

# Sale and Leaseback New Build Residential Investments For Sale

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS



  
**Vistry**  
Partnerships

## OPPORTUNITY

Bradley Hall is instructed to sell a portfolio of 11 new build houses that are located on four Linden Homes sites across the North East:

- Bracken Grange, Middlesbrough
- Bishops Park, Bishop Auckland
- The Aspens, Birtley
- St George's, Morpeth

## DESCRIPTION

**Bracken Grange** is a fantastic development which is located under 3 miles from Middlesbrough town centre, less than a mile from two railway stations and sits on the edge of the beautiful Stewart Park. The development comprises a mixture of Linden Home's new 3 and 4 bedroom style homes.

**Bishops Park** is another development that comprises Linden Homes new collection of 3 and 4 bedroom homes for sale in Bishop Auckland. Located close to the open countryside, having a great choice of local amenities and Ofsted rated schools, Bishops Park is certainly an exciting opportunity.

**The Aspens** offers a collection of 3 and 4 bedroom homes in Birtley, which overlooks the Angle of the North. Located in a very close proximity to the A1 (M) and the A19, this site offers easy commuting to Gateshead, Newcastle, Sunderland and Durham.

**St Georges** is located in an attractive semi wooden location with heritage value. The scheme offers a group of 3 and 4 bedroom homes in a desirable Morpeth location. Northumberland's coastline is a short distance away and the A1 (M) is a short distance away that allows links to the rest of the North East.

## EPC

The properties are currently awaiting EPC Ratings but will be provided upon the completion.

## LEASE AND TERMS

The lease will be to Vistry Partnerships Limited (00800384) and the terms of the lease are available on request.

## TENANTS COVENANT

The portfolio is let to **Vistry Partnerships**, a subsidiary company of **Vistry Group** who are one of the leading registered housing provider and housing developer nationally.

Vistry Partnerships turnover for 2019 was £511,266,000 with a profit after tax of £7,612,000. Vistry Partnerships have total fixed assets of £94,908,000 (2019). A full company profile is available upon request.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

## MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

## VIEWING

For general enquiries and viewing arrangements please contact Peter Bartley at Bradley Hall.

**Tel:** 0191 383 9999.

**E:** [peter.bartley@bradleyhall.co.uk](mailto:peter.bartley@bradleyhall.co.uk)

AVAILABILITY



**The Beech** – 4 Bedroom Detached Home available at 1,387 sq. ft.



**The Goodridge** – 4 Bedroom Detached Home available at 1,133 sq. ft.



**The Elm** – 3 Bedroom Detached Home available at 1,208 sq. ft.  
Please note the photo above is for illustrative purposes only and the house is indeed detached on site.



**The Grainger** – 4 Bedroom Detached Home available at 1,328 sq. ft.

AVAILABILITY



**The Mayfield** – 3 Bedroom Detached Home available at 915 sq. ft.



**The Mountford** – 3 Bedroom Semi Detached Home available at 958 sq. ft. Please note the photo above is for illustrative purposes only and the house is indeed Semi Detached.



**The Mayfield** - 3 Bedroom Detached Home available at 915 sq. ft.

Please note the photo above is for illustrative purposes only and the house is indeed detached on site.

A full schedule is available on request.

**NT NOTICE**

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.