



Seaham
GARDEN VILLAGE

All Enquiries

DEVELOPMENT OPPORTUNITY

Seaham Garden Village, Seaham, County Durham

Executive Summary

- + Three development plots totalling 1.19 ha (2.94 acres) at the centre of Seaham Garden Village
- + Greenfield site ready for development
- + Initial phase of construction of 1,500 homes is now underway
- + Suitable for commercial, retail and health & wellbeing uses
- + Available as a single site, or in three individual serviced plots



Introduction

Seaham Garden Village comprises a new residential led development of 1,500 houses on a 42 ha (104 acre) site located to the south west of Seaham, adjacent to the A182.

The subject land comprises an allocation of three plots of land that combine to provide part of the Village Hub with the proposed delivery of a Business Innovation Hub, Health and Wellbeing Hub together with the provision of local retail amenities as described herein.

We are instructed to market the site as a whole or in individual plots.





Location

The site is located to the south west of Seaham, a coastal town situated to the east of County Durham with a population of approximately 20,000. It is located 7 miles south of Sunderland, 20 miles south east of Newcastle and 25 miles north of Middlesbrough. It is a predominantly residential in nature with commercial areas located to the north and south respectively along with Seaham Harbour to the east. Dalton Park Outlet Shopping Park is located to the western side of the A19, approximately 1.5 miles from the subject site.



Road access is via the A1018 from the north and the A182 from the south; both of which connect to the A19 trunk road to the west which in turn provides access to the Tyneside conurbations to the north and Teesside and North Yorkshire to the south. Seaham is also served by Seaham Rail Station which provides regular connections to destinations including Newcastle, Hexham, Sunderland and Middlesbrough.



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Description

The site comprises a regular shaped rectangular plot at the centre of Seaham Garden Village and measures approximately 1.19ha (2.94 acres) and has been identified within the masterplan for a range of commercial uses that combine to create a Village Centre.

The Village Centre has been positioned right at the heart of the scheme so as to create a sense of community, with the layout providing three distinct areas; the school positioned to the west, senior and affordable living to the east and the commercial accommodation being at the centre, arranged around a Village Square.

Whilst the final design has not been agreed, and would be dealt with under a Reserved Matters application, the Design and Access Statement does set out specific floor areas for the individual uses within each of the three categories which must be 'delivered in substantial accordance' under condition 4 within the S.106 Agreement as set within these particulars.

Comprising three separate cells, the current masterplan identifies the following uses for each plot (with uses defined by the Design and Access Statement within the relevant Planning Application).



1 Plot 1 - Business & Innovation Hub 0.41ha (1.01 acres)

Use	SQ M	SQ FT
Offices	836.13	9,000
Hub & Café	185.80	2,000
Events/Multifunction space	278.70	3,000
Break Out spaces	92.90	1,000
Seminar room	92.90	1,000
Laboratories	185.80	2,000
Conference Room	185.80	2,000
TOTAL	1,858.03	20,000

2 Plot 2 - Health & Wellbeing Hub 0.38ha (0.94 acres)

Use	Sq M	Sq Ft
Café	185.80	2,000
Bar & Restaurant	371.61	4,000
Shop	92.90	1,000
Library	185.80	2,000
Medical Clinic	92.90	1,000
Pharmacy	92.90	1,000
Hair & Beauty	92.90	1,000
Multifunction space	371.61	4,000
Treatment Room	185.80	2,000
Gym/Exercise	185.80	2,000
TOTAL	1,858.03	20,000

3 Plot 3 - Retail 0.40ha (0.99 acres)

Use	Sq M	Sq Ft
Large Retail Space/Convenience Store	557.41	6,000
4 x smaller retail units	371.61	4,000
Total	9,29.03	10,000

Tenure

The land is owned Freehold and will be available with Vacant Possession.

Individual units are available to Pre-let on terms to be agreed.

Planning Permission

The Subject Sites have been identified for a range of uses in accordance with the obligations under a S.106 agreement dated 12 December 2018 in relation to Planning Application DM/18/00829/OUT defining the subject plots as part of the proposed Village Centre.

A further S73 application (DM/20/02692/VOC) enabled variations to the original cell boundaries and progressed the design and layout of the non-residential elements of the proposals.

The Design and Access Statement provides a further breakdown of the uses and floor spaces as set out within the description above.

The Opportunity

The subject site creates an opportunity for a range of commercial uses and can be transacted as a whole or as individual cells as part of a coherent masterplan, presenting interested parties with the potential to act as master developer to deliver the entire commercial scheme, or to occupiers seeking a design and build option for their own occupation.

Please contact the agents for further information, or to discuss any specific occupational requirements.

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VAT

The vendor reserves the right to charge VAT on the sale if applicable.

Offers

Freehold Development Plots

We are instructed to seek offers to acquire the freehold interest in the property either as a whole or for the individual plots.

Units To Let

Consideration may be given to occupiers seeking a leasehold of substantial parts of the scheme.

Anti Money laundering

Any successful purchaser will be required to provide information in compliance with all current anti-money laundering legislation prior to agreeing Heads of Terms.



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Further Information

For further information, please contact the Joint Sole Selling Agents:

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