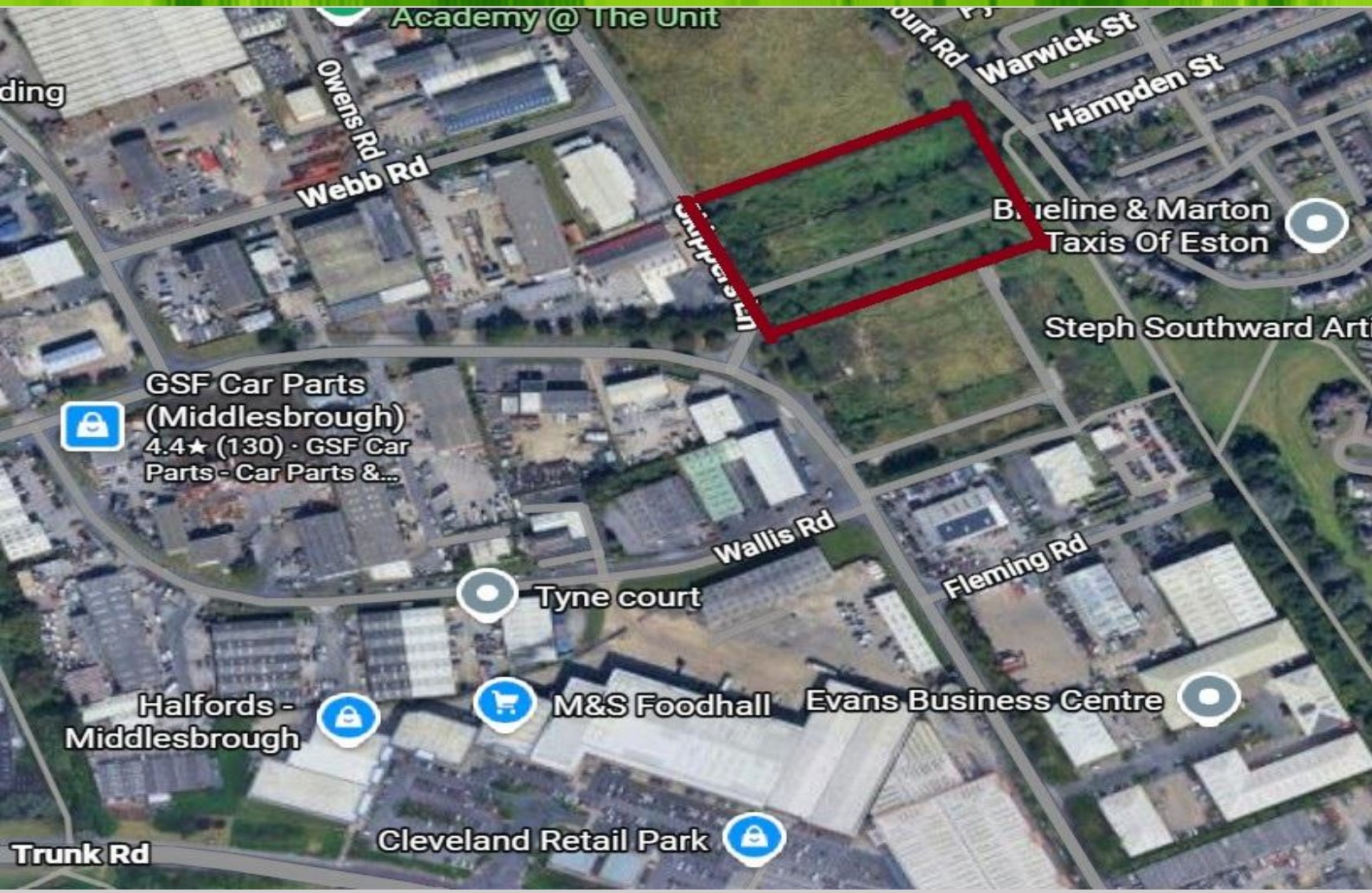


LAND FOR SALE BY INFORMAL TENDER
Closing Date 30 October 2026

Employment Uses

Harcourt Road Allotments Site, Skippers Lane, South Bank
TS6 6UW

- **Good access for A19 and A66**
- **Approx. 1.62 ha (4 acres)**

  Owner Occupier opportunity for light industrial space with c 30% site cover.

Contact: Andrew Wilkinson
Email: Andrew@cpne.co.uk
Tel: 01642 7049302

Connect Property North East
4 Halegrove Court
Cygnet Drive
Preston Farm Business Park
Stockton on Tees
TS18 3DB

Tel: 01642 602001
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LOCATION
The site is located on Skippers Lane at the intersection of Sotherby Road adjacent to the established Skippers Lane Industrial Estate and running parallel with Harcourt Road. The location has good access to the A66 and A19 Trunk Roads. Middlesbrough Town Centre is situated approximately 2 miles to the West.

DESCRIPTION
The site comprises former allotments, currently undergoing works to include remediation of the site and construction of a spine road from Skippers Lane and the realignment of the existing roads to facilitate access.

The spine road has been constructed with ducts running underneath to allow for the installation of electrical cable by a prospective purchaser without the need to dig the road up again. A prospective purchaser will need to bring their own utilities onto site and will need to undertake their own SI investigations.

PROPOSALS
Works to date are funded by a grant from TVCA. The development will suit an owner occupier with any development likely extending to 30% cover of **light industrial space and create jobs.**

TENURE
250 years Long Leasehold Interest at a peppercorn rent.

SITE
None Serviced, Approx. 1.62 ha (4 acres) Red hatched area only. The site has been subject to various SI investigations by Redcar & Cleveland Borough Council and these have revealed that the developer may need to utilise a piled foundation solution and plan for appropriate site drainage.

PRICE
Offers for the site are to be submitted by way of informal tender and will be delivered in a sealed envelope marked tender bid the land at Harcourt Road South Bank the Civic Centre, Ridley Street Redcar TS10 1RT by mid day on the 30th October 2026.

The vendor is not bound by the process and is not obliged to accept the highest or any offer received for the property

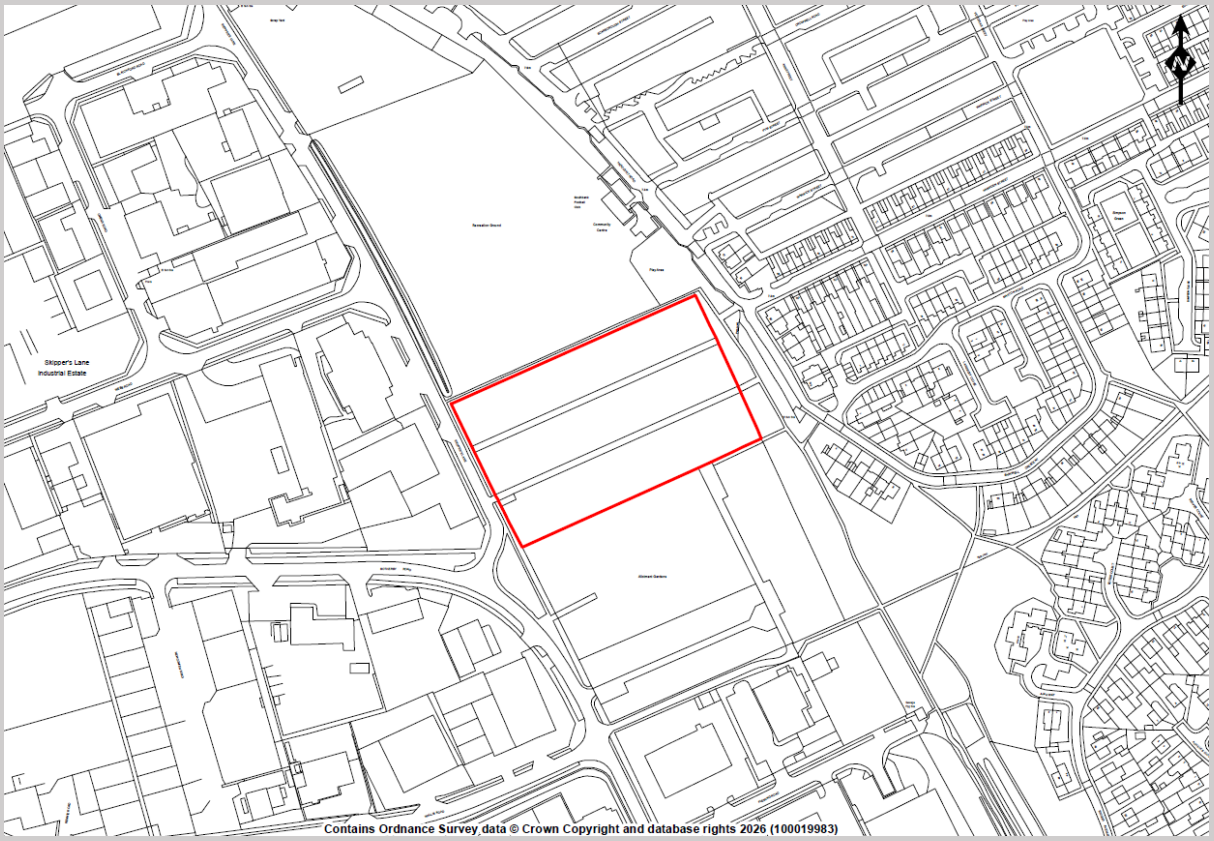
VAT
Any references to price, premium or rent are deemed to be exclusive of Value Added Tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

MONEY LAUNDERING
In accordance with the Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

PURCHASE COSTS
The Purchaser will make a contribution of 3.5% of the gross price + VAT as contribution towards the vendors professional costs in relation to the sale.

VIEWING
Strictly through the agents Connect Property North East:

Andrew ddl: 07904 622277
Email: andrew@cpne.co.uk





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