



**BNP PARIBAS
REAL ESTATE**

For Sale - Development Site

**Land at Rainton Bridge,
Cygnet Way,
Sunderland
DH4 5QZ**



4.65 acres (1.88 hectares)

The Location

The site benefits from excellent access being within close proximity to the A690 linking the A1(M) to the A19 providing the main arterial access between Durham and Sunderland. The site is accessed directly from the B1284.

Opposite the site lies a 4.5ha site of special scientific interest (SSSI), managed by Durham Wildlife Trust.

Description

Extending to approximately 4.65 acres (1.88 ha), the site is level and has been previously piled with prior intention to deliver Phase II of the adjoining Rainton House office block. The site is well situated within an established business park.

Potential Accommodation

The site would be suitable for a variety of uses including office and industrial accommodation subject to interest parties making their own planning enquiries.



Previous Planning Permission

Although never delivered, the site was originally the expansion land for the adjacent Rainton House and was designed to accommodate Phase II. The site outlined in red below was previously granted planning along with the adjacent site for the erection of 3 and 4 storey offices (Use Class B1) to provide 40,201 sq m of floorspace, with associated car parking and landscaping. 10/00895/FUL

Subject site shaded green below for indicative purposes only.



Services

The site benefits from all main services.

Price

Upon application.

Legal Costs

Each party to be responsible for their own legal fees incurred in any transaction.

VAT

All figures within these terms are exclusive of VAT where chargeable.

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Enquiries

Strictly with the sole agent BNP Paribas Real Estate.

Contact the team:-

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**Subject to Contract
April 2025**

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