



Hawksmoor

Adding Value

RESIDENTIAL DEVELOPMENT SITE

**PROSPECT PLACE, COXHOE,
COUNTY DURHAM, DH6 4JU**

**DETAILED PLANNING PERMISSION
FOR 47 DWELLINGS**



1.07 HECTARES (2.65 ACRES)

FREEHOLD FOR SALE

Offers invited on behalf of

HELLENS
Contracts | Plant | Development

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Location:

The property is located to the north of Commercial Road East in Coxhoe, adjacent to 'The Limes' a traditional new build development by Barratt Homes which comprises of 2, 3 and 4 bedroom homes. Coxhoe is situated approximately one mile from the Bowburn intersection at Junction 61 of the A1(M) and hosts a variety of amenities including, Coxhoe Primary School, local shopping facilities, a medical centre, dentist practice, village hall, leisure park and public houses. Coxhoe has approximately 1,500 households and lies within the City of Durham.



Location Map

Approximate distances are Durham 6 miles; Bishop Auckland 10 miles; Washington 15 miles, Sunderland 16 miles, Darlington 17 miles and Newcastle upon Tyne Airport 28 miles.

Description:

The property comprises of a previously developed site with historic industrial uses including former lime works and iron works. It is currently partly occupied by a compound area serving the adjoining development which is situated to the west and has recently been used as a stockpile area during the earlier remediation of the adjoining land. The northern boundary adjoins an embankment and wildlife corridor to TurSDale Beck. To the east is open countryside with a proposed landscaped buffer and to the south is Commercial Road East and

Coxhoe Athletic Football Club sports ground.

Access into the property is to be taken via Prospect Place, a new and recently constructed cul de sac leading from Commercial Road East through the adjoining development. Legal obligations of these rights are detailed within the information package.

The property generally falls from the east to the west and south to the north.

Planning Permission:

The property was granted Outline Planning Permission in October 2008 under reference number 4/07/00860/OUT. This was part of a larger proposed mixed use development comprising 80 dwellings and 2,400 square metres of employment use. At that time the employment use was proposed to be developed on the subject property.

A detailed planning application for 47 dwellings was submitted to Durham County Council on 31 March 2011 under reference number 4/11/00166/FPA, a resolution to approved was subsequently given at Committee on 11 October 2011.

The Planning Permission is subject to nine conditions and a Section 106 Agreement detailing a £20,000 public art contribution for the provision of public art and/or environmental improvements in the vicinity of the site. The Section 106 Agreement was duly completed on 20 December 2011. Planning condition five includes an exemption from having to construct or contribute to any affordable housing during the first three years. Those dwellings where foundations have commenced within this period will also be exempt. After three years a review will be undertaken into the viability of affordable housing provision.

Services:

Quotations have been obtained from Northern Electric Distribution Limited and the Gas Transportation Company Limited for electricity and gas supplies plus diversion of an existing overhead electricity cable.

The drainage systems serving the adjoining development have been designed to accommodate storm and foul

water flows from the property. Connection points are provided at the site boundary adjacent to plot 81. Storm water discharge rates are based upon 3.5 litres per second per hectare and foul water flow rates are without restriction. None of the existing services have been inspected and purchasers should rely upon their own investigations.

Information Package:

A comprehensive information package is available in compact disc format and contains the following:

- Location plans
- Planning layout drawing
- Site photographs
- Planning permission
- Section 106 Agreement
- Committee report
- Design and access statement
- Affordable housing statement
- Planning statement
- Percentage for art scheme
- Statement of community involvement
- Flood risk and drainage assessment
- Embedded low or zero carbon feasibility study
- Schedule of accommodation
- House type plans and elevations
- Construction plans
- Proposed drainage plan
- Proposed levels plan
- Section 38 Agreement plan
- Construction details plan
- Drawings issue sheet
- Materials and boundary treatment
- Street elevations – Sections A, B and C
- Landscape layout
- Detailed remediation strategy
- Foundation solution letter from Shadbolt Consulting
- Electricity diversion quote
- Gas and electricity connection quotes
- Electricity substation details, easements plan and supporting details.
- Sewer records.
- Development viability study
- Section 104 Agreement
- Land Registry title number DU269260

- Legal obligations upon adjoining development.
- Roads, sewers and attenuation quotation

Method of Sale:

The site is offered for sale by informal tender. Subject to contract offers are invited for the freehold interests of the property as verged in red within these particulars. Vacant possession is to be provided upon legal completion unless otherwise agreed.

Viewing Arrangements:

Viewing is by prior appointment only through the sole selling agents. Prospective purchasers should be aware inspections are made entirely at their own risk and the vendor or their agents accept no liability arising from such inspections.

Important Note:

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