



HOTEL & PUBLIC HOUSE DEVELOPMENT OPPORTUNITY

www.wynyardbusinesspark.com

WYNYARD BUSINESS PARK, STOCKTON ON TEES, TS22 5TB



ILLUSTRATIVE PURPOSES ONLY

WYNYARD PARK... TEES VALLEY'S MOST SOUGHT AFTER LOCATION



WYNYARD BUSINESS PARK



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OPPORTUNITY

A superb development opportunity for both a hotel and a pub/restaurant. Strategically located within Wynyard Business Park, which forms part of the wider Wynyard Park; one of the most sought after locations in the Tees Valley.

Both development sites provide excellent visibility and accessibility from the adjacent A19 with links to the A1, opening up the site to the wider Teesside catchment area.

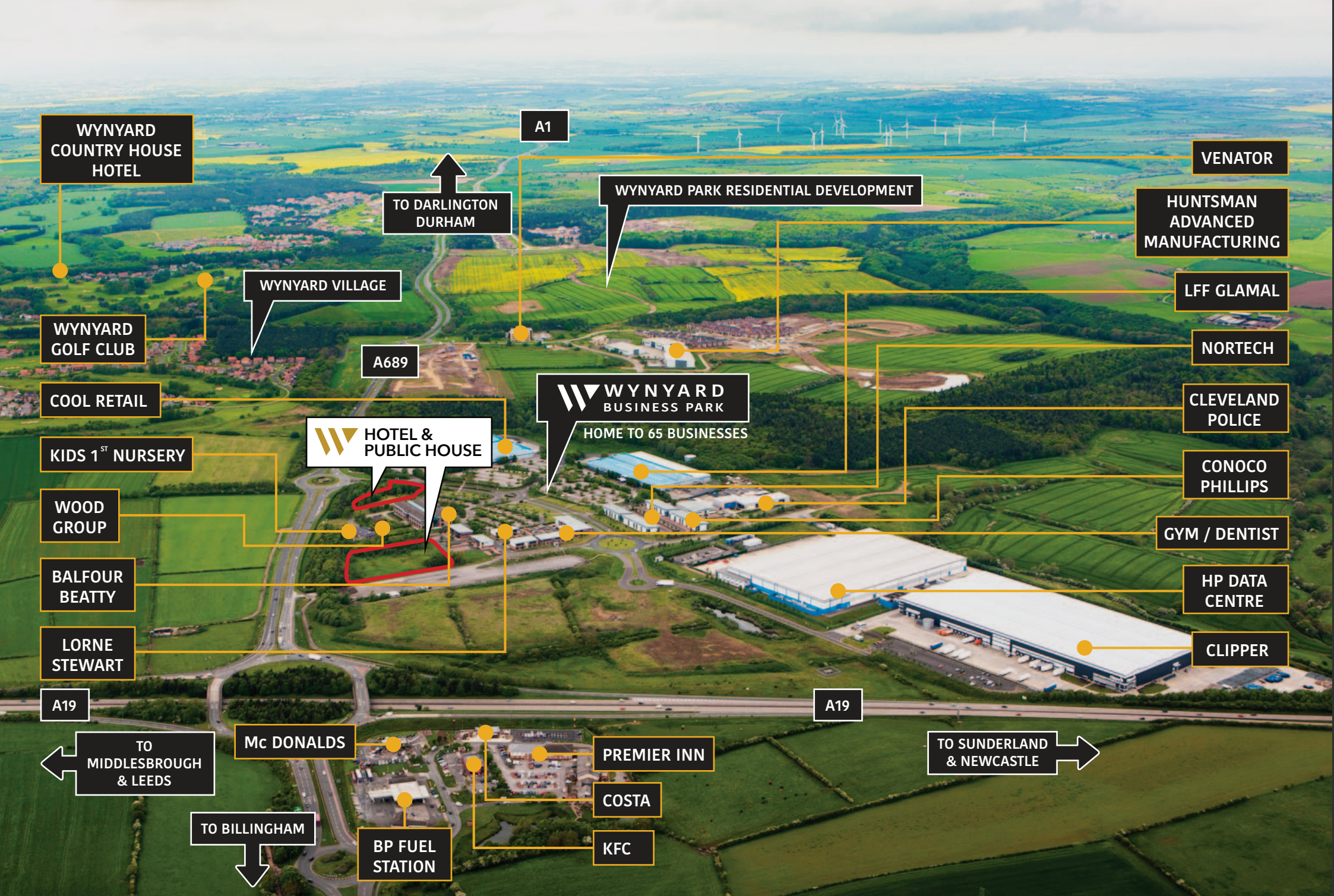
HOTEL OPPORTUNITY

- 3 acre site
- Outline planning permission for a 99 bed hotel
- Located on a highly successful business park
- Only 1 minute drive from the A19 and 10 minutes from the A1
- Strategic location to capture both corporate and non corporate bed stays
- 65 Businesses employing over 2,000 people on Wynyard Business Park

PUB / RESTAURANT

- 1 acre site
- Outline Planning permission for Pub/Restaurant development
- Site includes up to 60 car parking spaces
- Prominent position at entrance to Wynyard Business Park
- Visible from A689
- 1,000 homes built with over 550 under construction and a further 1,000 proposed homes
- Population of 8,639 in a 5 minute radius and a population of 500,022 in a 20 minute drive
- 20,000 cars passing daily on the A689 and 50,000 cars passing daily on the A19





WYNYARD VISION

KEY TO THE MASTERPLAN

- | | | | |
|----|---|----|---|
| 1 | Pub and Restaurant | 14 | The Lyndhurst |
| 2 | Hotel | 15 | Future Self Builds 2018 |
| 3 | Wynyard Business park | 16 | Wellington Gardens |
| 4 | Future Retail Parade | 17 | Bungalow Scheme |
| 5 | Future Office | 18 | Future development |
| 6 | Future Retail or Distribution Warehousing | 19 | Retirement Village |
| 7 | Future Distribution and Warehouse | 20 | Future Retail/Leisure |
| 8 | Taylor Wimpey | 21 | Avant Homes |
| 9 | Manorside | 22 | Storey Homes |
| 10 | Taylor Wimpey | 23 | Wynyard Business Park, Estate 2 |
| 11 | Bungalow Scheme | 24 | Future Housing and Community Facilities |
| 12 | Musgrave Garden Lane | 25 | Barratt/David Wilson Homes |
| 13 | The Beaumont | | |



WYNYARD LIFE



WYNYARD BUSINESS PARK

Wynyard Business Park is one the most prestigious business locations in the Tees Valley and is home to over 60 businesses employing in excess of 2,000 people, providing a substantial business community on the doorstep. It's strategic location adjacent to the A19 (T) A689 junction and 10 minutes from the A1(M) allows it to attract occupiers from around the region. Majors employers on the park include Huntsman, Conoco Phillips, Nortech, Clipper Logistics, Wood Group, Baldwin Accountants, Fircroft and Glamal Engineering.

The Business Park has ambitious plans for expansion with 110 acres of land available for future commercial development.

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WYNYARD COUNTRY HOUSE HOTEL

Wynyard Country House Hotel is set amongst 150 acres of parkland, dating back to 1846 it is now run as a 4 * hotel providing 19 bedrooms, an AA Rosette restaurant and Spa facilities. Recently it has been operating as a popular wedding venue throughout the year.



WYNYARD GOLF CLUB

Wynyard Golf Club is one of the North's most popular golf courses, set in over 200 acres of mature parkland offering 18 hole, Par 72 Championship Course, popular with both visitor teams and corporate golf days. The Golf Club also offers event space and is a popular wedding venue.



WYNYARD PARK & WYNYARD VILLAGE

Wynyard Village is an established and exclusive residential estate of 1,000 executive homes situated on the south side of the A689 within the former Wynyard Hall Estate. Wynyard Park is the next phase of this exclusive development on the north side of the A689 with plans for further homes.

The expansion of the residential development will significantly increase the population. Over 550 homes are under construction and planning for a further 1,000 as part of the overall Wynyard Park master plan, which is due to be delivered by 2020.

www.wynyardpark.co.uk





TEES VALLEY

Tees Valley is located between North Yorkshire and County Durham and has a population of around 660,000 people living and working within the area. Excellent transport links mean that businesses and those who live in the area can enjoy easy access to the rest of the country, with London, Edinburgh and Manchester a two and a half hour train journey away and Newcastle, York, Leeds, and the Lake District all within an hour's drive.

ECONOMY

The Tees Valley is home to a number of world class companies and has established strong clusters in a number of sectors which include petrochemicals, energy, digital and creative, port and logistics, advanced manufacturing, biologics and new technologies.

The international nature of these businesses create significant corporate demand for mid week hotel rooms and a strong customer base for a pub restaurant.

TOURISM

The Tees Valley visitor economy is well established with a number of key local attractions and events including; Hartlepool Maritime Experience and the Royal Naval Museum, Hartlepool Marina, Middlesbrough Institute of Modern Art, Tees Barrage White Water Course, Festival of Thrift, Stockton International Riverside Festival (SIRF) Middlesbrough MELA and Billingham Folklore Festival.

The North York Moors, Dales and Heritage Coast are all within close proximity. The Strategic Economic Plan for the Tees Valley includes the submission of a UK Capital of Culture bid for 2025.

BUSINESS CASE

- Significant mid week corporate demand for hotel rooms from businesses located on Wynyard Business Park and in the wider Tees Valley
- High demand for meeting room, conferencing and food and beverage facilities from Businesses located on site and surrounding areas
- Future expansion of Wynyard Business Park on 110 acres of parkland projected to accommodate a further 2,000 jobs
- Strong performance figures for Tees Valley hotels demonstrating current shortage of hotel provision
- Business and tourist activity anticipated to grow substantially in future years
- Located adjacent to major regional arterial routes (A19 and A689) with links to the A1(M)
- Significant population within the immediate vicinity

LOCATION



**NEWCASTLE INTERNATIONAL
AIRPORT 41.5 MILES**



**DURHAM TEES VALLEY
AIRPORT 11.4 MILES**



**NEWCASTLE CITY CENTRE
AND RAILWAY STATION
34.6 MILES**



**MIDDLESBROUGH TOWN CENTRE
AND RAILWAY STATION
8.5 MILES**



**NEWCASTLE INTERNATIONAL
FERRY TERMINAL, NORTH SHIELDS
32 MILES**



**HARTLEPOOL TOWN CENTRE
AND RAILWAY STATION
8.3 MILES**



**TEESPORT
13.9 MILES**



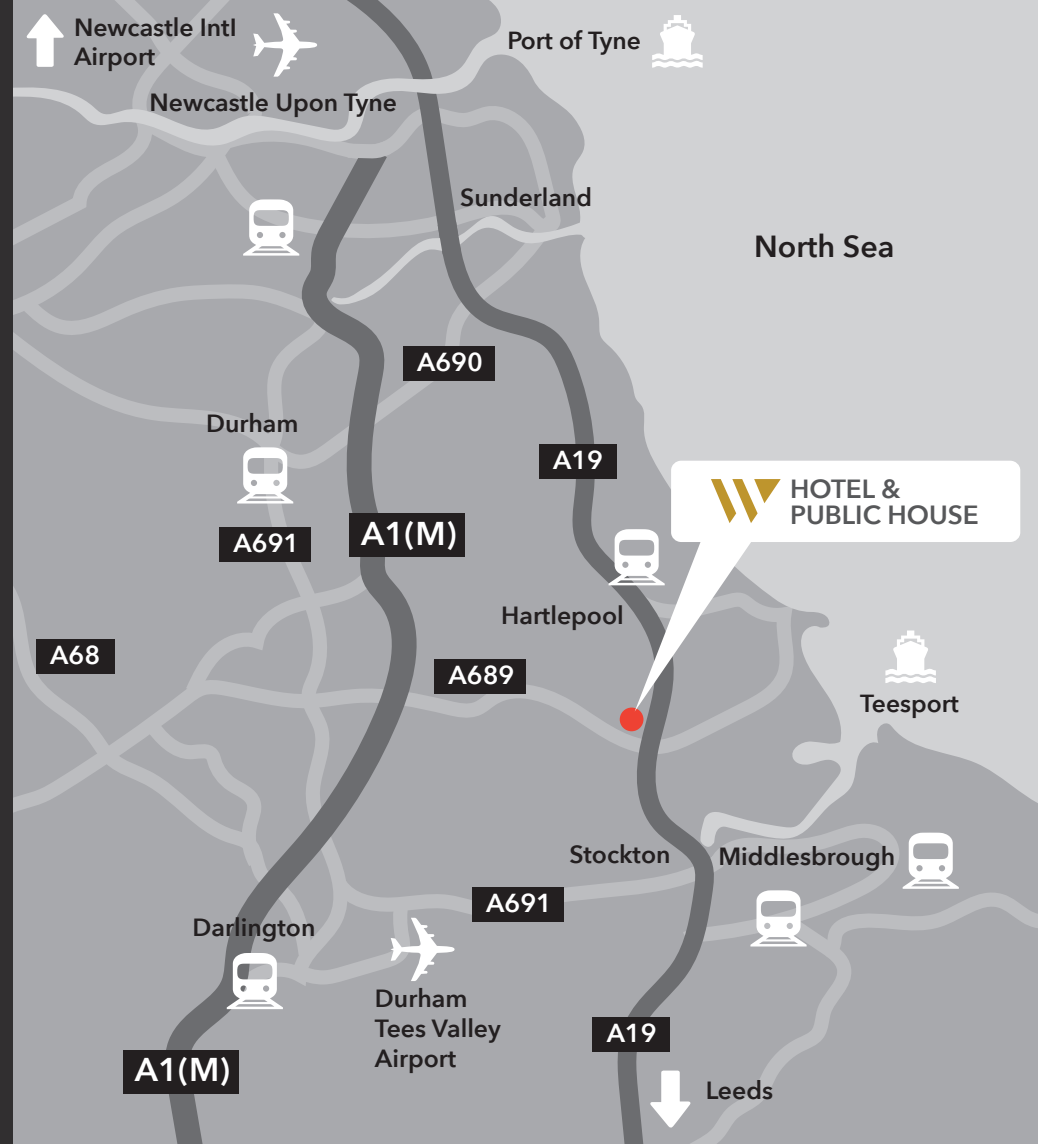
**PORT OF TYNE
29 MILES**



**DURHAM CITY CENTRE
AND RAILWAY STATION
22 MILES**



**DARLINGTON TOWN CENTRE
AND RAILWAY STATION
19.2 MILES**



CONTACT US

If you would like further details, please contact Knight Frank or Dodds Brown

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