

> Rail-Linked Distribution Opportunities

55 Acre Industrial
and Logistics Park

TS16 ORD

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**DIRECT MAIN LINE
ACCESS FOR
RAIL FREIGHT**



**EAGLESCLIFFE
STATION
ADJACENT**



**A66
1 MILE**



> The Opportunity

Durham Lane Industrial Estate can be accessed by road and rail, with onward links to the nearby Teesside Freepport and International Airport, as well as the wider connecting networks of road, rail, sea and air services.

Durham Lane Industrial Estate is strategically located within one mile of the A66, with quick access to the A19 and A1(M), and strong connections across road and rail networks. The estate benefits from a direct link to the national rail freight network via an existing main line, while nearby Eaglescliffe Station provides convenient passenger services. Home to major employers including Nifco, Carroll and Meynell Transformers, and Icon Plastics, the estate supports around 1,000 jobs. Ongoing investment will further enhance internal road infrastructure and access to the station, strengthening its role as a key hub for business and transport in the region.

Rula have been selected by Stockton-on-Tees Council as preferred developer for the site. Together we plan to create the North East's first inland rail-served distribution park.



**MULTI-MODAL
CONNECTIVITY**



**ESTABLISHED
EMPLOYMENT HUB**



**STRATEGIC
EXPANSION
AND INVESTMENT**

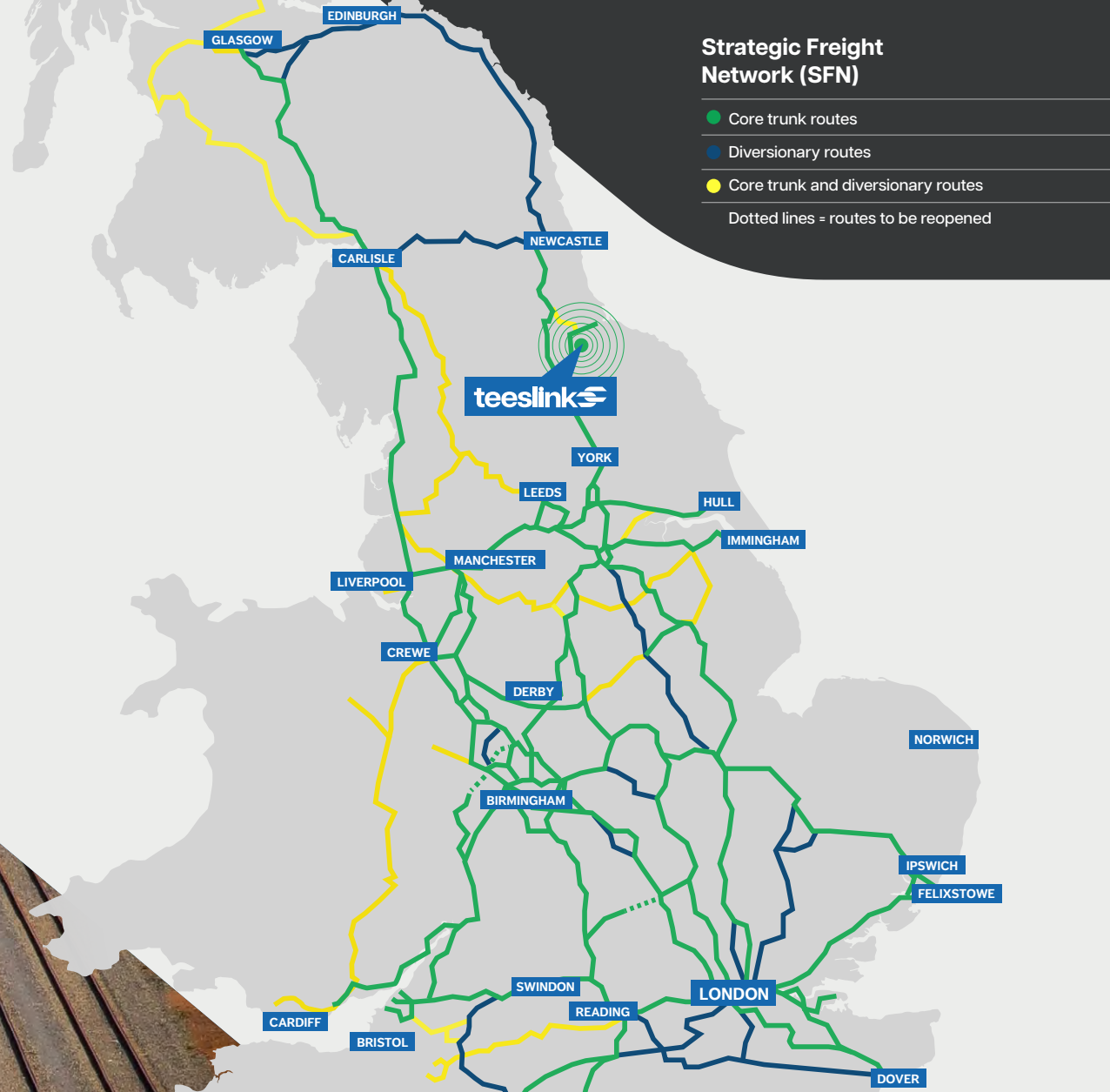
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STOCKTON-ON-TEES A66

Strategic Connectivity

The Durham Lane site has direct access to the national rail network, via operational main line links providing north/south connectivity.

The rail network passing the site is a core route of the national Strategic Freight Network, reflecting the area's long association with railways and industry - the world's first public railway opening between Stockton & Darlington almost 200 years ago in 1825.

Today the main line can cater for some of the longest, heaviest and tallest (W12 gauge) freight trains on the national network, optimised for carrying high-cube 9'6" shipping containers on standard rail wagons to and from Teesside.

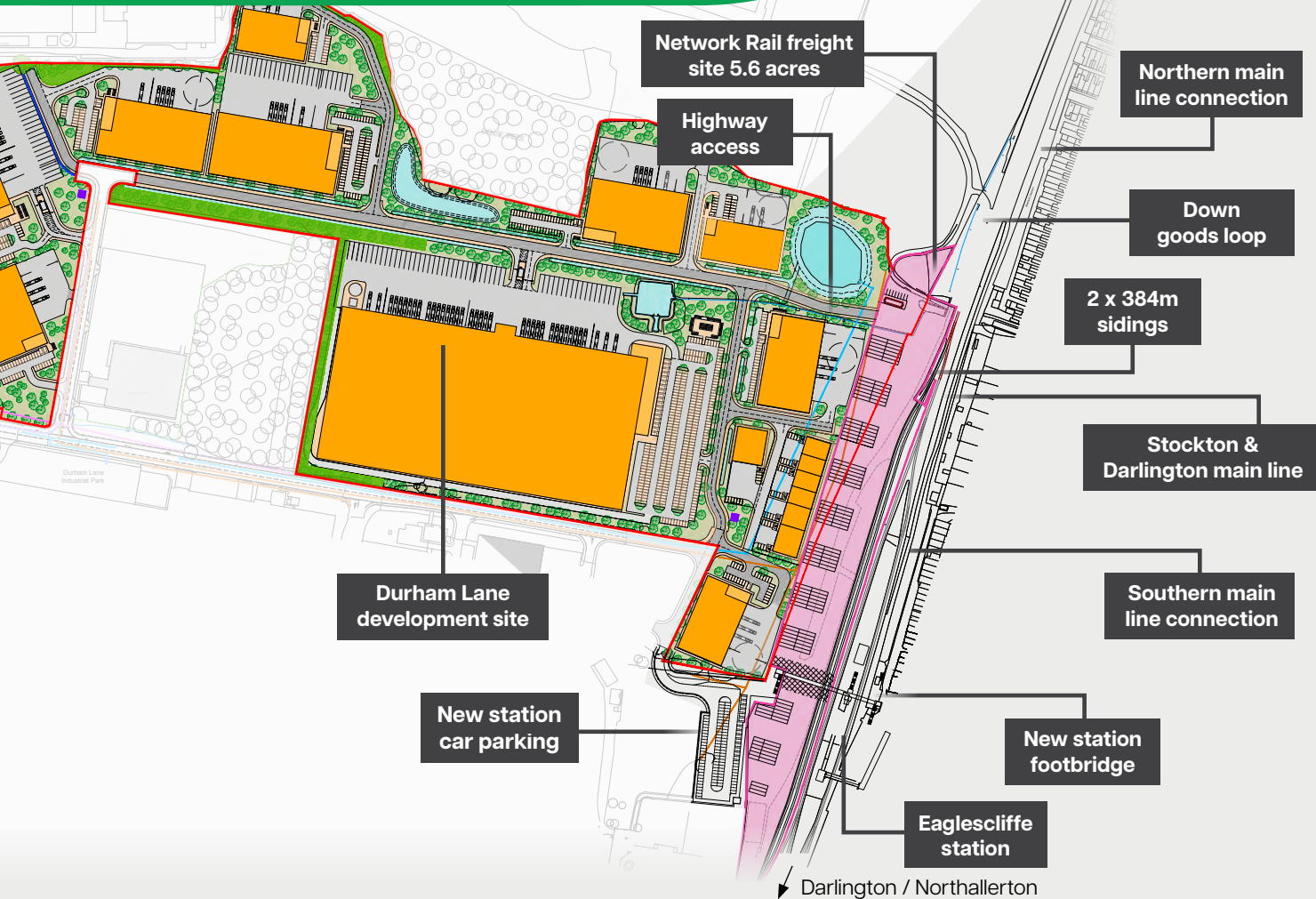


Strategic Freight Network (SFN)

- Core trunk routes
- Diversionary routes
- Core trunk and diversionary routes
- Dotted lines = routes to be reopened

Rail Freight: Handling Facilities

Illustrative Masterplan



Rail Freight: Direct Accessibility

Network Rail has retained operational, signalled connections into the 'down goods loop' immediately north of Eaglescliffe Station.

A southern connection from the Down Goods Loop provides access to a 5.6 acre former rail yard, up to 550m long x 60m wide, which Network Rail can provide on a leasehold basis, linked directly to the adjacent Durham Lane site.

In the short term, the Network Rail site can accommodate freight trains of up to 384m length using the northern main line connection with 2 new sidings for handling and loco release, or up to 600m length split across 3 new sidings (2 handling and 1 loco release).

In the longer term, the existing down goods loop could be altered to extend rail access further north, accessing additional land owned by the Council between Durham Lane Industrial Estate and the A66.

> Eaglescliffe Station: Improved Accessibility

Network Rail, Tees Valley Combined Authority, and Stockton-on-Tees Borough Council have started work to transform Eaglescliffe railway station and make it more accessible for passengers for years to come.

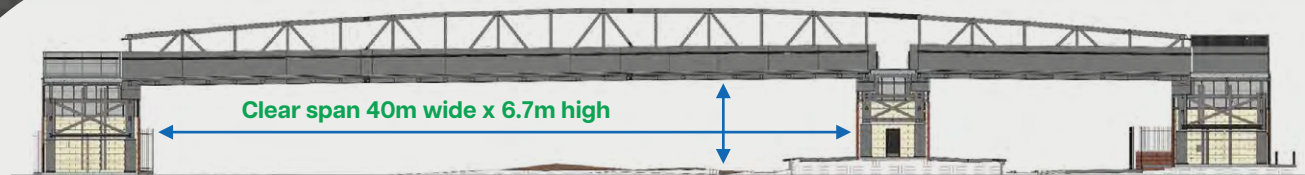
A multi-million-pound project will see accessibility at the station vastly improved with the installation of a new footbridge, with lifts added for the first time.

Once open, the new bridge will allow passengers to enter the station from its west side with a multi-storey car park, a project led by Stockton-on-Tees Borough Council, also to be created – with improved access to Yarm and traffic signals on the Cleasby Way junction.

The improvements will also see the existing footbridge and ramps refurbished, along with new waiting areas and taxi office, are also being added as part of the project.

The footbridge will provide a clear span over the proposed rail freight facility with around 6.7m headroom, providing access beneath for vehicles and handling equipment operating on either side of the new structure.

The project is due to be completed and open for public use by the end of 2025.



Expert, Visionary Commercial Property Developers

Rula Developments is a privately-owned commercial development company, focusing on identifying and developing sites across the UK for immediate development or for medium to longer-term strategic development, delivering high quality buildings and schemes.

We focus on property development where there is a proven need to enhance the local community and which fuels the quality investment opportunities available to our clients.

Rula's experienced team has a successful track record of major development and regeneration projects, bringing forward land to develop into large-scale mixed use and residential schemes.

Our innovative approach to site and contract procurement ensures that we are highly competitive and able to deliver a quality project on time and to budget.

Over the past few years we have had some significant success across a diverse range of sectors throughout the UK. Our existing portfolio includes industrial and distribution warehousing sites, mixed use and residential developments, offices and retail schemes.



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> Terms

Terms are available on request for cost effective solutions meeting occupiers' bespoke requirements.

> A development by



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