

For Sale

Land Rear of Croft Terrace, Hartlepool



For Sale by Informal Tender

Closing Date: 12 noon Friday 31st July 2026

All enquiries to:

Craig Temple BSc (Hons), Strategic Asset Management,
Civic Centre, Victoria Road, Hartlepool, TS24 8AY

Tel: 01429 523208

Email: craig.temple@hartlepool.gov.uk

Description

This is a unique opportunity to acquire a plot of land to the rear of a popular public house and residential properties.

The site shown edged red on the plan below amounts to 178.78 sq./m or thereabouts.

Use

Given the land's proximity to existing residential properties, the opportunity is to be restricted to parking, garden land or storage purposes (subject to planning).

Location

The site is located within the Headland Conservation area of Hartlepool.

Planning

The successful tenderer will be required to obtain planning permission (if required) before exchange of contracts.

The site is understood to not be allocated in the Council's Local Plan for any particular use.

The site can be accessed from Point A, which indicatively shows where the public highway stops. To the west of the area marked between points B and C are existing garage plots and an access track, which for the avoidance of doubt are not included within this proposed sale.

Services

It is understood that there are no services present within the boundary of the site.

Viewing

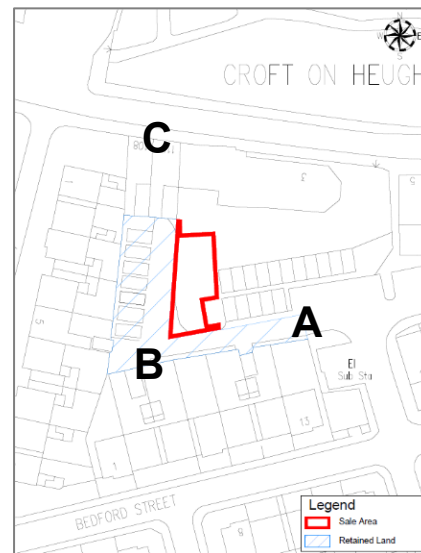
The site can be viewed during daylight hours without prior appointment. Access onto the site is permissible at interested parties' own risk. The Council cannot be held liable for any personal injury or associated claim for compensation. Interested parties are advised to wear their own Personal Protection 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.

Location



Costs

The purchaser will be responsible for the Council's Surveyors Fees being 3% of the accepted offer (subject to a minimum of £500) in addition the purchaser will be responsible for the Council's Legal fees.

Tenure

The Council owns the freehold of the land being offered for sale and forms part of title number CE173091.

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.

Price and VAT

Offers are invited. No VAT will be payable on the transaction.

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 Land at Croft Terrace" no later than **12 noon on Friday 31st July 2026**

Notice is hereby given that:

These particulars 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.