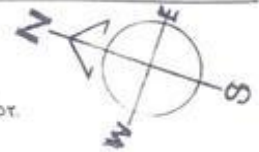




Blackhills Road, Horden, County Durham, SR8 4DW

**HUNTERS**<sup>®</sup>  
EXCLUSIVE

PROPOSED RESIDENTIAL DEVELOPMENT AT BLACKHILLS ROAD, HORDEN  
FOR MR. B. GRAHAM



COUNCIL DEPOT

SCALE: 1:500

KEY

- APPLICATION SITE BOUNDARY
- LAND OWNED BY APPLICANT
- 2 NOS DETACHED 4 BED HOUSE+GARAGE
- 4 NOS DETACHED 3/4 BED HOUSE+GARAGE
- 10 NOS 3 BED SEMI/END LINKED HOUSE+GARAGE
- 14 NOS 2 BED TOWN HOUSE
- SINGLE GARAGE
- PROPOSED INCIDENTAL AMENITY OPEN SPACE
- PROPOSED HEDGE PLANTING IN FRONT OF TIMBER BOUNDARY FENCE
- PROPOSED 6METRE WIDE BUND+LANDSCAPED BUFFER SPACE
- PROPOSED LICENSED EARTH BUNDING+TREE PLANTING ON DISTRICT COUNCIL LAND
- EXISTING COUNCIL OWNED AMENITY SPACE
- PROPOSED TO BE INCLUDED IN DEVELOPMENT SITE IN ORDER TO SECURE A PROPER REGENERATION OF THE AREA

EXISTING LANDSCAPED AMENITY SPACE OWNED BY EDCOUNCIL

DRAIN

EXISTING LANDSCAPED AMENITY SPACE (BUND AND TREE COVERS) OWNED BY E.D. COUNCIL

ACTIVITY OF EASTINGTON PLANNING & BUILDING CONTROL RECEIVED  
22 JUL 2004

EXISTING DETACHED HOUSE & GARAGES

CLUB

BLACKHILLS ROAD



## **Exclusive Residential Development Site Blackhills Road, Horden, County Durham, SR8 4DW**

PLANNING APPROVED FOR SIGNIFICANT RESIDENTIAL DEVELOPMENT... Occupying a predominant and accessible residential position which is approximately 1.8 acres, 7284 square metres or thereabouts, the site has been Granted Planning Permission for a 23 unit residential redevelopment, although it has potential for a variation to increase the density, subject to the agreement of the Local Authority. The development land is situated within reach of the new Horden Railway Station which has been awarded government funding from the Department of Transport New Stations Fund and is forecast to cost £10.55 million with an expectation to be complete by 2020. The site is also within reach of local amenities, the Peterlee town centre and major transport networks including the A19 which interconnects with all regional centres including Durham City via the A690, Sunderland and Hartlepool.

### **Price on Application**





### **SITE OVERVIEW**

Occupying a predominant and accessible residential position which is approximately 1.8 acres, 7284 square metres or thereabouts, the site has been Granted Planning Permission for a 23 unit residential redevelopment, although it has potential for a variation to increase the density, subject to the agreement of the Local Authority. Similarly, adjacent land which is understood to be council owned may also be available offering the possibility for a larger site if required under separate negotiations. The residential development land is situated within the East Durham location of Horden where there is a concurrent steady demand for properties of this type, expected to increase upon the implementation of the Horden Railway Station which is forecast reach completion in 2020. We are advised that all services are available and the site is currently live with works having begun. Planning Permission was granted in 2008 under number PLAN/2008/0176. All interested parties are invited to discuss their own requirements directly with Durham County Council.

### **APPOINTMENTS TO THE SITE**

Hunters Estate Agents are located in the Castle Dene Shopping Centre, Peterlee SR8 1BP and would be delighted to offer our support with regards to further information and arranging a site visit. In the first instance we respectfully request that you contact Craig Alexander at Hunters on telephone: 0191 586 3836 or email: [craig.alexander@hunters.com](mailto:craig.alexander@hunters.com) and we look forward to assisting you further in your requirements.

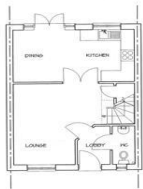


### **DISCLAIMER**

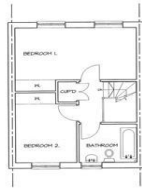
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances  
- All measurements are approximate.



SIDE ELEVATION, FRONT ELEVATION, REAR ELEVATION, SIDE ELEVATION.



GROUND FLOOR PLAN.



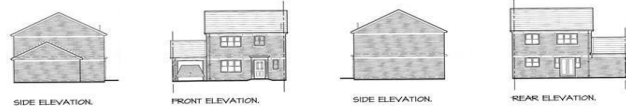
FIRST FLOOR PLAN.

THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

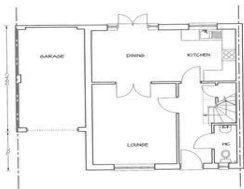
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 BY: 60322/ML/STP/STP

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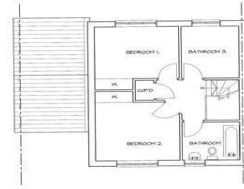
**Western Architectural Design**  
 ARCHITECTS  
 1000 W. 10th Street  
 Suite 100  
 Vancouver, BC V6H 2Y6  
 Tel: 604.681.1111  
 Fax: 604.681.1112  
 www.westernarchitectural.com



SIDE ELEVATION, FRONT ELEVATION, SIDE ELEVATION, REAR ELEVATION.



GROUND FLOOR PLAN.



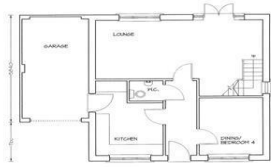
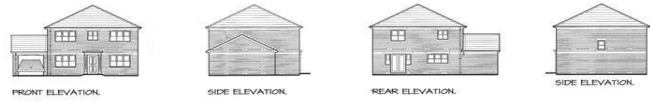
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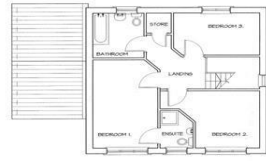
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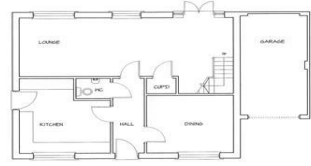
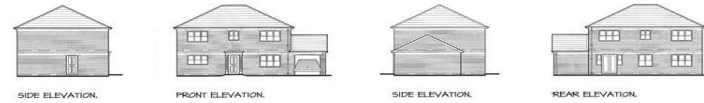


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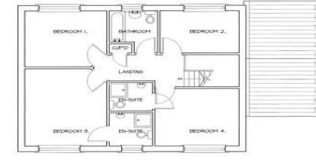


FIRST FLOOR PLAN

Approved for  
 Weismann Architects (Pty) Ltd  
 13 May 2008  
 Project: 1643 / 03A  
 Date: 13 May 2008  
 Scale: 1:100  
 Drawn: [Signature]  
 Checked: [Signature]



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Approved for  
 Weismann Architects (Pty) Ltd  
 13 May 2008  
 Project: 1643 / 04A  
 Date: 13 May 2008  
 Scale: 1:100  
 Drawn: [Signature]  
 Checked: [Signature]

**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters

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