



Homes
England



Land off Manor Way, Belasis Hall Technology Park, Billingham, TS23 4HN

- Prominent commercial development site located on a popular and established Business Park.
- Available Freehold with vacant possession.
- The site extends to c.2.2 hectares (5.48 acres).
- Located within close proximity to the Teesport, the 5th largest port in the UK.

FOR SALE

Commercial Development Opportunity c.2.2 hectares (5.48 acres)

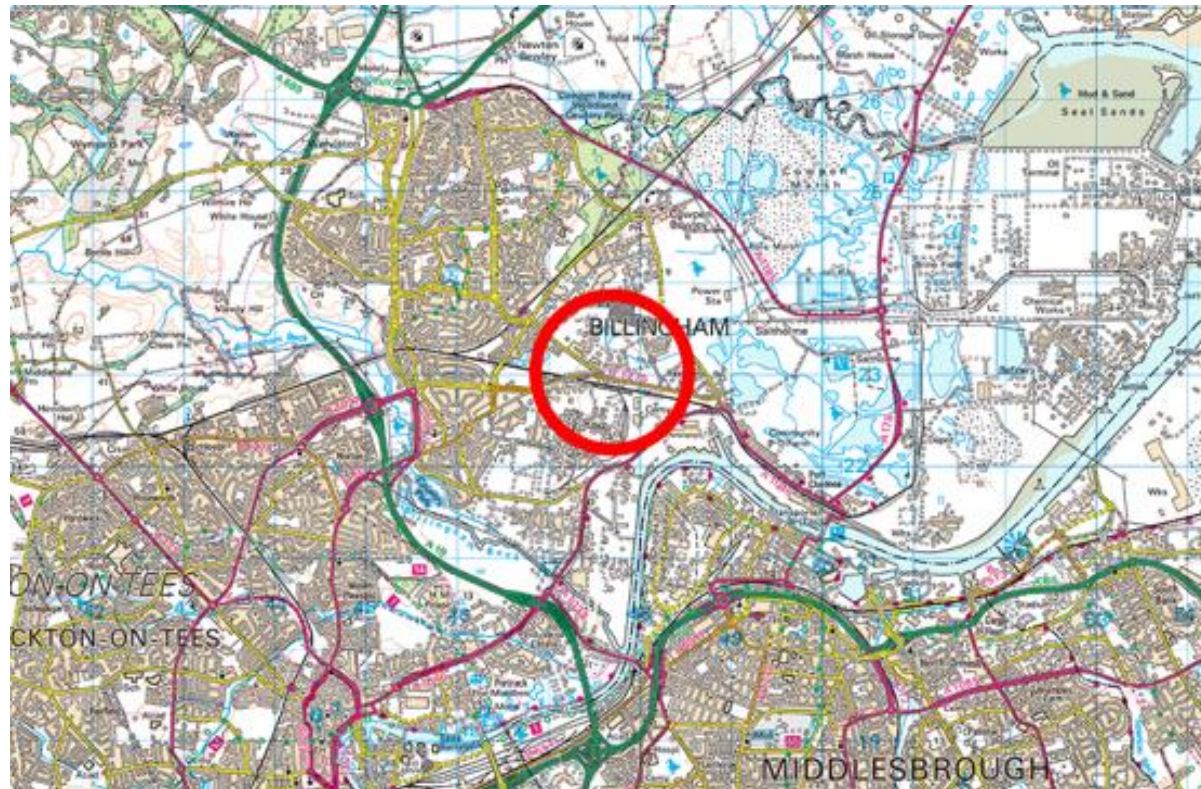


LOCATION

Billingham lies upon the north bank of the River Tees, c.2miles from the A19 and 7 miles to the north of Middlesbrough.

The site is located in close proximity to the Teesport and is situated on the established Belasis Technology Park, which is home to a number of local companies.

The site is located approximately 2 miles northeast of the A19 and 1.7 miles east of Billingham Town Centre. The A19 is one of the regions principal highways providing easy access to the regional motorway network.



DESCRIPTION

The site is located on Belasis Hall Technology Park and comprises a greenfield site that is bound by Manor Way to the north, an area of woodland to the east, a belt of trees to the south, beyond which lies the B1275 (Belasis Avenue) and to west by Coxwold Way which is the main road into the wider commercial estate.

The site benefits from a prominent road frontage along Manor Way which includes existing access points into the site, comprised of three existing 'hammer heads'.



PLANNING

The site is allocated within the Stockton-on-Tees Local Plan (January 2019) as a 'General Employment Site'. The plan identifies the site as being an area for new light industrial, general industrial and logistics related development.

In addition, the site is also identified within the plan as being suitable for office development (B1a Use Class); laboratories and research and development (B1b Use Class); and light industrial uses (B1c Use Class) linked to the process industries.

Interested parties are recommended to undertake their own enquiries.



VIEWINGS

The site can be viewed from Manor Way, which is located to the north of the site.

Please note that Thomas Lister and/or the vendor take no responsibility for any loss or injury caused while carrying out a site visit.



METHOD OF SALE

Following a period of marketing, and subject to sufficient levels of interest being received, a deadline for offers to be submitted will be provided.

Interested parties should, therefore, contact the Agent to make them aware of their interest in the site and, subject to sufficient interest being received, then a tender form will be issued to interested parties and a deadline set for the receipt of offers for the site.

The site will be sold subject to a restriction on use to employment purposes only (E(g), B2, B8). Any future change of use will be subject to overage provisions upon payment of 50% of the net uplift in value for a period of 25 years from the date of transfer.

Homes England reserves the right to not accept the highest or any bid for the property.

Online Information Pack

A pack of information relating to the site is available to view via a dedicated Data Room on the Thomas Lister website. Access to the Data Room is password protected and available from the sole agents.

Please note that information within the Data Room might be updated through the marketing process. The data is provided for information only and bidders should not rely on it for the purposes of the bid and should make their own enquiries.



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