



# LAND NORTH OF WITTON ROAD, FERRYHILL, COUNTY DURHAM

Unlock the gateway to one of the most enticing new build opportunities in this vibrant town. Secure your investment in this prime parcel of land, offering boundless potential for residential development in a sustainable, sought-after location just north of the settlement of Ferryhill.

## KEY FEATURES:

- Approximately 2.5 ha
- Easily Accessible
- Positioned immediately North of Ferryhill
- Edge of settlement
- Close to the A1(M)



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## ABOUT THIS PROPERTY:

Situated approximately 12 miles north of Darlington and 6 miles south of Durham City, this site spans approximately 2.5 hectares and is currently designated for agricultural use. Located immediately north of Ferryhill, County Durham, it boasts excellent connectivity to the existing town.

The site, with a roughly triangular shape, adjoins an existing reservoir owned and managed by Northumbrian Water. It is bordered to the south by Witton Road, a highly sought-after residential street featuring multiple dwellings, reflecting the strong demand for housing in this area.

To the east, the site is flanked by an existing farmhouse and highway, while to the north lies expanses of agricultural fields. The area benefits from exceptional transport links, including convenient bus routes to Durham Train Station, providing access to the East Coast Mainline service. Additionally, easy access to the A1(M) further enhances the accessibility and appeal of this development opportunity.



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## PLANNING:

Regarding planning, a Pre-Application Enquiry has been submitted to Durham County Council, and we have received a response.

The key issues highlighted in the response include:

- The Principle of Development, which can be considered under the terms of Policy 6 of the Durham County Council Local Plan.
- The site is categorised as amber in the County Durham SHLAA.
- Consideration of visibility and impact on the landscape of the development is required.
- Resolution of access into the development is required.

These issues have been thoroughly reviewed by Origin Planning Services, Southern Green Landscape Architects, and TPS Transport Consultants. They have been deemed resolved within the reports available in the data pack, which can be utilised to support any planning application for the site.



**Origin Planning Services is available to provide further assistance with any planning needs.**



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## LANDSCAPING:

A Landscape and Visual Analysis Report has been conducted by Southern Green Landscape Architects. The report aims to highlight that a housing development on the site would be feasible, from a landscaping perspective.

The report gives guidance for development, including the following:

- Proposals could be sensitively integrated into this Character Area, if mitigation is taken into consideration - such as reinforcing the hedgerow field boundary.
- Any proposals would need to ensure that the proposed design is integrated into the surrounding landscape and contains sufficient mitigation features throughout the design to complement and enhance the character of the area.

## ACCESS:

Access into the site would be necessary to implement.

A Transport Technical Note has been prepared by TPS transport consultants and gives advice on where access can be taken.

The report takes into account the possible access routes and has made a judgement over the most acceptable areas.

Access will need to be taken from Witton Road – with the report highlighting the most acceptable location.

## INFORMATION PACK

An information pack is available which includes the following: -

- Planning Guidance
- Landscape Assessment
- Transport Technical Note
- Title information
- Site Photos



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## SERVICES:

We are advised that services are available, however, interested parties are advised to make their own enquiries with the utility companies in respect of service provision to the site.

## TITLE:

The site is to be sold subject to the existing rights to which the property benefits from and is subject to. Full title information is available on request.

## TENURE:

The site is to be sold freehold with vacant possession.

## VAT:

VAT is not payable on this transaction.

## METHOD OF DISPOSAL:

We are instructed to dispose of the site via informal tender. Tenders are requested by noon on Friday 28th February 2025. Offers are to be submitted directly to Stephen Litherland.

Bids should include:

- Any conditions associated with the bid
- Proof of funds
- Written confirmation of source of funding
- Timescales for exchange and completion

**Please note that the seller is not obliged to accept the highest or any offer. All offers received are subject to contract. The seller is not obliged at any point to exchange contracts.**



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