



FOR SALE

LAND LYING
TO THE WEST OF
WEST FARM

COLD HESLEDON
SEAHAM | SR7 8RL



On behalf of James Lumb and Howard Smith,
appointed as Joint Administrators

WATLING
REAL ESTATE

EXECUTIVE SUMMARY

- 6.52 acres (2.64 hectares) plot of land located directly adjacent to a main junction of the A19 road
- Cleared site ready for development, subject to necessary planning consents
- Direct access to the site available via the A182 road
- Vacant Possession provided
- The site neighbours the proposed Seaham Garden Village development that aims to deliver 1,400 homes

WESTERN BOUNDARY OF SITE



VIEW OF SITE FROM EASTERN BOUNDARY



A182 ROAD



UNMADE TRACK ON EASTERN BOUNDARY OF SITE



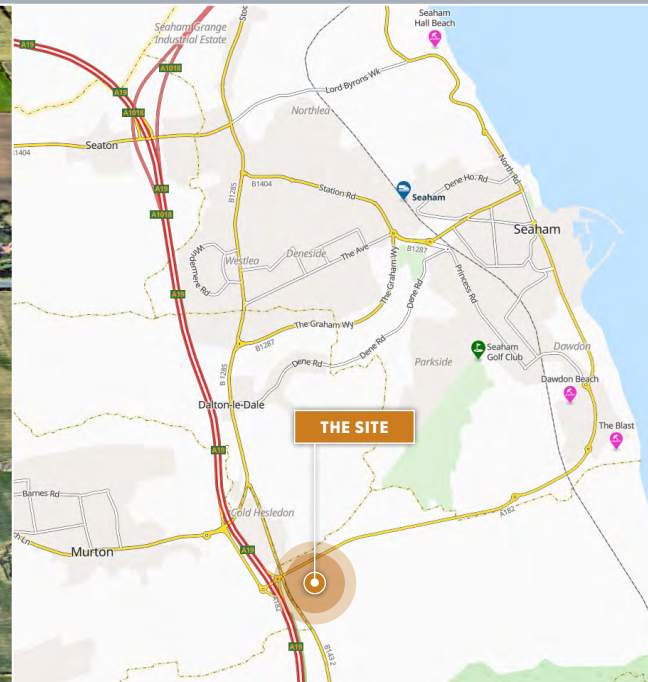
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LOCATION & SITUATION

The property has good accessibility and is located immediately adjacent to the A182 road on the outskirts of Seaham, County Durham. The property lies approximately 5 miles south of Sunderland and 14 miles south of Newcastle upon Tyne.

The property lies adjacent (to the east) of a main junction to the A19 road. The A19 road is a major arterial road in northern England that runs in parallel to the A1 road from Doncaster (in the south) to Newcastle upon Tyne (in the north). The Dalton Park Outlet Shopping Park is located on the western side of the A19 road, less than 1/2 mile west of the subject property.

There is a variety of different property uses in the surrounding area. The Seaham Garden Village development site is located immediately to the east of the property. To the north of the property is the A182 road that adjoins Stockton Road, which provides access to a small commercial estate that provides predominantly industrial uses. To the south of the property is an unnamed road that provides access to the neighbouring West Farm and several residential dwellings.



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DESCRIPTION

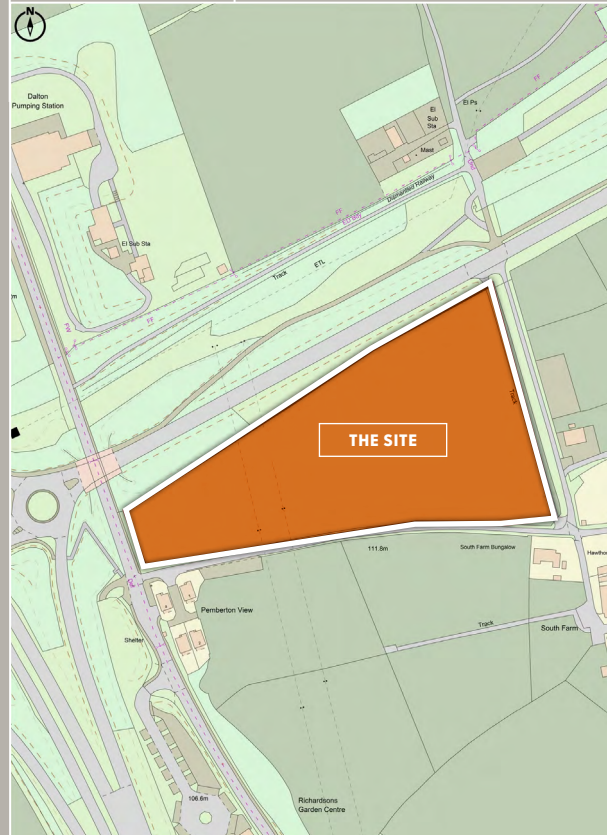
SOUTHERN SECTION OF SITE



SOUTH-WEST CORNER OF SITE



SITE PLAN



The property comprises an irregular shaped greenfield plot of land that measures approximately 6.52 acres (2.64 hectares). The site is cleared and predominantly comprises low level scrubland. There is a barbed wire fence running around the perimeter of the site.

Access is available via two gated entrances at the north east and south east corners of the site. The north east entrance adjoins the A182 road. The south east entrance is accessible via an unnamed road that runs adjacent to the southern boundary of the site.

TENURE

The property is held freehold under the title number DU317956.

THE OPPORTUNITY

The site is positioned in an excellent location that is directly accessible from the A182 road. There is also a main junction of the A19 road located adjacent to the site. The site is cleared and would be suitable for immediate development, subject to the necessary planning consents.

The proposed Seaham Garden Village development is intended to be positioned on land that neighbours the subject site. The preliminary works associated with the development of Seaham Garden Village are currently underway, and the scheme is aiming to provide up to 1,400 homes, a primary school, shops and an innovation centre. The Stockton Road commercial estate (to the north of the subject site) is allocated for future development under the current County Durham Local Plan. There is the potential for significant future development in the site's immediate locale.

The opportunity would be well suited to a speculative developer seeking to capitalise on the future development potential of the site.

OFFERS

We are inviting offers to acquire the freehold interest in the property.



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FURTHER INFORMATION

ALL ENQUIRIES

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ANTI-MONEY LAUNDERING

Any successful purchaser will be required to provide information to comply with all current anti-money laundering legislation prior to agreement of Heads of Terms.

VAT

The Administrators reserve the right to charge VAT on the sale if applicable.

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- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the buyers / funders / lessees.

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June 2023

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