



Land At Rainton Bridge, Cygnet Way, Sunderland DH4 5QZ

**FOR SALE** Development Site

**4.65 Acres  
(1.88 Hectares)**

# Land At Rainton Bridge, Cygnet Way, Sunderland DH4 5QZ

## 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.

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

- ✔ Originally expansion land for adjacent Rainton House
- ✔ Previously granted planning - ref 10/00895/FUL
- ✔ Construction of 3 and 4 storey offices (Use Class B1)
- ✔ To provide 40,201 sq m of floorspace
- ✔ Site benefits from all main services



## 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.

## VAT

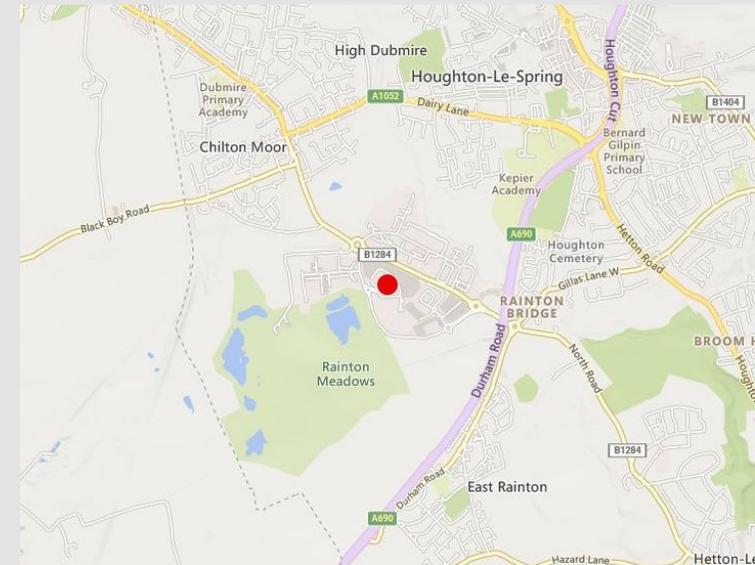
All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

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

## TERMS

Price on application for the freehold interest.



[lsh.co.uk](http://lsh.co.uk)

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website [www.lsh.co.uk](http://www.lsh.co.uk). This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 27-Jan-2026

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

Aidan Baker  
07712 868 537  
[ADBaker@lsh.co.uk](mailto:ADBaker@lsh.co.uk)

Jess Venters  
07711 965 784  
[JVenters@lsh.co.uk](mailto:JVenters@lsh.co.uk)