



MARKETING PROSPECTUS

STRICTLY CONFIDENTIAL · JUNE 2026

FREEHOLD

FOUR PROPERTIES

SELF-BUILD PLOTS

Fernhill

Crossgate Moor · Durham City · DH1

GUIDE — WHOLE, OR IN FOUR LOTS

£4,045,000

EXECUTIVE SUMMARY

A Rare Durham City Enclave

Fernhill is a private residential enclave on the sought-after western edge of Durham City, available as four individual properties or as a whole. At its heart stands an elegant, unlisted Victorian sandstone manor set in mature landscaped grounds, accompanied by a characterful lodge and two matched self-build plots carrying outline consent and a design code for bespoke homes.

INVESTMENT HIGHLIGHTS

- A private enclave of four homes on the prestigious western fringe of Durham City (DH1), offered as a whole.
- An elegant, unlisted Victorian sandstone manor with a self-contained cottage, one-acre garden and consent for a triple garage and orangery.
- Two matched serviced self-build plots with outline consent and a JDDK design code for bespoke luxury dwellings.
- Elevated, secluded grounds addressing an acute shortage of luxury homes and self-build plots in DH1.

£4.045m TOTAL GUIDE	4 HOMES	DH1 DURHAM CITY
2 EXISTING DWELLINGS	2 SERVICED PLOTS	Freehold TENURE

PROPERTY DETAILS

PROPERTY TYPE	Residential estate
TENURE	Freehold
COMPRISES	Manor · Lodge · 2 plots
LISTING	Not listed
DESIGNATION	Area of High Landscape Value
PLANNING	Outline — design code in place

GUIDE — TOTAL (WHOLE)

£4,045,000

THE OFFERING

Four Properties, One Address

The Manor inc. Cottage

£1,950,000

Victorian sandstone mansion incorporating a self-contained cottage and an approximately one-acre garden; planning in for a triple garage, with consent also for an orangery extension.

The Lodge

£695,000

Characterful detached lodge — three bedrooms, each with en-suite — contemporary with the main house in matching stone and Welsh slate.

Plot 1

£700,000

Serviced self-build building plot to the north, off Club Lane, with outline consent and design code.

Plot 2

£700,000

Matched self-build plot to the south-west — the former arena position — of equal size and value to Plot 1, with spectacular south and west views.

LOCATION & CONNECTIVITY

Edge of the City, Open to the Country

Fernhill sits on the western outskirts of Durham City, set back above the A167 between Crossgate Moor, Redhills and Whitesmocks. Elevated near the lip of the Durham Bowl, it enjoys an open garden setting and far-reaching views west across open countryside, yet lies within an easy walk of the city centre.

DISTANCES & CONNECTIVITY

DURHAM CITY CENTRE	~ short walk
DURHAM RAIL — EAST COAST MAIN LINE	~1.5 miles
A1(M) JUNCTION 62	~2.5 miles
A19 FOR THE COAST & TEESSIDE	~5 miles
NEWCASTLE UPON TYNE	~25 min
NEWCASTLE INTERNATIONAL AIRPORT	via A1(M)

A premium, under-supplied market. Demand for luxury homes in DH1 consistently outstrips supply, with buyers otherwise drawn to Corbridge, Ponteland and Wynyard. Fernhill answers that demand within the city itself.

Distances and journey times are approximate, for guidance only.



AERIAL — FERNHILL AND ITS GROUNDS, OFF THE A167



THE MANOR — PRINCIPAL SOUTH-EAST ELEVATION

THE ESTATE

A Victorian Manor with Self-Contained Cottage

Fernhill is a substantial two-storey mansion of local random sandstone with sawn ashlar dressings, beneath a grey Welsh slate roof. Late-Victorian splayed bay windows and timber sliding sashes give the principal elevation its character; the detailing is dignified rather than ornate, and the quality of materials is evident throughout. None of the buildings on the site are listed.

The grounds are predominantly lawn and structural planting. A stand of four mature beech trees forms the principal landscape feature, with a tree-lined western boundary giving way to open fields.

Victorian A restrained, high-quality stone mansion built for a successful Durham businessman.	Today Fernhill and its contemporary lodge stand within secluded, landscaped grounds.
Consented Outline consent and a design code for two new homes, plus a garage and orangery to the Manor.	Offered As a whole, or as four separate lots.

THE EXISTING HOMES

The Manor with Cottage & The Lodge



The Manor & Cottage £1,950,000

The dominant built form on the site, retained in its open garden setting with the new plots deliberately subservient in scale. Includes a self-contained three-bedroom cottage, built circa 2010 as a standalone extension—a valuable addition offering independent holiday letting or family accommodation potential.

FORM	Victorian sandstone mansion
BEDROOMS	4 double
BATHROOMS	2
RECEPTION	4 reception rooms · snooker room
SERVICE	Kitchen · utility room
INCLUDES	Self-contained cottage · 1 bedroom with en-suite · independent
GARDEN	~1 acre
CONSENT	Triple garage + orangery
ROOF / WALLS · LISTING	Welsh slate · stone · not listed



The Lodge £695,000

Contemporary with the main house and sharing its construction and fenestration — a complete, characterful three-bedroom home in its own right.

FORM	Detached lodge
BEDROOMS	3
BATHROOMS	3 en-suite
CHARACTER	Stone · Welsh slate
DETAILING	Margined quoins · half-dormer
LISTING	Not listed

The Lodge is a complete three-bedroom, three en-suite home, offered with the enclave or individually at £695,000.

THE SERVICED PLOTS · SUBJECT TO CONSENT

Build Your Own, by Design

Two matched serviced self-build plots — each guided at £700,000 — carry outline planning and a JDDK design code, allowing bespoke, energy-efficient homes of the highest quality, landscape-led in stone, slate and timber and subservient in scale to the Manor.

Each Plot · two available	£700,000
FOOTPRINT	up to 196 m ²
FLOOR AREA (GEFA)	up to 392 m ² incl. garage
STOREYS	2
MATERIALS	Stone · slate · timber
DRAINAGE	Sustainable (SuDS)

Plots benefit from outline consent supported by a Design & Access Statement and Design Code (JDDK Architects, Rev A, March 2026) and a Planning Statement (Hedley Planning). Final design subject to reserved-matters / detailed consent and design-code compliance.



THE OPEN GROUNDS WITHIN WHICH THE TWO MATCHED PLOTS ARE CONSENTED

THE MARKET

Growing Demand for Bespoke Homes

~55,000

ON THE RIGHT TO BUILD REGISTER

~1/2

OF 18–24S WANT TO SELF-BUILD

9 in 10

PRIORITISE ENERGY EFFICIENCY

4.28%

AVG 2-YR FIX (FROM 4.96%)

Demand for self-build and custom-build continues to rise. Research by NaCSBA records around 55,000 people on the Right to Build register, and a survey for LABC found nearly half of 18–24-year-olds would like to design and build their own home — drawn by the ability to tailor a property to their needs and by superior energy efficiency.

By Design Homes holds an active database of buyers awaiting suitable opportunities in this part of County Durham, with no comparable supply currently available in DH1.

WIDER MARKET CONTEXT

The average UK asking price stood at £368,019 in February 2026 — effectively flat month-on-month after a record start to the year.

The average two-year fixed mortgage rate of 4.28% is well down on 4.96% a year earlier, supporting affordability.

Self-build offers the bespoke individuality that high-volume housebuilders cannot match — a home that adapts to changing needs.

COMPARABLE EVIDENCE

Where the Market Sits

COMPLETED LUXURY HOMES — DURHAM

PROPERTY	TYPE	AREA (SQ FT)	PRICE	£/SQ FT
Symeon Manor, South Road, DH1	Detached house	5,560	£2,250,000	£404
Isabella House, Ramside Park	Detached (off-market)	~7,000	£3,000,000	£428
Trinity Mews, DH1	Lettings evidence	—	£10k pcm	—

SELF-BUILD & SERVICED PLOTS — NORTH EAST

SCHEME	PLOTS	STATUS	PER PLOT
Lanchester, Co. Durham	14	All sold	£175k – £230k
Ramside, Durham	21	All sold	£275k – £350k
Potters Bank, Durham City	1	Sold	£700,000

Comparable evidence is gathered from agency and market sources and is indicative; independent verification is recommended. Completed-home values of circa £400–£420 per sq ft in the city underpin the end value achievable on the serviced plots.

THE OPPORTUNITY

Sale Terms

Fernhill is available as four individual properties or as a whole — the Manor (which includes a self-contained cottage), the Lodge and two matched self-build plots. Lot guide prices are set out on page 3.

SALE TERMS

TENURE	Freehold
GUIDE (WHOLE)	£4,045,000
SALE METHOD	Private treaty
OFFERED AS	Individual or whole
VAT	To be confirmed
VIEWINGS	By appointment

DATA ROOM

DESIGN & CODE	Available
PLOT DRAWINGS	Available
PLANNING INFO	On request
TITLE & PLAN	On request
ECOLOGY / TREES	To follow
SEARCHES / EPC	To follow

Tenure, VAT & planning status subject to vendor's solicitors. Guide price subject to contract.



SUMMARY

Strengths, Opportunities & Considerations

Likely purchaser: an owner-occupier seeking a prestige Durham City home with consented plots to build or hold; a developer acquiring the enclave as a whole; or a private investor — a property that appeals to discerning buyers as much as to investors.

STRENGTHS	OPPORTUNITIES	KEY CONSIDERATIONS
— Prestige edge-of-city Durham (DH1) address — Unlisted Victorian manor of evident quality — Secluded, mature, elevated grounds with long views — Outline consent and design code already in place — Flexible — available individually or as a whole — Excellent road and East Coast rail connectivity — Meets under-supplied DH1 luxury / self-build demand	— Build out two matched consented plots — Bespoke homes to ~£400–£420 per sq ft end value — Active By Design buyer database to draw on — Strong local rental evidence (£10k pcm) — Enhance the Manor via consented garage & orangery — Mixed asset — two homes plus two consented plots	— Plots require build-out to realise their value — Planning is outline; conditions / CIL / S106 to confirm — AHLV designation guides the plot designs — VAT position to be confirmed — Build-cost inflation for new build

A rare opportunity to acquire one of Durham City's most distinctive residential enclaves.

ENQUIRIES & VIEWINGS

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Viewings strictly by appointment. Further information — full design code, plot drawings, planning details and title — available to serious purchasers on request.