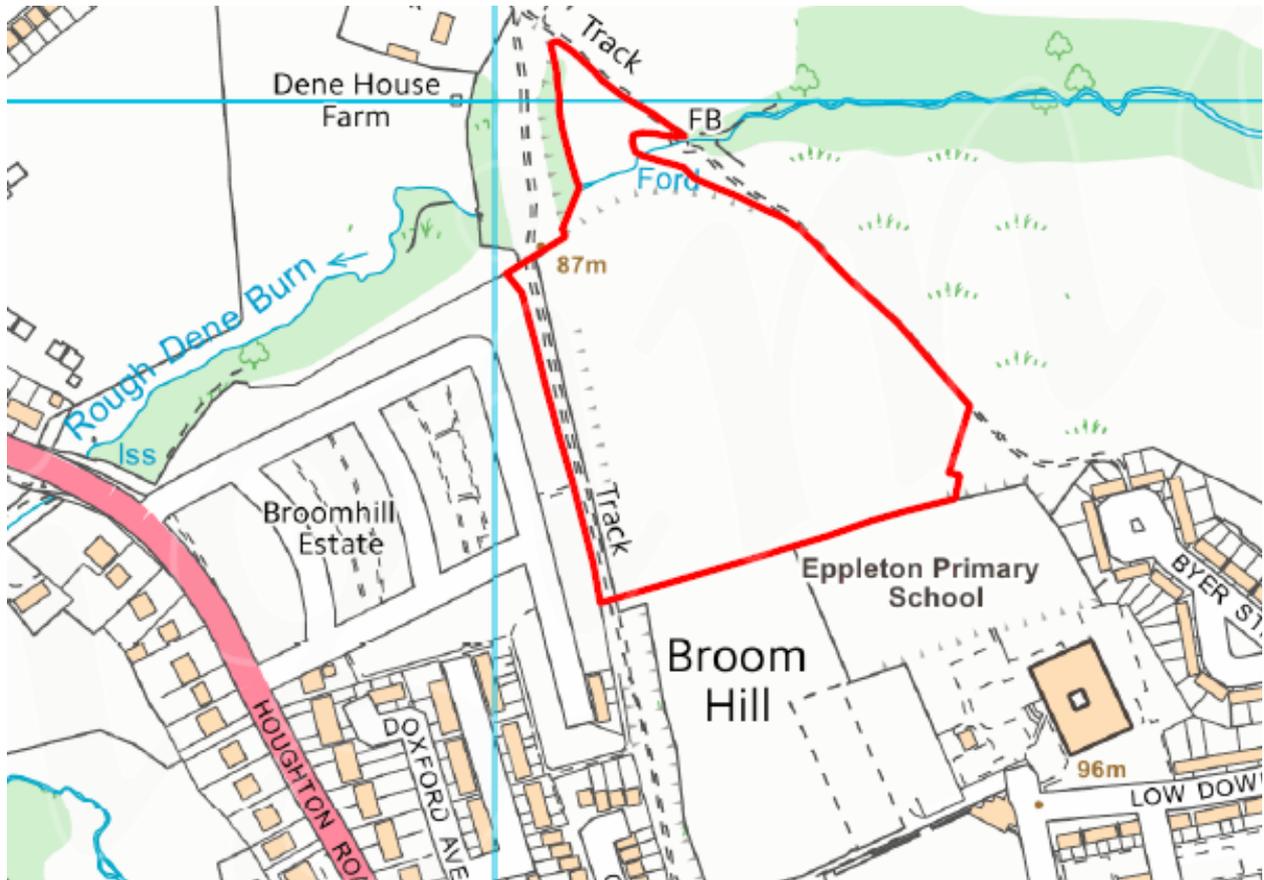


# For Sale

**SUBJECT TO CONTRACT**  
[buckleyburnett.co.uk](http://buckleyburnett.co.uk)

## Buckley Burnett Limited

Projects/Development/Regeneration



*Improving  
our Environment...*  
**HELLENS**  
[www.hellens.co.uk](http://www.hellens.co.uk)

- For sale on the instruction of Hellens Group
- 10.3 acres (4.17 ha) or thereabouts of residential development land at Broomhill, Hetton Le Hole, Houghton le Spring, DH5 9QB
- Full planning permission granted for residential development
- Offers invited for the freehold interest
- Bids to be received no later than midday Friday 12th February 2016
- All enquiries to sole selling agents Buckley Burnett Limited
- Viewing by appointment only

## Location

The site is located to the north of Hetton Le Hole town centre off the A182 Houghton Road and is adjacent to the eastern boundary of Broomhill Estate. Hetton Le Hole is a small town which lies between Houghton-le-Spring and Easington Lane. The site is just 18 miles from Durham City centre and 21 miles from Sunderland City centre. The A182 (Houghton Road) runs directly to the A690 which is the primary route between Sunderland City Centre in the north and Durham City Centre in the south. The A690 also provides easy access to the A1 and the A19.



## Description

The site comprises 10.3 acres (4.17 ha), or thereabouts of greenfield land. A bridleway runs within and parallel to the western boundary of the site. It is in a predominantly residential area within close proximity to shops and local services. The site borders open countryside to the north and east, the playing fields of Eppleton Primary School to the south and the bridleway and the former Broomhill Estate to the west.

## Planning

The site has received full residential planning permission under two different schemes, details of which are available online, the reference numbers are:

- 14/00090/FUL 102 dwellings, approved Apr 2015
- 12/03142/FUL 80 dwellings, approved Nov 2013

This demonstrates the principle of development, however the purchaser will need to obtain their own planning consent. A number of the reports produced to support the previous planning applications are available and can be reassigned by agreement. The Section 106 was agreed on both permissions, neither agreement had any affordable housing provision included and both had a total financial contribution of £80,000, please assume a similar agreement could be reached again.

## Services

Prospective purchasers should make their own enquires as to the availability of services and utilities to the site.



The conditions under which particulars are issued by Buckley Burnett Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract.
- (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) no person in the employment of Buckley Burnett Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) all rentals and prices are quoted exclusive of VAT

## Access

Primary vehicular and pedestrian access to the site is taken through the existing estate roads of the former Broomhill Estate which has a direct access point from Houghton Road. A legal agreement is in place allowing for an access over adjacent residential land from Houghton Road and the vendor will cover the required cost of satisfying this agreement and delivering an access to the site boundary. A Bridleway Stopping up order has been successfully completed which allows the access road to be constructed. **Please note that access is to be provided through the site to adjacent land and that the access road is to be built on the same route as shown above. A copy of the access plan is included in the documents.**

## Method of Disposal

Buckley Burnett Limited is instructed as sole selling agent to invite offers for the freehold interest in the site.

**Greenfield offers are to be submitted in writing by the deadline with a schedule of proposed abnormal deductions, and details of any conditions, to the offices of Buckley Burnett. It should be noted that as part of the disposal the vendor wishes to enter into a further contract for the enabling and infrastructure works package associated with development of the site. Details of this are included in the buyers pack. Bids should take this into account within any offer submitted.**

Following the offer deadline, a shortlist of bidders will be drawn up and clarification of bids will be sought before a preferred developer is selected. It is then the intention of our client to work with this party to establish a final purchase price following any final site investigations required further to discussions with Sunderland City Council and completed negotiations in respect of the enabling and infrastructure works contract.

## VAT

VAT is applicable to the sale as the land has been opted to tax.

**For further information or an appointment to view please contact Grace Hunter on:**

**T: 07454798210 (Mobile) 01740622226 (Head Office)  
E: [grace@buckleyburnett.co.uk](mailto:grace@buckleyburnett.co.uk)**