



Land at Church Street Retail Park, Murton, Seaham, SR7 9NX

Freehold Roadside Development Site

SUMMARY

Tenure	For Sale
Size	0.31 Acres / 0.13 Hectares
Price	£200,000
EPC Rating	EPC exempt - No building present
VAT	Applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Prominent Main Road Position Adjoining New Co-op Food
- Situated Close to A19, Dalton Park Outlet Mall and Jade Business Park
- Planning Consent for 5,000 sq ft Retail Development Including 16 Parking Spaces
- Connection to Newly Installed Drainage System
- Established Gas, Electricity and Water Connections Nearby
- Potential for a Range of Alternative Uses (Subject to Planning)

LOCATION

Murton is located in East Durham, just off the A19 north–south trunk road, and lies close to Seaham, Peterlee and Easington. To the east of the village lies Dalton Park Outlet Mall, which offers a wide variety of retail outlets, a Cineworld multi-screen cinema, pub diner, drive-thru, and restaurants, along with a large Morrisons supermarket.

Over the last decade, Murton has undergone significant residential growth, with planning consent recently granted for a further 1,500 new homes. To the south, the former Coke Works site is being redeveloped to create Jade Business Park, offering a range of commercial and industrial units.

SITUATION

The site occupies a prominent position on Church Street, the village’s main road linking Hetton-le-Hole and Easington Lane to the west with Seaham and the A19 to the east. It sits at the bottom of Woods Terrace, a semi-pedestrianised retail area from which the Co-op has recently relocated.

Dalton Park lies approximately 0.6 miles to the east, with Newcastle (20 miles), Durham (10 miles), and Middlesbrough (23 miles) all easily accessible by road.

Jade Business Park, a new 1 million sq ft scheme by Durham County Council, is within walking distance. Phase 1 (155,000 sq ft) is open and trading, with Phase 2 underway.

DESCRIPTION

Extending to approximately 0.311 acres, the site benefits from a frontage of c. 40m to Church Street.

The subject site formed part of a wider planning permission granted under Ref: DM/19/00579/FPA (2019). This consent included the adjoining Co-op store now complete and trading. Works have commenced on the remaining plot, where consent exists for a 5,000 sq ft (Class E) retail unit with 16 car parking spaces.

- Broadly level site with new vehicular access already installed
- Gas connection to the front boundary
- Electric ducting linked to the retail park
- Water connection on the eastern boundary
- Connected to newly installed drainage system including two attenuation tanks (1-in-1000-year standard)

Alternative uses may be suitable (subject to planning), including: showroom, trade counter, warehouse, light industrial unit, healthcare / medical facilities, veterinary practice, residential development (the site previously had planning consent for residential use). Interested parties should make their own enquiries with DCC Planning Department.

TENURE

The property is offered freehold, subject to a contribution towards maintenance of shared/common areas including roads, lighting and the underground drainage system.

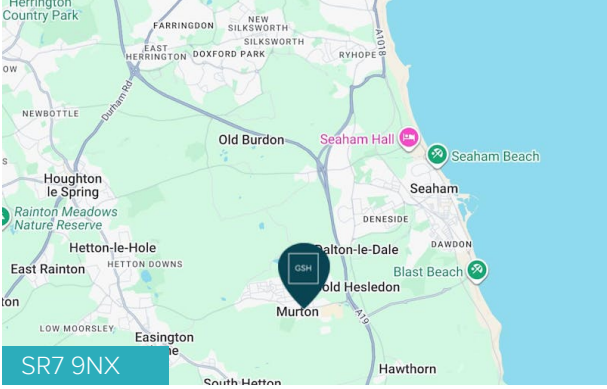
TERMS

Offers in the region of £200,000 are invited for the benefit of our clients freehold interest.

Alternatively, the vendor may consider delivering a completed scheme on a design and build basis for an occupier.

AGENT NOTE

A partner in this practice has an interest in this property.



VIEWING & FURTHER INFORMATION



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