

Land to the North East of St. Mary's Terrace, Coxhoe, County Durham



Residential Development Opportunity

Approximately 7.0 hectares (17.3 acres) with outline planning permission for up to 190 dwellings

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North East of St. Mary's Terrace, Coxhoe, County Durham

Overview

Hawksmoor are instructed by Hallam Land Management Limited to offer this residential development site for sale.

The site benefits from an outline planning permission granted by Durham County Council for residential development of circa 190 dwellings, with all matters being reserved for subsequent approval except for access. The decision (Ref: DM/15/01692/OUT) is subject to various planning conditions and a Section 106 Agreement.

Location & Site Description

The site comprises agricultural land extending to approximately 7.0 hectares (17.3 acres) and is located adjacent to the settlement of Parkhill and immediately to the north of the village of Coxhoe. The City of Durham is located approximately 10km to the north west of the site.

The site is bound by the B6291 and Parkhill to the west with open recreational land to the east designated as a Site of Nature Conservation Interest. Open agricultural fields lie to the north and south, with significant, established tree planting to the northern boundary. The existing fall of the site is approximately 6 metres from the tree lined boundary at the north to the southern extent of the red line boundary.

Coxhoe village centre is approximately 1.6km from the site and provides a variety of local shopping and community facilities to serve the day to day needs of residents. The site is also accessible to a number of local sports, education and health facilities. There are two local primary schools within 2 to 3km from the site, serving Bowburn to the north and Coxhoe to the south with secondary school provision also within Bowburn. The site is also well located to employment opportunities and retail facilities within Durham City Centre.

The site is well located in relation to the public transport network with a number of existing bus services operating regular services to local destinations. The nearest bus stop is located along the B6291, within 400m of the majority of the site. Durham railway station is located approximately 9km to the north. Durham is a mainline station and provides services to a number of national destinations.

The site is easily accessible to the wider highway network. The B6291 connects with the A177 to Durham, as well as the A1(M) via J61 less than 2km to the north of the site.

Planning Permission

The planning permission provides for up to 190 dwellings including provision for affordable housing as identified within the S106 Agreement. All matters are reserved except for partial means of access. The vehicular access to the site will be in the form of a new priority 'T' junction onto the B6291 in a similar location to the existing farm access.

An area of open space is proposed at the southern extent of the site adjacent to the proposed shared surface, and which provides a pedestrian access to the larger area of informal open space to the east of the site. Perimeter landscaping is to be provided to all boundaries where appropriate.

The planning application included a range of supporting technical information, which is provided as part of the information pack.

Section 106 Agreement Obligations

A Section 106 Agreement was negotiated with the County Council of Durham and duly signed and dated 25th September 2015.

The S106 Agreement requires provision of not less than 20% of the total number of dwellings constructed on the site to be affordable housing. No financial contributions are required.

Services

It is understood that storm and foul drainage connections, mains water, electricity, gas and telecommunications services are available in the area as detailed in the information pack. None of the existing services have been inspected or tested and prospective purchasers should investigate these matters to their own satisfaction.

Local Planning & Highways Authority

Durham County Council, County Hall, Durham,
County Durham, DH1 5UQ
T: 03000 260000
W: www.durham.gov.uk

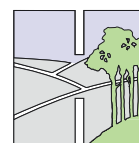


Information Pack

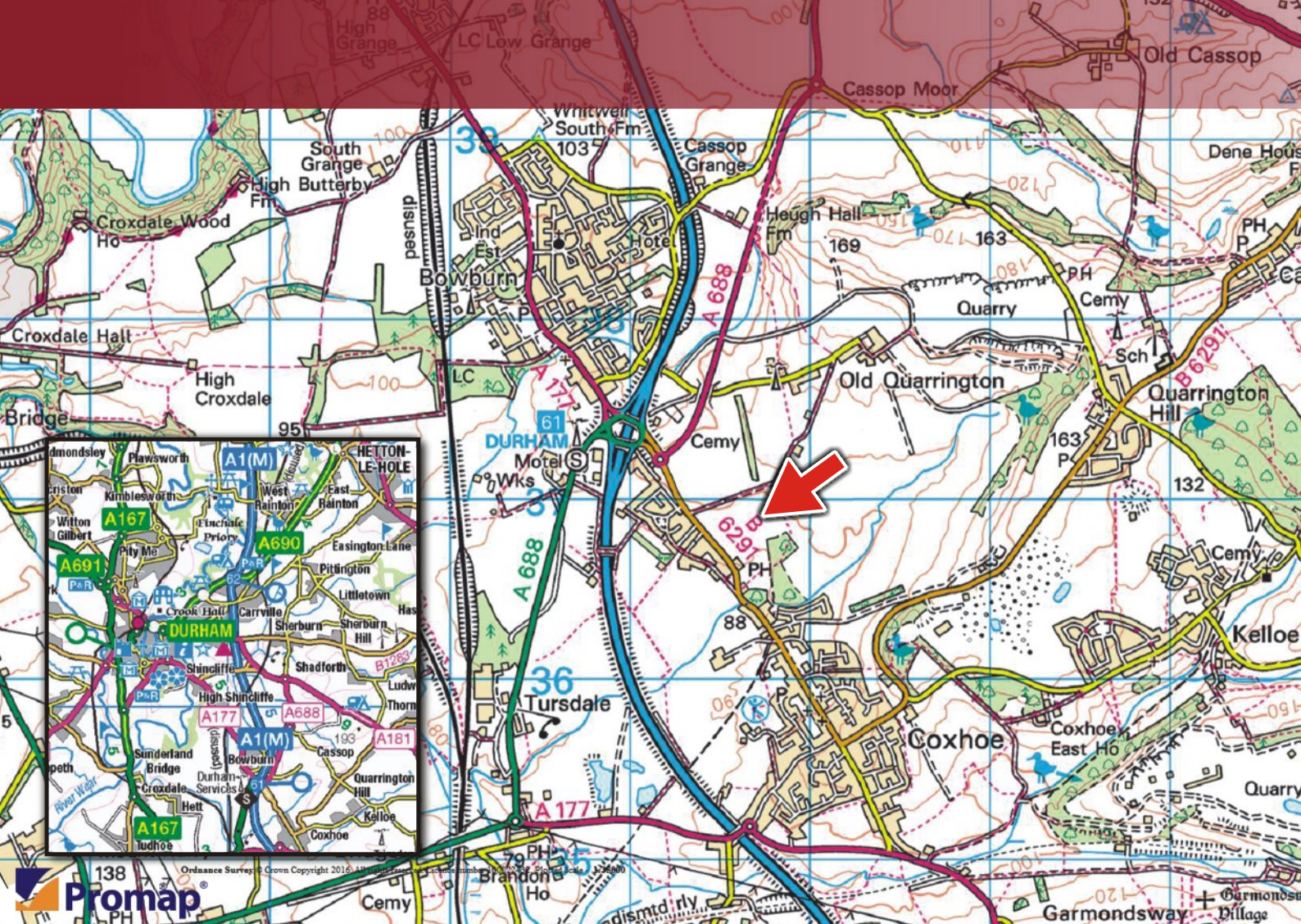
An information pack is available on a dedicated website. Log in details will be provided following receipt of an initial expression of interest. The following documents (this list is not exhaustive) will be available:

- Planning decision notice (Ref: DM/15/01692/OUT) and S106 Agreement
- All supporting application documentation
- Aerial photographs and video
- Topographical survey
- Response from utility enquiries

Within their appraisal, interested parties should allow for the technical findings within the information pack.



**Hallam Land
Management**



Method of Sale

The site is offered for sale by informal tender. Subject to contract offers are invited to be submitted for the freehold interests of the property. Vacant possession is to be provided upon legal completion.

Viewing Arrangements

Viewing is by prior appointment through the sole selling agent Hawksmoor. 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.

Contact Information

If you would like to discuss this site in further detail, please do not hesitate to contact Brian P Egerton or Lisa Cooke at: Hawksmoor, Suites 1 & 2, City Point, Swan Road, Lichfield, Staffordshire, WS13 6QZ

Telephone: 01543 266660

Email: begerton@hawksmoorps.co.uk

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