

# For Sale

## Land at Seaton Lane, Hartlepool



## For Sale by Informal Tender

**Closing Date: 12 noon Friday 28<sup>th</sup> November 2025**

### **All enquiries to:**

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

**Tel: 01429 523208**

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

## Description

An exciting opportunity to acquire a residential development site situated on the edge the popular newbuild housing estates the Pastures and Seaton Meadows. The site is shown verged red on the plan below and amounts to 2.87 acres or thereabouts. It is broadly level and currently topsoiled.

## Location

The site is on the southern outskirts of the town with good access to local transport routes and local amenities.

It is just under 1 mile from Seaton Carew and 2 miles to the south of the Town Centre.

There is a primary school less than ¼ mile away and secondary schools within 2 miles.

## Planning

Whilst the site is allocated in the Council's Local Plan as Natural and Semi natural Green Land, the land is suitable for residential development (subject to planning).

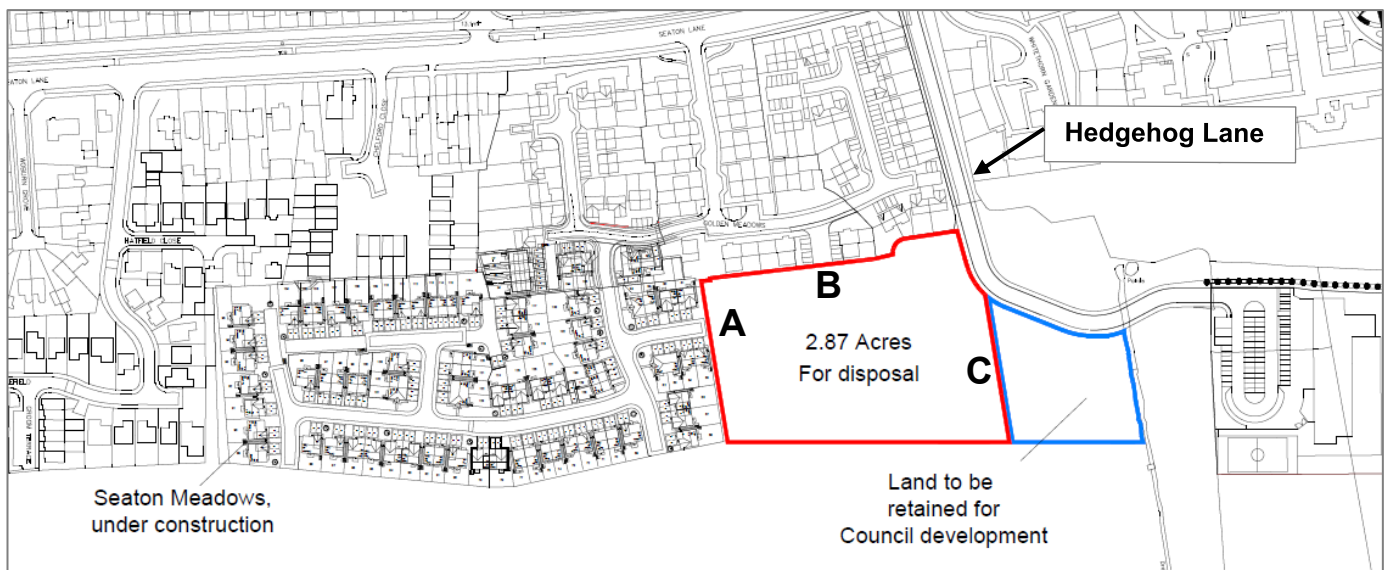
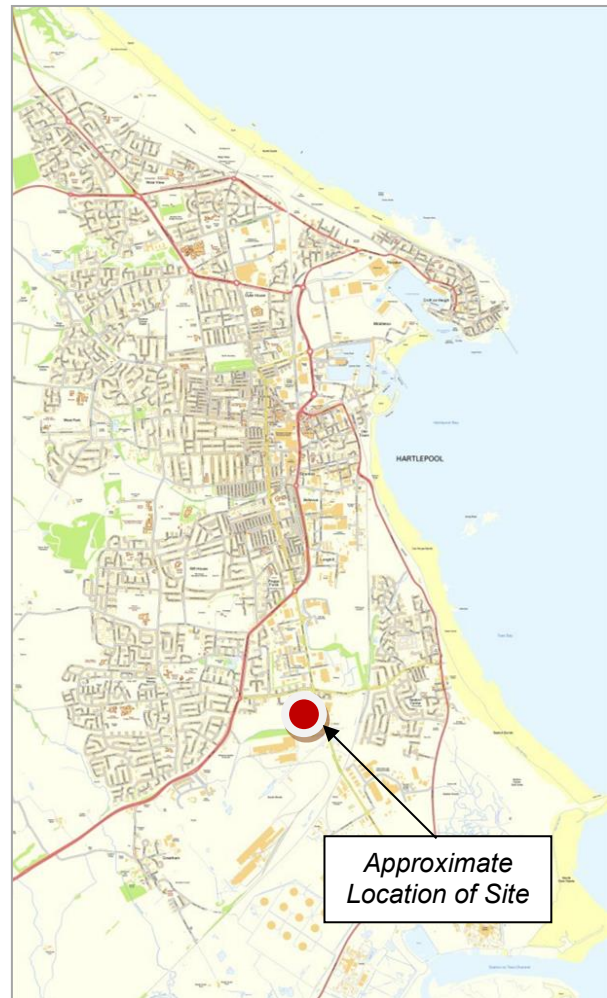
Provision should be made for 18% affordable housing on developments of 15 or more units. Appropriate allowances should be reflected in offers together with deductions for other likely planning obligations.

The site will be accessed from either points marked "A" or "B" on the plan below. The site cannot be accessed from Hedgehog Lane.

Highway improvements will be carried out at the junction of Seaton Lane/ Golden Meadows and at point B. The Council will carry out these works so offers do not need to make any allowance for this work.

The developer will be required to provide a vehicular access to the site edged blue at the point indicatively shown marked C as the Council is retaining this site for future development for affordable rental accommodation.

## Location





**Tenure**

The Council owns the freehold (title absolute) of the site being offered for sale. It is registered with the Land Registry and forms part of title number: CE166858.

**Services**

It is understood that all major services are present within close proximity to the site. It is the responsibility of prospective purchasers 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.

**Viewing**

The site can be viewed from Hedgehog Lane. Access onto the site is permissible at interested parties' own risk. The Council cannot be held liable for any personal injury or associated claim for compensation. Interested parties are advised to wear their own Personal Protection Equipment.

**Contractual Obligations**

The purchaser will be required to complete the purchase within 6 weeks of the expiration of the judicial review period following the grant of planning permission.

The sale will be subject to a pre-emption condition requiring the development to be commenced and completed within three years of completion failing which the Council will have the option to purchase the site at its existing market value or sale price whichever is the lower.

Use of the site will be restricted to residential use, and the site must be kept clean and tidy prior to development.

**Costs**

The purchaser will be responsible for the Council's Surveyors Fees being 3% of the accepted offer (subject to a minimum of £3,000) in addition the purchaser will be responsible for the Council's Legal fees.

**VAT**

No VAT will be payable on the transaction.

**Price**

Offers invited.

**Tender Requirements**

All offers to be made on the attached tender form and returned in a sealed envelope to the Chief Executive at the above address, clearly marked "**Informal Tender in respect of Development Site at Seaton Lane**" no later than **12 noon on Friday 28<sup>th</sup> November 2025**.

**Local Government Act 1972**

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 consider any new offers which might be forthcoming. Any surveys/ planning applications are therefore undertaken at the prospective purchaser's risk.

**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.

The Council has made every reasonable effort to ensure the accuracy of these particulars, however, none of the statements are to be relied upon as statements of/ or, representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to their correctness.

The Council does not make or give any representation or warranty whatsoever in relation to the site and no person in the employment of the Council has any authority to make or give any representation or warranty whatsoever in relation to the site.

The Council is not bound to accept the highest or any offer received and will accept no responsibility for any costs incurred by interested parties.

The Council is required to comply with the anti-money laundering legislation and will take all necessary steps to ensure compliance.