

FOR SALE

LAND AT SUNDERLAND ROAD

Easington Village, County Durham, SR8 3AT



Key Highlights

- Excellent residential development opportunity (STP)
- 4.99 acres (2.02 hectares)
- Desirable and sought-after village location
- Sealed Informal Tenders sought by **noon Monday 31st May 2021**

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[savills.co.uk](https://www.savills.co.uk)

The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' in red and the rest in black, set against a yellow rectangular background.

Location

The site is situated to the centre of Easington Village occupying a prominent position on Sunderland Road. Easington Village is located to the north east of County Durham less than five miles south of Seaham and ten miles east of Durham City. Road access to Easington is provided from the B1283 which connects directly to the A19 to the west. Horden train station is located less than three miles to the south east which provides regular connections to a number of key regional destinations including Newcastle, Sunderland and Middlesbrough. Several bus routes also serve the village.

Retail services within Easington are provided on Seaside Lane which has representation from a number of independent operators including convenience retailers, a café and a barber shop. Other uses in the village include a pub, a church, a primary school and a secondary school. Two new build housing schemes built by Persimmon Homes are located immediately to the west and south, one of which has recently sold out. Charles Church and Believe Housing are also developing in the village.

Description

The site is triangular in shape, extends to 4.99 acres (2.02 hectares) and gently slopes in gradient from the south down to the north, providing views across to the Durham coast. It is greenfield in nature and is used for grazing purposes. The site is bounded by allotments and undeveloped land to the east, existing housing to the south and is accessible from Sunderland Road to the west. The site is secured by a mix of fences and hedgerows.

Planning

Under the adopted County Durham Development Plan, the site is not allocated for a specific use. Whilst Easington does not have a defined 'settlement boundary' within the Development Plan, the site is well contained with existing housing located to the west and south. It is therefore considered that the development of the site would 'round off' the settlement to help provide a natural extension to Easington.

A principal part of County Durham's Local Plan is 'Policy 6'. This policy allows for edge of settlement sites to come forward for residential development throughout the Local Plan period, even if the sites are not allocated for housing, providing certain criteria is met and that the development is appropriate and proportionate to that of the existing settlement. Due to the site's nature, it is considered that the site may be suitable for residential development under the Policy 6 requirements. As such, it is the view of Savills that the site presents developers with a rare opportunity to deliver a high quality housing scheme in a sustainable and sought-after location of County Durham, subject to planning permission and necessary consents.

Information Pack

A copy of the site's Title Register and Plan is available upon request. Technical ground information is not available and is expected to be procured by the purchaser, if so required.



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Services

Interested parties are advised to make their own enquiries of the utilities companies in respect of service provision to the site.

Tenure

The site is to be sold freehold with vacant possession.

Method of Disposal

We are instructed to dispose of our client's freehold interest via an Informal Sealed Tender. Tenders are requested by noon Monday 31st May 2021 and should be marked 'Tenders for Sunderland Road, Easington'. Tenders are to be submitted directly to glenn.laws@savills.com or ray.minto@savills.com. Bidders are asked to provide the following information:

- Purchase price and deposit;
- Detail of any conditions attached to the offer;
- Proof of funds;
- Written confirmation of source of funding;
- Two forms of identification of the purchasing entity;
- Timescales for exchange and completion; and
- Full solicitor details.

Bids should clearly stipulate any conditions attached to them. Prospective purchasers should be aware that bids which Savills consider having onerous or unusual conditions, may not be considered. A shortlist of bidders may be invited to attend a clarification interview. Overage and Clawback provisions may also be incorporated into the sales contract documentation.

Please note that our client is not obliged to accept the highest or any offer. All offers received are subject to Contract. Our client is not obliged at any point to exchange contracts.

VAT

All offers received will be deemed to be exclusive of VAT.

Legal & Surveying Fees

Each party is to bear their own costs incurred.

Viewings

Interested parties are strictly forbidden from entering the site without the prior approval of Sole Selling Agent, Savills.

Savills can be contacted for further information.

Contact

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