

FOR SALE

# Land West of Yarm Back Lane

STOCKTON-ON-TEES, TS21 1AX



Boundaries are approximate

## KEY HIGHLIGHTS

- Excellent development opportunity (subject to planning permission)
- Excellent location with good connectivity
- Adjacent to existing Development Limits and Stockton Urban Extension Area
- Site area 33.50 acres (13.60 Ha)
- Tenders are requested by noon Monday 10th November 2025.

## LOCATION

The site is located to the west of Yarm Back Lane to the west of Stockton on Tees. It benefits from being within close proximity to Stockton town centre whilst occupying an edge of settlement position which benefits from an open aspect and views to the west. Middlesbrough is located a short distance to the east via the A66, with Darlington located 14 miles to the west.

The site lies immediately to the west of Yarm Back Lane, which connects directly onto the A66 to the south which provides direct access to Middlesbrough and the A19 to the east and Darlington and the A1(M) to the west. As such the site is highly accessible with direct access to major road links.

It is our view that the site provides developers with the opportunity to deliver a high quality scheme within an attractive landscape setting which compliments the current development of the Stockton Urban Extension area to the east of Yarm Back Lane, which is currently being delivered by Persimmon Homes and Taylor Wimpey.

## DESCRIPTION

The site extends to 33.50 acres (13.60 Ha), is greenfield in nature and is relatively flat. It is currently utilised for agricultural purposes and is bounded by farmland to the north, south and west. Yarm Back Lane runs along the entirety of the eastern boundary and as such provides the site with excellent prominent roadside frontage.

As such the site provide developers with a platform to create an attractive housing scheme which benefits from excellent road links and is within close proximity to local amenities and leisure destinations in Stockton and Middlesbrough.



## PLANNING

The current development plan for Stockton-on-Tees comprises the Stockton-on-Tees Local Plan which was adopted in January 2019.

The site lies adjacent to the defined Development Limits, as outlined in Policies SD3, SD4, and SD5 of the Stockton-on-Tees Borough Council Local Plan.

The Council anticipate scoping work on the preparation of a new Local Plan will commence in September 2025, with formal commencement on the plan to follow in 2026, with adoption expected to be March 2029.

Savills is therefore of the opinion that the site provides developers with an excellent opportunity to secure future pipeline land within a desirable location which benefits from excellent road links and proximity to amenities, employment hubs and leisure destinations.

## VIEWINGS

The site is open in nature and can be clearly viewed from Yarm Back Lane. Interested parties are strictly forbidden from entering the site without prior approval from Sole Selling agent Savills.



## SERVICES

Interested parties are advised to make their own enquiries of the utilities companies in respect of service provision to the site.

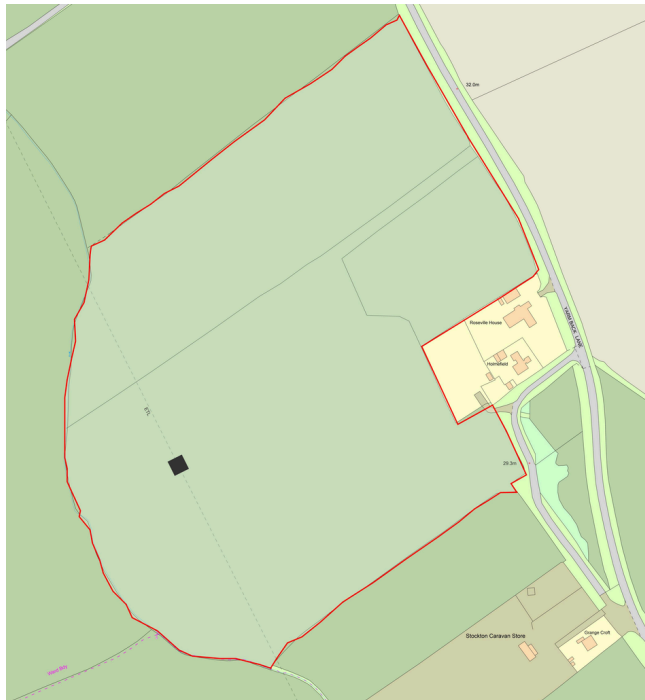
## TENURE

The site is to be sold freehold, comprising Title number TE10849, subject to an Agricultural Holding Act tenancy. Further information is available upon request.

## INFORMATION PACK

An information pack is available upon request, which comprises the following documents:

- Title Register & Plan;
- Agricultural Holdings Act tenancy;
- Report on Title;
- Site plans; and
- Aerial photography.



## METHOD OF DISPOSAL

We are instructed to dispose of our client's entire freehold interest via an Informal Tender. Tenders are requested by noon Monday 10th November 2025. Tenders are to be submitted directly to [glenn.laws@savills.com](mailto:glenn.laws@savills.com) or [emma.young@savills.com](mailto:emma.young@savills.com).

Bidders are asked to provide the following information:

- Offer Terms;
- Purchase price and deposit;
- Proof of funds;
- Timescales for exchange and completion;
- Any conditions associated with the offer; and
- Full solicitor details.

Unconditional offers are requested but offers based on Option Agreements or Promotion Agreements may be considered. Please note that our client is not obliged to accept the highest or indeed any offer, or will be required to exchange contracts at any time. All offers received are subject to contract.

Overage and clawback provisions may be incorporated into the sales contract. Savills are to be retained by the successful purchaser in respect of disposing of future bulk and Section 106 affordable housing units.

## VAT

The property is not elected for VAT, which will not be payable on the purchaser price.

## LEGAL & SURVEYING FEES

Each party is to bear their own costs incurred.

## CONTACT

For further information please contact:

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**savills**



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