

# Prime Seafront Leisure Development Opportunity

Leisure Site A, Majuba Road, Redcar, TS10 5BJ

- Leisure development opportunity in Redcar with uninterrupted coastal views
- Long leasehold interest available (up to 99 years)
- Site extends to 2.65 acres (1.075 ha)
- Deadline for bids is 1pm on Friday 24th April 2020



## The Opportunity

On behalf of Redcar and Cleveland Council, we are delighted to offer to the market this excellent opportunity to purchase a new long leasehold interest (up to 99 years), in a prime, seafront leisure development site, which extends to 2.65 acres (1.075 ha) in Redcar, North Yorkshire.

The site is located in an area earmarked for significant regeneration as part of the Coatham Masterplan.

The Masterplan proposes significant mixed use developments along the wider seafront, building on recent improvements to the public realm, such as The Beacon and the arts and media centre, known as Tuned In.

In addition, the site lies in close proximity to the South Tees Development Corporation, which has been set up to promote and secure significant regeneration within the region.

The site is well placed to take advantage of this exciting next chapter for Redcar.

## Location

The site is located in Redcar, a seaside town, 8 miles to the east of Middlesbrough and 27 miles to the north west of the popular tourist destination of Whitby. The North York Moors are located roughly 13 miles to the south, which attract some 8.03 million visitors annually.

Redcar seafront is easily accessible by road, via Trunk Road (A1085), which links to the A66 in the west and in turn, the wider road network. Redcar train station is located 0.5 miles to the south east of the site, providing regular services to York, Leeds, Manchester Airport and Newcastle and the town centre is a short walk away.

## Description

The site is located to the north of Majuba Road, parallel to the seafront and extends to 2.65 acres (1.075 ha). In terms of topography, the site is broadly level, with uninterrupted views across the beach.

There is currently a small cluster of steel portal frame units on the site, which are being used as a skate park.

Redcar and Cleveland Council intend to demolish these buildings once vacant possession has been achieved, providing a cleared development site.

## Planning

The site is allocated in the Local Plan for mixed use development, comprising leisure, tourism, visitor and retail uses, in accordance with Policy REG 1. The site is not situated within a conservation area. Applicants are advised to seek their own planning advice.

## Current Tenure and Tenancy Position

The site is held freehold by Redcar and Cleveland Council.

The site is currently occupied. Vacant possession is anticipated by April 2020.

## Disposal & Supporting Information

We are instructed to market for sale a new long leasehold interest in the site of up to 99 years, through an informal tender process.

Further information on the tender process, including the bid proforma and a guidance note for bidders is available as part of the supporting information pack, which is available on request. Please contact Rachael Foster for access.

The deadline for informal tenders is 1pm on Friday 24th April 2020.

Further details on the informal tender process, including where sealed bids should be submitted, are provided in the Guidance Note for Bidders.

## Viewings

Parties can view the site externally from Majuba Road.



For further information or an appointment please contact:

**Rachael Foster**  
0191 269 0064  
Rachael.Foster@avisonyoung.com

**Dai Powell**  
0113 280 8098  
Dai.Powell@avisonyoung.com

**Avison Young**  
Central Square South, Orchard Street, Newcastle upon Tyne NE1 3AZ

Property ref: [avisonyoung.co.uk/15430](http://avisonyoung.co.uk/15430)

Avison Young is the trading name of GVA Grimley Limited. © 2019 GVA Grimley Limited

- 1) Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is) in this brochure is provided on the following conditions:
- 2) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 3) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 4) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 5) All prices quoted are exclusive of VAT.
- 6) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.