



For Sale

Development Site

Primate Road
Off Durham Road
Sunderland
SR3 1TQ

- Plot of land totalling approximately **0.58 acres**
- Located just off Durham Road (A690)
- Accessed via Primate Road
- Potential for up to 12 residential units **STP***
- Adjacent to proposed Bernicia Homes scheme

Also at Portland House
Belmont Business Park
Durham DH1 1TW
Regulated by RICS

Location

Located just off Durham Road (A690) immediately to the rear of the former Farringdon police and fire stations presently accessed via Primate Road.

Description

The site comprises a level parcel of land formerly used as a car park for the recently demolished Farringdon Police Station totalling approximately **0.58 acres** accessed from Primate Road, as shown on the plan attached.

Adjacent Developments

Construction has recently commenced on the adjacent former Farringdon police station site providing new retail scheme accessed from North Moor Lane adjacent to McDonalds, scheduled for completion Q1 2025. Occupiers include B&M, Greggs, Costa, Westway Vets, Marie Currie, The Tanning Studio and Fastned EV Charging.

We understand the adjoining green field site has been acquired by Bernicia Homes and will provide an affordable homes scheme of approximately 40-45 units. TBC

Scheme

The attached plan shows an indicative scheme only showing the layout of 12 semi-detached dwellings however planning consent has not been submitted and would need to be agreed by the purchaser with the Local authority. Alternative configurations/schemes may be given consideration.

Tenure

We are advised the site is Freehold. Offers conditional upon planning and unconditional offers may be considered.

Asking Price

Offers invited in the region of **£250,000 (two hundred and fifty thousand pounds)**

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Via site inspection.

Contact **Mario jaconelli** for further information

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VAT

Figures quoted exclude VAT where chargeable.

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

Disclaimer

It is the responsibility of the Purchaser to establish that mains services and connections to the site are available.

Ref C4039



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