



Steetley Terrace, Quarrington Hill, DH6 4QJ

Freehold Site with Redevelopment Potential (STP)

SUMMARY

Tenure	For Sale
Size	0.45 Acres / 0.18 Hectares
Price	Offers in excess of £150,000
Rateable Value	£10,750
EPC Rating	D (89)
VAT	Not applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Excellent regional connectivity via the A1(M) at Bowburn (J61) and the A19, both within easy reach
- Broadly rectangular, level site in an established residential and mixed-use area just off Front Street, Quarrington Hill
- Predominantly concrete and compacted hardstanding surface with secure fencing and gated access
- Existing detached unit/workshop on site extending c. 7,600 sq ft (GIA)
- Redevelopment potential, subject to obtaining the necessary consents

LOCATION

The site is situated in Quarrington Hill, a village in County Durham located approximately 6 miles east of Durham City and around 5 miles south-west of Peterlee. The area benefits from good road connections, with the A1(M) accessible at Junction 61 (Bowburn) and the A19 to the east, both providing convenient links throughout the region.

Quarrington Hill is a small, well-established community with a mix of residential and local commercial uses, forming part of a wider semi-rural setting alongside Cassop and Kelloe.

The site itself lies just off Front Street, in a tucked-away yet easily accessible position, close to the heart of the village and within walking distance of local amenities. The surrounding area is predominantly residential, making the location well suited to redevelopment or alternative uses, subject to planning.

DESCRIPTION

This broadly rectangular site extends to approximately 0.45 acres and occupies a discreet yet accessible position within an established residential and mixed-use area. The land is predominantly level and finished with a mix of concrete and compacted hardstanding, providing suitable access, parking, and circulation space. The boundaries are secured steel palisade fencing with gated entry from the adopted highway.

The site presents an excellent opportunity for redevelopment or alternative use, subject to obtaining the necessary consents.

A detached warehouse/workshop building is currently situated on the land, extending to approximately 7,600 sq ft (GIA). The building is of brick construction beneath a dual-pitched profile sheet roof, incorporating large sliding vehicular doors to the front. While suitable for continued storage or light industrial use in the short term, it is expected to form part of a future redevelopment scheme.

TENURE

The site is to be sold freehold. It comprises several adjoining title plots, all owned by the same vendor and to be sold as a single site. Further details can be provided upon request.

PRICE

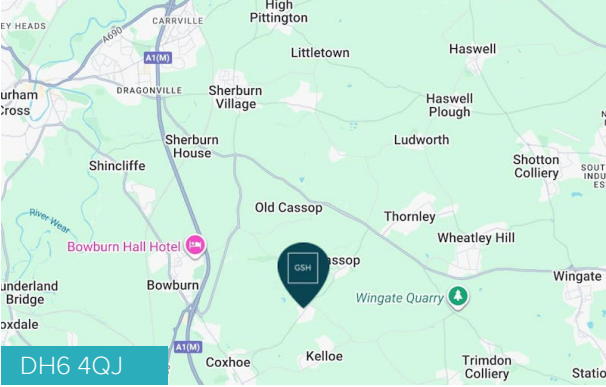
Offers are invited in excess of £150,000 for the freehold interest in the site.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT.

SERVICES

We are advised that mains electricity and water are available. No gas supply is connected. Interested parties should make their own enquiries with the relevant utility providers regarding service provision and capacity.



VIEWING & FURTHER INFORMATION

 **Graham S Hall**
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