

Merrington Lane, Phase 2 and 4

Spennymoor, Durham, DH16

Residential Opportunity for 100-330 homes - Available Summer '22
Registration of Interest and Market Testing to Inform Disposal
Strategy - Responses Invited



Key Information

- Fully remediated and serviced site and with access to Phase 2 & 4 via a new tree-lined boulevard
- Outline planning permission for approx. 330 homes
- Registration of interest and market testing responses required before 8th July 2022

Since acquiring the former Electrolux site Homes England has undertaken substantial remediation and infrastructure works, on and off-site, to provide a 'shovel ready' residential development platform. New services have been laid through the tree-lined central boulevard, with capacity for up to 500 new homes. Phase 1 is in contract with Lovell Partnerships for 122 new homes and due to start on site summer 2022. Homes England will be marketing the next phases at Merrington Lane via the DPS this summer, and in order to inform the disposal strategy is seeking views from the market in respect of Phases 2 and 4.

Description

The site is situated to the south of Spennymoor Town Centre, accessed via Vyners Close (B2688) approx. 6 miles south of Durham City with good access to the A1(M) and the wider North East. Overall the total site area comprises 18 Ha and Phases 2 and 4 comprise 11.21 Ha. The site has been cleared and remediated and access infrastructure is in situ. It is anticipated that this development will commence when Phase 1 is well advanced.

Planning

The majority of the site benefits from an extant outline planning consent for a total of 425 new houses and 5,000 sqm of commercial development, based on the indicative masterplan. This includes Affordable Housing provision of 10.5% and s106 contributions amounting to circa £100,000. Homes England is in the process of refreshing the masterplan and an RM application will need to be submitted before October 2023 to meet the current timescales'.

- Phase 2: 159 dwellings
- Phase 3: mixed use, community or commercial development
- Phase 4: 165 dwellings

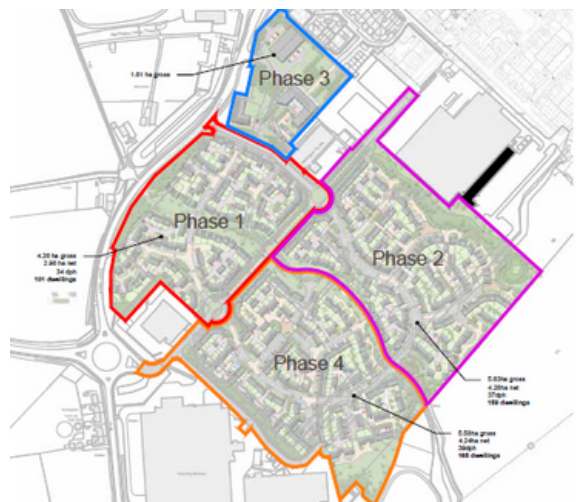
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Soft Market Testing

We would like to understand the following:

- Is your organisation interested in the site?
- Would you be interested in acquiring phases 2 & 4 together i.e. single phase delivery or would you prefer to acquire the site in phases?
- If in phases what size of phase / number of units would you ideally be looking to acquire in this area?
- What are your thoughts on the site's local housing market?
- What technical pack information would you need from Homes England?
- What would your organisation's approach to this scheme be in terms of: Density? Dwelling types and percentage mix? Key market audience?
- What kind of MMC approach would you propose for this site?
- Based on the dwelling types and mix, how many sales per month do you think you could typically achieve?

Registration of interest and market testing responses required by 5pm 8th July 2022. Responses can be submitted by email or by phone to Alasdair Ritchie (alasdair@aspinallverdi.co.uk / 0191 580 7150) and Matt Wroe (mattw@aspinallverdi.co.uk / 0113 243 6644). Please get in touch to register your interest in this development or if you require any further information.



- Masterplan above does not include the full extent of Homes England ownership.

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