



FOR SALE

1 ACRE OF DEVELOPMENT LAND
1 Acres

- Planning for 17 houses
- Within a high density residential area
- Close to Cleveland Retail Park

**Former St Thomas Church Site, Pallister Avenue, Brambles
Farm, Middlesbrough, TS3 9BE**

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FORMER ST THOMAS CHURCH SITE, PALLISTER AVENUE, BRAMBLES FARM, MIDDLESBROUGH, TS3 9BE

Location

The land is located on Pallister Avenue in Brambles Farm, a predominantly residential area directly to the south of the A1085 Longlands Road and approximately 2 miles to the east of Middlesbrough town centre.

The land immediately to the west has recently been developed for social housing by Thirteen Housing Group.

Description

The site was formerly the St Thomas' Church which has subsequently been demolished.

The site is currently cleared and left to grass and is secured by way of a perimeter fence.

The southern half of the site is accessed from the cul-de-sac off Pallister Avenue with the northern half of the site accessed off Cherwell Terrace.

The site was granted planning permission on 19 December 2024 for a development of 17, 2 and 3 bed houses.

- 6 - 3 bed semi detached,
- 10 - 2 bed semi detached
- 1 - 3 bed detached.

The planning permission expires in December 2027

Accommodation

	Acres	Hectares
Land	1	0.4
TOTAL	1	0.4

Terms

Offers invited based on £445,000

Planning

A full copy of the planning application can be found on Middlesbrough Council's planning department. Reference 24/0034/MAJ

VAT

All offers where made silent of VAT, will be deemed to be exclusive thereof.

Additional Information

Price

£445,000

Legal Costs

Each party to bear their own legal costs in connection with this transaction.

Viewing

Viewing is strictly by prior appointment please see the below contact details for further information.

Richard Wilson

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