

On the Instructions of Sembcorp Energy UK Limited

# FOR SALE

## ROADSIDE DEVELOPMENT SITE



**APPROXIMATELY 2.43 HECTARES (6 ACRES)**

**WITH OUTLINE PLANNING PERMISSION FOR FOOD RETAIL, PFS AND HOTEL**

Of interest to developers, operators and investors • Wilton International

**Lambert  
Smith  
Hampton**  
0191 232 6291

**RAPLEYS**  
0370 777 6292  
[www.rapleys.com](http://www.rapleys.com)



# Opportunity

A rare opportunity to acquire a prime roadside site with extensive frontage to the A174 dual carriageway.

## USPs include:

- 42,363 vehicle movements per day
- 4,410 currently employed on site
- 1,300 contractor site visits each weekday
- No permanent hot food or accommodation offering on site
- Strong development pipeline creating more footfall
- Expanding nearby housing estates lacking food offering

# Location

The subject property is located at Wilton International, Teesside, a conurbation surrounding Middlesbrough and the River Tees in North East England. Wilton is situated to the north east of Middlesbrough some two miles from Teesport.

The site lies 6km to the south west of Redcar and 10km east of Middlesbrough in an unrivalled position off the roundabout at the junction of the A174 dual carriageway, the A1042 and the main Wilton International site entrance.

Access is via the A174, which links directly to the A19, A1 and M1 (north-south). With Newcastle upon Tyne to the north and York to the south. The A66 dual carriageway provides direct access to the A1(M) linking Middlesbrough to the national motorway network.

The site lies adjacent to a private road running along the northern boundary of the site from which unfettered access will be provided across a drainage ditch to remain in our clients ownership.

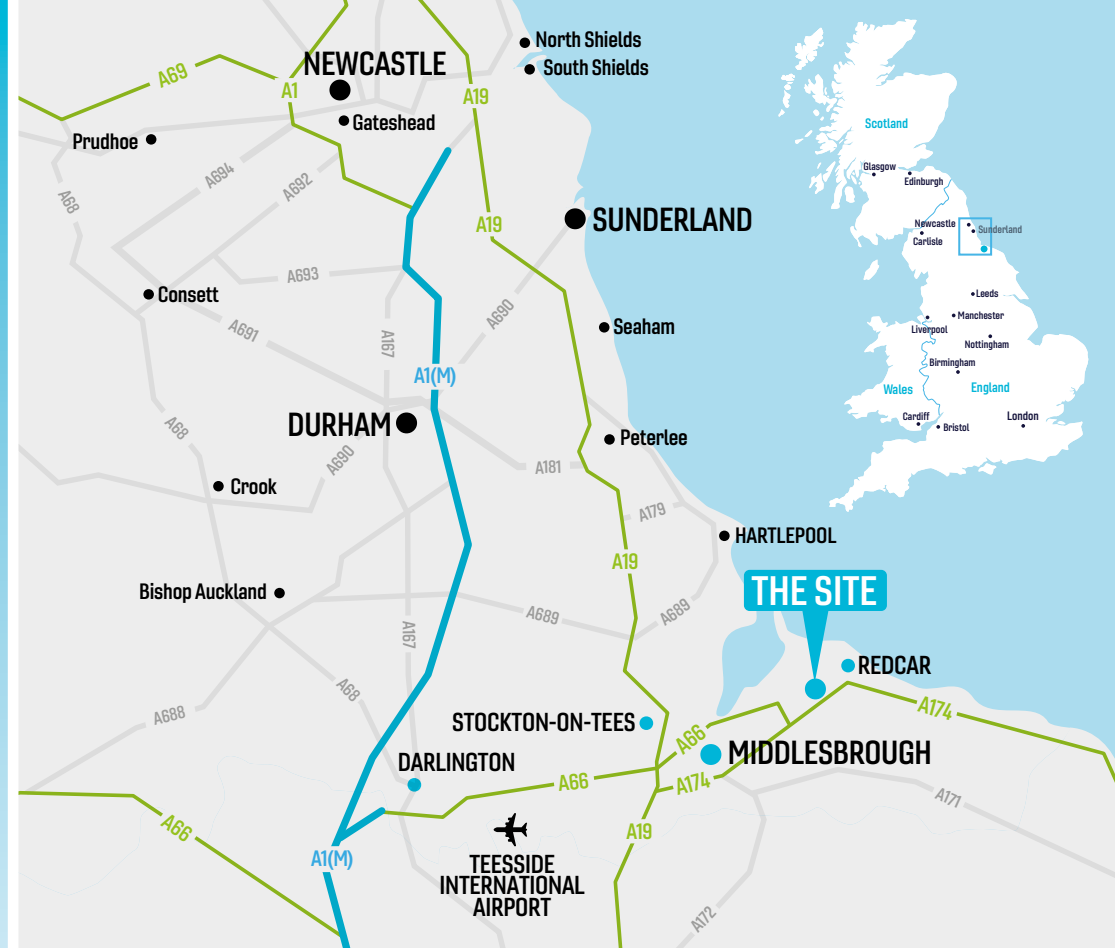
Middlesbrough  
10km

Redcar  
4km

Stockton  
on Tees  
15km

Darlington  
10km

Teesside  
International  
Airport  
23km



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# Wilton Context and Freeport

## Wilton International

- At almost 2,000 acres Wilton International is one of the UK's leading manufacturing sites being home to multi-national occupiers, including but not limited to SABIC, Ensus, Huntsman, Alpek and Biffa Polymers each generating significant revenue for the UK economy each year.
- In recent years companies based at Wilton have invested over £2 billion in moving to and expanding their operations in the area.
- The complex includes 562 acres of development land with new projects expected to bring thousands of new jobs in the coming years both directly and within the supply chain.
- The Anglo Woodsmith project is currently under construction with a peak up to 1,700 construction workers expected and will support up to 1,000 permanent jobs once online. Other developments include ReNew ELP plastics recycling plant, Peak Resources rare earth minerals processing plant and the Net Zero Teesside project.
- The region contributes more than £10 billion to the national economy every year.



## Freeport Status

- The Government has chosen Teesside as one of eight Freeports in England. Areas given Freeport status will benefit from a wide package of tax reliefs, simplified customs procedures, streamlined planning processes to boost redevelopment and government support to promote regeneration and innovation.
- The Teesside freeport will be the largest in the UK covering some 4,500 acres. It is estimated the new status will have boosted the local economy by £3.2bn by 2026.
- 200ha of development land at Wilton International is within the Freeports Tax Site, including the development plot.
- The plot will benefit from various tax incentives from October 2021 until March 2026 potentially including:
  - Stamp Duty Land Tax Relief
  - Enhanced Structure and Buildings Allowance
  - Enhanced Capital Allowance
  - Employers National Insurance Contribution Rate Relief
  - Business Rates Relief
- Further information is available in section 3.5 of the Freeports bidding prospectus at the following link: <https://www.gov.uk/government/publications/freeports-bidding-prospectus>.



# Planning

- In November 2020 outline planning consent (R/2020/0442/00M) was granted for a mixed use roadside development providing for a range of operators including PFS, convenience store, food restaurant, hot food takeaways and hotel.
- An indicative layout, shown opposite, was provided with the application, demonstrating how the site could accommodate the proposed uses.
- The HSE were consulted due to nearby operations on the Wilton site and did not raise any objections. A future reserved matters application will be required to detail the scale, appearance, layout, landscaping and access.

## Terms of offer

Our clients are seeking to dispose of the site by way of a 999 year lease at a peppercorn, preferably in one lot but consideration may be given to disposals in separate parcels. The successful bidder will be required to deliver the scheme within a reasonable time period, to be agreed. Price on application.

## Ground Conditions

We understand the historical use of the site is agricultural hence we would not anticipate any adverse ground conditions, but potentially interested parties must satisfy themselves in this regard.

## Services

The vendor will extend the Wilton HV electricity network to the edge of Plot 11 at its own cost. The prospective buyers will need to make their own enquiries with regard to water, gas and drainage.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

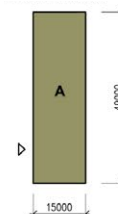
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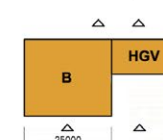
## Building Key

With approx footprint dimensions

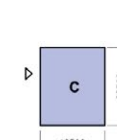
**A** - 60 bed hotel 3 stories



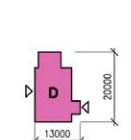
**B** - Service station with HGV bay



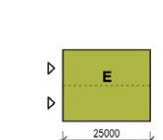
**C** - Convenience store 4,100 sq ft



**D** - Drive thru 2,200 sq ft



**E** - A3 food 5,175 sq ft (capable of sub division)



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### Viewing

Wilton International is a secure site and viewing must be arranged strictly through the joint sole agents:

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Smith  
Hampton**

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