



For Sale/To Let

Land at Skippers Lane, Skippers Lane
Industrial Estate, Redcar. TS6 6HA (Indicative Postcode)

On the Instructions of Redcar & Cleveland Borough Council

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Location

The subject site is located just off Skippers Lane where it intersects with Sotherby Road on Skippers Lane Industrial Estate. The site has good connectivity to the rest of the north east via the A66 which links to the A19 approximately 5 miles west.

Skippers Lane is an established industrial estate with nearby occupiers including Travis Perkins, ATS, Biffa and Johnstones. Cleveland Retail Park is located just to the south of the subject site.

Description

The site has formerly been used as allotments and is predominantly flat and level in nature. It comprises the following approximate area:

Area	Hectares	Acres
Site Area	3.24	8.00

Funding is in place to improve access and infrastructure. A new roundabout and central estate road will be installed as shown on the indicative masterplan opposite. Further details are available on request.

Tenure

The site will be sold on a 125 year long leasehold basis subject to a development agreement. The development agreement will require the successful purchaser to deliver their proposed scheme no later than 31/12/2025. Pre-emption rights will be reserved in the event of non performance by a purchaser.

Further details are available on request.

Asking Terms

We are inviting offers for our clients long leasehold interest to be received no later than **12pm on 17th September 2022**. Please register your interest and further details on the process for submitting offers will be issued nearer to the time. Note that our client will not be bound to accept the highest, or indeed any offer received for the site.

Our client will seek to cover their professional costs by adding 3.5% to the purchase price. Please take account of this in any offer submitted.

Planning

The site currently has outline planning for an industrial scheme providing varying sized units for B2/B8 use. Interested parties should make their own enquiries as to the suitability of the site for their proposed use.

Legal costs

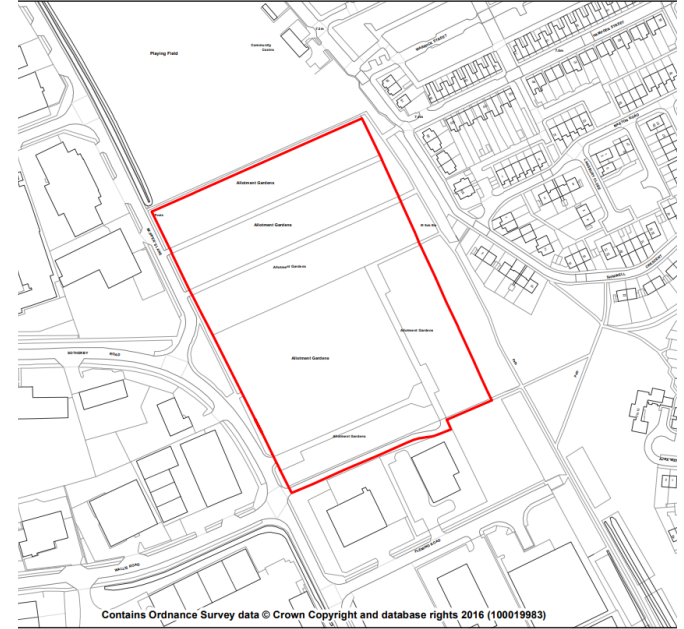
Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.

Viewings

Strictly by appointment with sole agents Avison Young.



**If you would like to know
more please get in touch.**

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Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

20 June 2022

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