

# For Sale

## Land at Brenda Road, Hartlepool



## For Sale by Informal Tender

**Closing Date: 12 noon Friday 7<sup>th</sup> September 2024**

### **All enquiries to:**

Strategic Asset Management, Civic Centre,  
Victoria Road, Hartlepool TS24 8AY

**Tel:** 01429 523228

**Email:** [Estates@hartlepool.gov.uk](mailto:Estates@hartlepool.gov.uk)

## Description

Excellent opportunity to acquire a site situated in the main industrial area of Hartlepool that extends to approximately 1,971 square metres (0.49 acres). The land is broadly level and currently grassed with fenced and hedged boundaries. It benefits from over 60 metres of frontage to Brenda Road. The site has potential for a range of industrial or commercial uses, subject to statutory consents. The purchaser is to be responsible for forming any new access that is required (subject to planning).

The property is currently let on licence for grazing purposes; though this can be terminated on short notice; enabling vacant possession to be given on completion.

## Tenure

Freehold with Vacant Possession (NB the small building within the area that is coloured blue does not form part of the registered title).

## Informal Tender

Available for sale by way of informal tender.

The closing date for tenders to be received is *12 noon on Friday 7<sup>th</sup> September 2024*.

Tenders are to be submitted by email to [estates@hartlepool.gov.uk](mailto:estates@hartlepool.gov.uk) stating the following information:

- Name and Address of Purchaser
- Purchaser's Contact Details
- Purchaser's Status (Company, partnership, individual etc.as applicable)
- Proposed Use
- Amount of offer in pounds sterling
- Offer Conditions

## Location





## Photos



## Terms

### Professional Fees

The purchaser will be responsible for the Council's Legal and Surveyors fees. Surveyor's fees will be 3% of the agreed purchase price (subject to a minimum of £1,500).

### VAT

The transaction has not been elected for VAT payment. No VAT will be payable on the transaction.

### Covenants

The site will be sold subject to all and any existing covenants, easements, restrictions, wayleaves, rights of way, etc. affecting the site. The purchaser must satisfy themselves in relation to any covenants or other matters affecting the site.

## Viewing

The site can be viewed from the adjoining footpaths.

## Access

Purchaser to be responsible for forming a new vehicular access (if required). The existing access from the adjoining footpath only to be used for pedestrian access.

## Services

It is not known if services are in close proximity to the site. It is the responsibility of applicants to confirm the extent of the services, their availability and suitability, with the relevant utility service providers. The purchaser will be responsible for any service diversions that may be required.

## Contractual Obligations

The purchaser will be required to complete the purchase within 8 weeks of the tender close date.

The sale will be subject to conditions and appropriate covenants restricting use of the site.

The site must be kept tidy prior to development.

## Finance Act 1999

Unless otherwise stated all prices stated are exclusive of VAT.

## Planning

The site would be suitable for uses including grazing or industrial (subject to planning).

Interested parties are advised to use the Council's One Stop Shop process at an early stage to seek a view on their proposals and can contact [development.control@hartlepool.gov.uk](mailto:development.control@hartlepool.gov.uk) for further information.

**Local Government Act 1972**

The purchaser should be aware that under Section 123 of the Local Government Act 1972, Local Authorities are obliged to dispose of surplus property for the best price reasonably obtainable. Offers for the property are made and accepted subject to contract and until such time contracts are exchanged, prospective purchasers should note that the Council is obliged to give consideration to any new offers which might be forthcoming and any surveys/planning applications are undertaken at the purchaser's risk.

**Unfair Trading Regulations 2008**

Every reasonable effort has been made by Hartlepool Borough Council to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

**Misrepresentation Act 1967**

Hartlepool Borough Council gives notice that:

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars as to the property(s) are to be relied upon as statements of or representations of fact.
3. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. Hartlepool Borough Council does not make or give any representation or warranty whatsoever in relation to the property(s).
5. None of the services or service installations (whether these are the specific responsibility of the freeholder(s), lessor(s) or lessee(s)) have been tested and are not warranted to be in safe working order.

**Notice is hereby given that:**

These particulars are set out as a general outline only for the guidance of interested purchasers and do not constitute, or constitute part of, an offer or contract.

All descriptions, dimension, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of the Vendors has any authority to make or give any representation or warranty whatever in relation to this property.

The Vendors are not bound to accept the highest or any offer. Offers based on phased payments will not be considered by the vendor.

The vendor will also require evidence of proof of finance prior to any offer being accepted through the form of bank statements, finance agreement or a mortgage offer in principle.

The Council will need to comply with the anti-money laundering legislation and will take all necessary steps to comply with the legislation.

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