

Land at Stillington

STOCKTON-ON-TEES, TS21 1FN

FOR SALE



Boundaries are approximate



KEY HIGHLIGHTS

- Land extending 2.67 acres (1.08 hectare);
- Greenfield edge of settlement site;
- Conditional and unconditional offers considered;
- Offers invited by noon on 24th November 2025.

LOCATION

The site is located on the western edge of Stillington, a village within Stockton-on-Tees Borough Council. Stillington is situated within close proximity to Darlington located approximately 9.5 miles to the south-west, Durham located approximately 17.5 miles to the north of the site and Stockton-on-Tees town centre which is located 12.2 miles to the south east.

Public transport is available via the 952 bus service, with stops along Messines Lane providing good local connectivity. Rail services are accessible from Darlington and Durham train stations, offering direct links to both regional and national destinations. Teesside International Airport is the nearest airport, offering both domestic and international flights.

Road connectivity to the site is good. Locally, South Street, Whitton Lane, and Bleach House Bank provide links to the wider A1(M) and A69 motorways, making the site easily accessible and ensuring strong local and regional connectivity. It is our view that the site presents an excellent opportunity to deliver an attractive and sustainable development within an attractive landscape setting which provides residents with semi-rural living whilst being within commuting distance to employment hubs.

DESCRIPTION

The site comprises approximately 2.67 acres (1.08 hectares) of greenfield land, currently used as allotment and grazing land, It is bounded by playing fields and allotments to the north, allotments to the east, agricultural land to the west, and the Victoria Gardens social housing development to the south.

Primary access is available via Victory Gardens, through a hammerhead located at the south-west corner of the subject site. Additionally, there is a right of way over the estate roads within the Victory Gardens development, allowing access by vehicle or foot.

This access route connects directly to South Street, which links to Whitton Lane (east) and Bleach House Bank (west). Both roads provide access to the A689, enhancing connectivity to the north and south and supporting future development potential.

PLANNING

The site is located within the parish of Stillington & Whitton, in the Borough of Stockton-on-Tees. The adopted development plan for the site comprises the Stockton-on-Tees Local Plan (2019) which aims to guide development up until 2032.

Whilst the site is not currently allocated, Policy SD3 states that where the Council's housing land supply falls below 5 years, it will work with landowners and developers to address the shortfall and draw on deliverable sites identified in it's SHLAA or undertake a Local Plan Review. As of December 2024, the Council is only able to demonstrate a 4.33 year housing land supply.

Planning at the neighbouring Victoria Gardens scheme was approved in January 2015 although sitting outside of the development limits for Stillington Village (ref:14/1687/FUL). This scheme has since been fully built out. As such, it is our view that the site represents a logical location for continued development, subject to statutory planning.



TENURE

The site is to be sold freehold with vacant possession registered under Title Number: CE125718.

SERVICES

We are aware that a right has been retained in favour of the Vendor to connect into all services on the Victoria Gardens development.

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

INFORMATION PACK

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

- Aerial photographs;
- Title Registers & Title Plans;
- Promaps.

The information pack can provided upon request

VIEWINGS

If you wish to view the site, please contact Savills, the sole selling agents to make arrangements.

LEGAL AND SURVEYING FEES

Each party is to bear their own professional costs incurred. However, interested parties should note that the buyer will be responsible for the vendor's legal fees in the event of the abortive discussions.

VAT

All offers will be deemed to be exclusive of VAT, which may be payable on the transaction.



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METHOD OF DISPOSAL

We are instructed to dispose of our client's freehold interest via Informal Sealed Tender. Offers are invited by noon on 24th November 2025.

Offers are to be submitted directly to emma.young@savills.com and ray.minto@savills.com.

The site is to be sold freehold with vacant possession, comprising Title Number CE125718.

Bidders are asked to provide the following information:

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

Conditional and unconditional bids will be considered.

Please note that our client is not obliged to accept the highest or indeed any offer. All offers received are subject to contract. Our client is not obliged at any point to exchange contracts. Overage and clawback provisions may be incorporated into the sales contract.

The successful developer shall be required to instruct Savills in respect of bulk sales and the disposal of affordable tenure units to a Registered Provider.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

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