

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Land off Murton Lane, Houghton Le Spring

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

- Residential Development Opportunity
- Site Area: 11.9 acres (4.8 hectares)
- Attractive Location
- Established Area
- Good Local Schools
- Freehold

Offers Invited

FOR SALE – Residential Development Opportunity

Land off Murton Lane, Houghton Le Spring

OPPORTUNITY

Bradley Hall is delighted to be appointed to market the former Forest Estate, Easington Lane.

LOCATION

The subject site is located between Murton Lane and South Hetton Road in Easington Lane. Easington Lane is a village located in North East England between Houghton-le-Spring and Easington Village, in the parish of Hetton-le-Hole and is 7.5 miles north east of Durham and 9.5 miles south west of Sunderland.

The site is well positioned for the village centre with shops and amenities including takeaways, public houses, a pharmacy and convenience store as well as Easington Lane Primary School which is adjacent to the site.

Easington Lane is serviced by a number of local bus routes providing direct access to Peterlee, Sunderland, Newcastle and surrounding towns and villages.

DESCRIPTION

This site is a cleared brownfield site comprising a mixture of open grass land and associated roads, measuring 11.9 acres (4.8 hectares). To the north of the site lies Taylor Wimpey's site of Clarence Court which was constructed c2016 and Persimmon's site named Fir Tree Park.

A new access is proposed off Murton Lane from the existing roundabout as indicated on the initial concept masterplan below. An existing PROW running east to west to the neighbouring farm is to be retained.



Local Schools:
Easington Lane Primary School (Ofsted: Good)
Hetton Primary School (Ofsted: Good)



A182: 0.2 miles
A19: 2.7 miles
A690: 2.5 miles



5 miles from Seaham Train Station

PLANNING PERMISSION

The site does not benefit from planning permission, interested parties should make their own enquiries of the Local Planning Authority, Sunderland City Council with regard to planning and independently satisfy themselves as the suitability of the site for any use or purpose they may propose.

ACCOMMODATION

The site extends to 11.9 acres (4.8 hectares). An initial concept masterplan has been commissioned by our client which achieves c128 units of a mixture of 2 & 3 bed properties across the development area, while delivering c0.25ha of open space (excluding SuDs basins).

DEVELOPMENT PARAMETERS

The Council would support the following as appropriate forms of development:

Scale:

- Low to medium storey residential development

Housing mix:

- Starter family homes
- A mix aligned with the Councils Strategic Housing Market Assessment for the area

Proposals will be expected to:

- Provide a minimum of 15% affordable homes;
- Ensure 10% of homes meet building regulations M4 (2) Category 2 – accessible and adaptable dwellings;
- Consider the use of modern methods of construction'
- Provide dwellings compliant with Nationally Described Space Standards;
- Create a high quality development which retains and enhances landscape assets, taking advantage of key views;
- A parking strategy should incorporate a range of parking solutions which creates street-scenes that are not dominated by parked vehicles;
- Incorporate low carbon/shared energy solutions where feasible;
- Utilise sustainable materials and finishes with low embodied energy;
- Maintain and enhance existing pedestrian desire lines/PROW;
- Incorporate comprehensive Sustainable Urban Drainage Systems appropriate to the development; and
- Provide opportunities to add social value that will benefit the community and area.



SERVICES

Interested parties should make their own enquires of the utility companies to confirm availability and capacity.

TENURE

The site is sold freehold with vacant possession.

TERMS

We are instructed to seek offers for the site. Offers must be submitted in writing to the sole agent no later than 12:00PM on the 16th August 2022 and state:

- The proposed purchase price
- Proof funding is available for the purchase
- Details of the proposed residential scheme
- All offers are to be made to Bradley Hall exclusive of VAT and, where silent, offers will be deemed net of VAT.

Offers must be submitted to our office at 1 Hood Street, Newcastle upon Tyne, NE1 6JQ. A closing date may be set subject to interest levels.

The client is not obliged to accept the highest or indeed any offer.

Each party is to bear their own legal costs involved in the transaction.

VIEWING & FURTHER INFORMATION

For all enquiries and viewing arrangements please contact Bradley Hall.

Tel: 01642 265 300

Email: callum.armstrong@bradleyhall.co.uk

