

FOR SALE *Core Strategic Development Site*
Land at Crookhall Farm, Durham, DH1

LAND AT CROOKHALL FARM

Durham DH1

Core Strategic Development Opportunity

- A **rare opportunity** to acquire a **prime strategic development** site in **Durham**
- Popular area for residents and developers
- Approximate **gross site area** of **5.26 hectares (12.99 acres)**
- Long term development potential

OPPORTUNITY

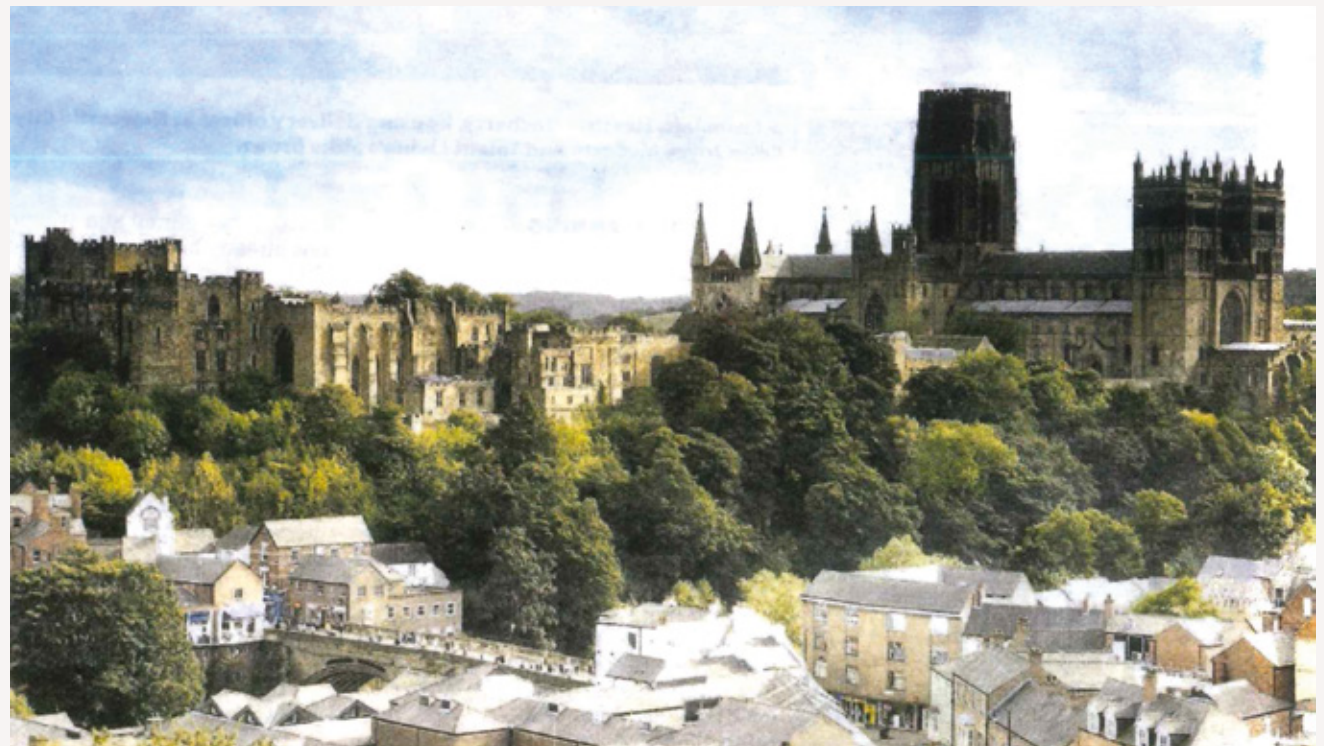
On behalf of our Client we are pleased to bring you the sale of the Land at Crookhall Farm, Durham, County Durham.

Durham is the only world heritage site in the North East and the area is already a thriving community, attracting students, young professionals and families into the historic city and surrounding landscape. The site represents a once in a generation opportunity to purchase as an investment for years to come in the heart of the City with excellent transport links to East Coast Mainline and access to the A1 and A19.

The area of land for sale extends to approximately 5.26 hectares (12.99 acres).

LOCATION

The land is located to the north of Durham's city centre and the A690, to the west of the A1(M), to the east of the A167 and to the south of Aykley Heads. Newcastle upon Tyne is 18 miles to the north, with Sunderland 14 miles to the north east, Middlesbrough 30 miles to the south east and Darlington 20 miles to the south respectively.





Within the immediate area there are numerous facilities including Radisson Blu Hotel, Freeman's Quay Leisure Centre, Premier Inn, Gala Theatre & Cinema, Tesco, Sainsbury's, Costa, Prince Bishops Shopping Centre along with numerous other pubs, restaurants and leisure facilities.

Durham is very well connected by a wide range of transport options. The A1(M) is 3 miles to the east, which links to the wider national road network, with the A167 c. 2 miles to the west. Durham Station is a major stop on the East Coast Mainline, with travel times to Newcastle c. 15 minutes, Leeds within 1 hour 10 minutes, Edinburgh within 1 hour 40 minutes and London within 2 hours 40 minutes.

Durham Tees Valley Airport is 25 miles to the south, with Newcastle International Airport 25 miles to the north.

DESCRIPTION

The subject site extend to 5.26 hectares (12.99 acres) of hillside grassland that is accessed via Framwellgate Peth and then Sidegate.

This attractive parcel of land is in permanent pasture and we understand that it has the benefit of a mains water supply. Currently designated as Greenbelt, the land is



strategically situated for development in the medium to long term.

PLANNING

There is currently neither Outline nor Reserved Matters planning permission on the land.

METHOD OF SALE

The Freehold interest in the site is offered for sale as a whole.

The contract for sale will include provisions to restrict the use of the property to agriculture only (but such use shall include the grazing and keeping of horses). In the event that the Purchasers or their Successors in title obtain planning consent to carry out any form of built development within the next 50 years, they will pay the Vendor 50% of the net uplift in value.

TITLE PLAN

A title plan will be prepared for sales purposes. Only indicative boundaries are provided and should not be relied upon.



FURTHER INFORMATION

Further information is available to interested parties on request.

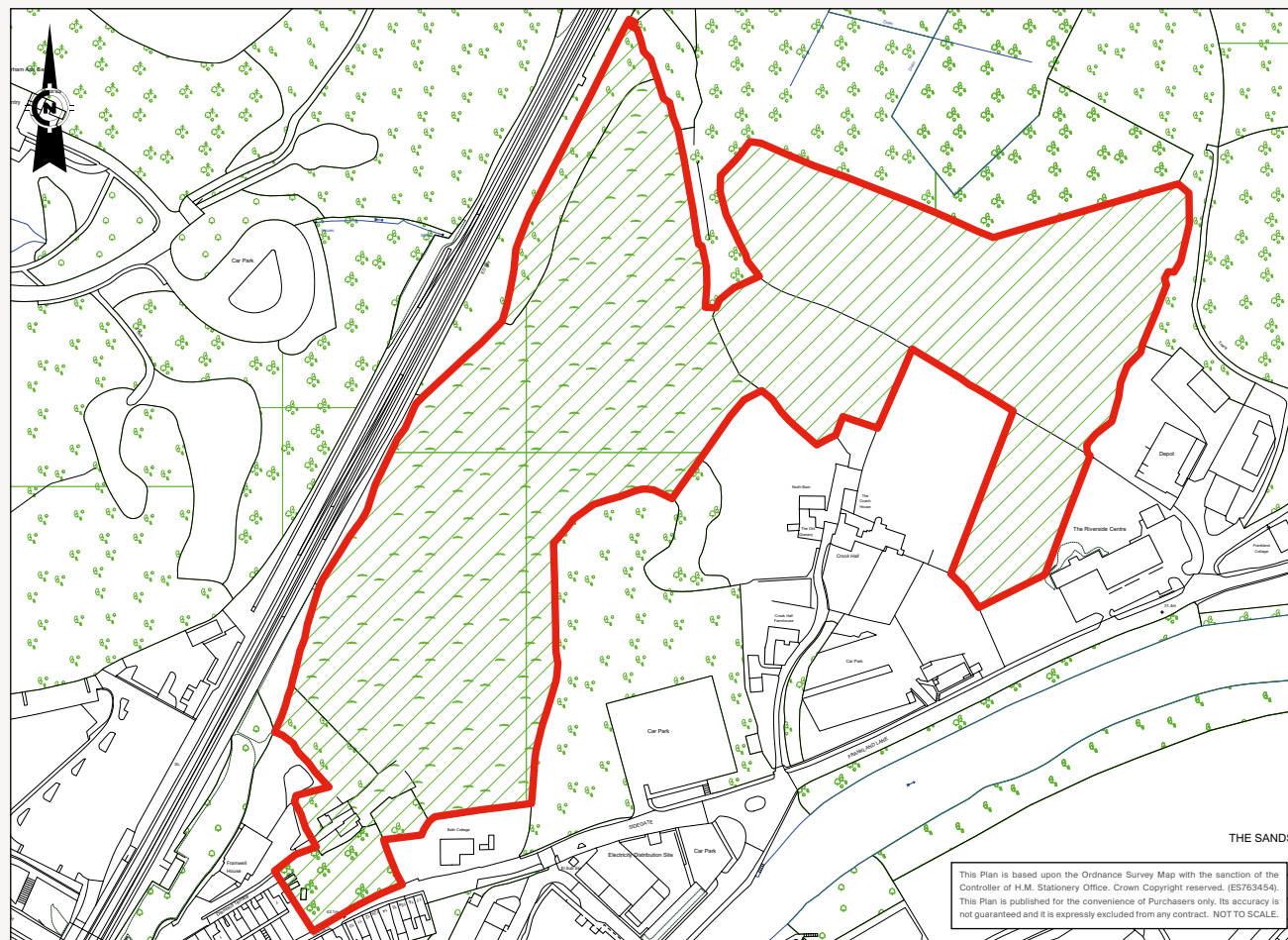
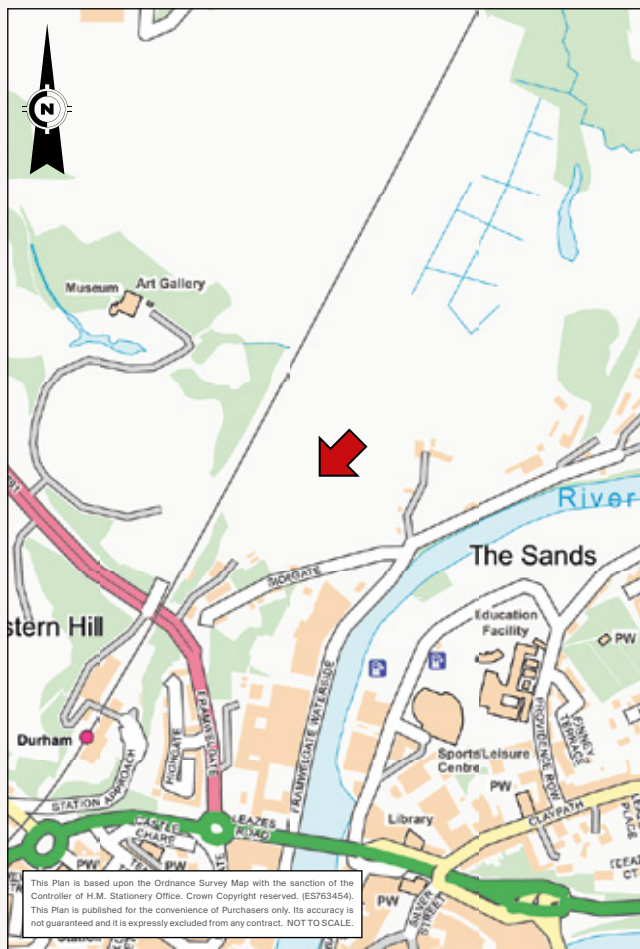
VIEWING

Viewing by appointment, only to be arranged with the selling agents. Please ensure that all gates are closed.

CONTACT

James Platts, MRICS
T: 0191 594 5026
M: 07771 886 033
E: james.platts@knightfrank.com

Jamie Wilson, MRICS
T: 0191 594 5002
M: 07976 577 363
E: jamie.wilson@knightfrank.com



Knight Frank Newcastle
124 Quayside
St Ann's Quay
Newcastle upon Tyne
NE1 3BD
knightfrank.co.uk



Connecting people & property, perfectly.

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated May 2019. Photographs dated May 2019. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.