission for residential development.
- Offers invited to purchase or lease the site in whole or part
- Informal tenders to be submitted by 12 noon Friday 10<sup>th</sup> April 2026



this is Redcar and Cleveland

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.

## LOCATION

The property is situated on the main A174 Arlington Street which is the main road into the North Yorkshire Moors National Park. The site is immediately adjoined by a residential property and a former licensed premises. A short walk from the centre of Loftus and on the main bus route, the site can be accessed from Arlington Street with a secondary access available from Springhead Terrace to the west of the site.

Loftus is situated 29 Kilometres (18 miles) east of Middlesbrough and 8 Kilometres (5 miles) east of Saltburn by the Sea with the North Yorkshire Moors and National Park being located within close proximity to the South.

The exact location is identified on the plan attached to these details as outlined in red.

## DESCRIPTION

The land was previously occupied by the former Arlington Chapel which had fallen into disrepair under previous ownership. The Council demolished and cleared the site which is arranged over two separate levels. The rear upper level is occupied by well established shrubs and trees with the lower level forming a cleared site.

## SITE AREA

The site area is detailed below.

	Square Metres	Square Feet
<b>Lower Area</b>	543	5842
<b>Upper Area</b>	1230	13244
<b>Total</b>	1773	19086

## TENURE

The property will be offered either for sale or to let in whole or in parts. The incoming occupier will be responsible for all development costs, repairs, maintenance, insurance and utility costs including. The occupier will need to ensure that their required utility needs can be provided to the property.

## 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 property is not currently subject to business rates due to the demolition of the former chapel. If the property is used commercially in the future, it may be subject to rating assessment as determined by the Valuation Office. Interested parties are advised to make their own enquiries of the Valuation Office.



## ANNUAL RENT/FREEHOLD OFFERS

Freehold bids and/or rental offers are invited based on the successful bidder becoming liable on completion of a purchase or lease for all costs of occupation, utilities, repairs, insurance, business.

## 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 where clarification of their bid would be sought.

## 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 after the date of acceptance of your offer.

## BASIS OF OFFER

Offers are invited to purchase or let the property on the basis set out in these 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)

---

**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.**

## CLOSING DATE

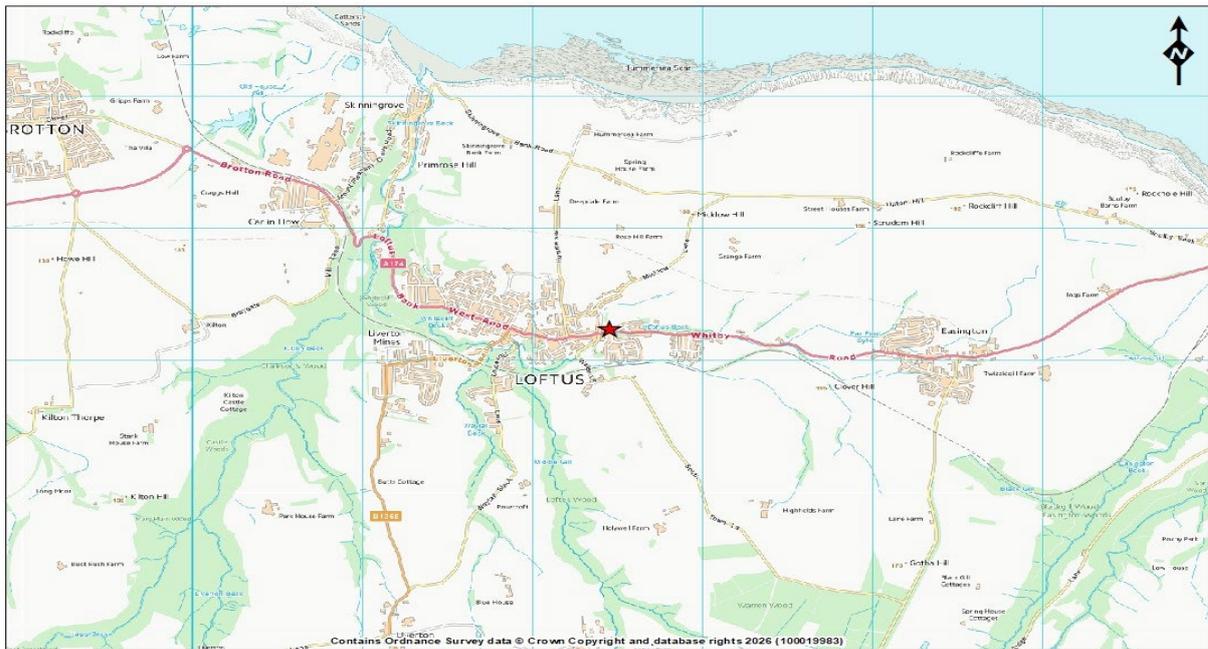
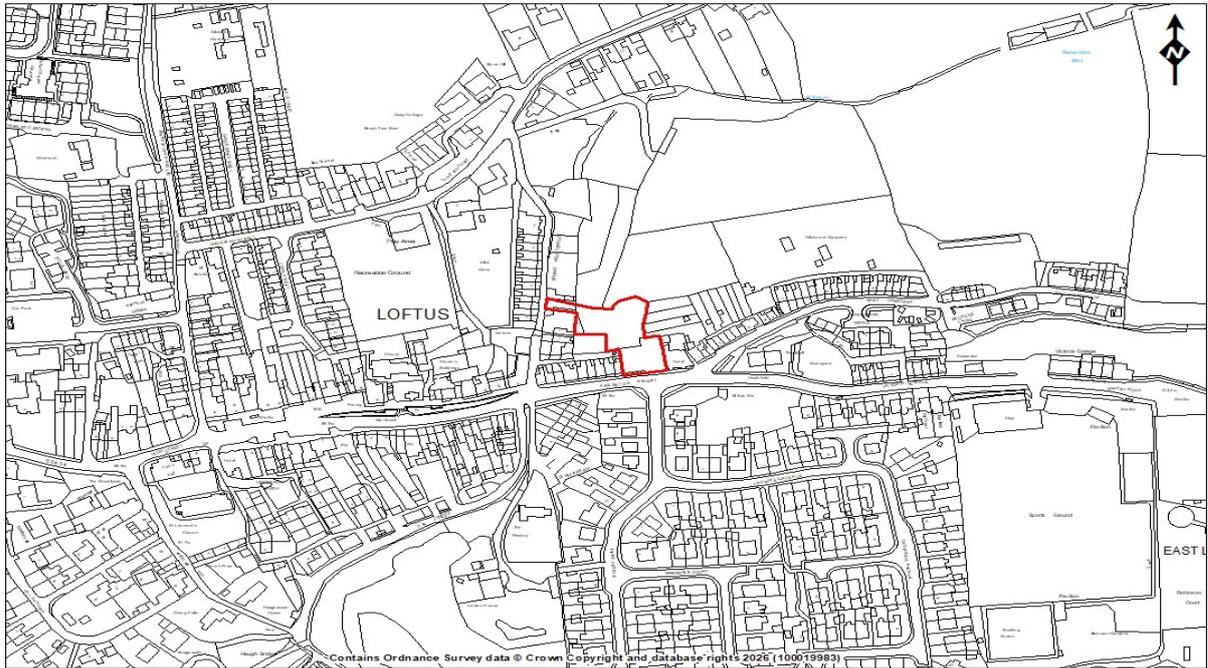
All offers to be submitted by **12 noon on the 10<sup>th</sup> April 2026** to Legal and Democratic Services, Redcar Community Heart, Ridley Street, Redcar, TS10 1RT, in a sealed envelope clearly marked as:

**“Confidential: Tender for Former Arlington Chapel Site Arlington Road Loftus”**

## 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.





Redcar and Cleveland Borough Council give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchases or lessors 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.

Contains Ordnance Survey data © Crown Copyright and database rights 2023 (100019983)



