

# FOR SALE

## RESIDENTIAL DEVELOPMENT OPPORTUNITY

Land at Alexandra Park,  
Sunderland, SR4 6EE

- Residential development
- Available In Whole or Part
- Total size of approximately 3.8 acres (1.54 hectares).
- Prominent location close to Sunderland
- Planning permission granted: 11/00982/REM

Bradley Hall

Freehold Offers Invited



OPPORTUNITY

Bradley Hall is delighted to be appointed to market this residential development opportunity at Alexandra Park, ` Sunderland.

LOCATION

The subject site is situated just 5 miles from Sunderland’s centre, near to Deptford. The location has excellent transport links with multiple bus stops as close as 0.2 miles and a metro station only 0.4 miles away. The location is well served by public transport.

The site is close to the A1231 which is a dual carriageway road network into Sunderland and connects to the A19. To the west of the site is Trimdon Street Retail Park occupied by businesses such as Halfords, Currys, B&Q and Home Bargains. Pallion Retail Park is also located within less than a mile and offers more popular retailers such as GO Outdoors and Matalan, B&M, Costa Coffee and Dunelm.

Sunderland Royal Hospital is also located just 0.8 miles from the site.

DESCRIPTION

The site comprises of three distinct parcels, totalling a size of 3.8 acres (1.54 hectares). Parcel A is approximately 1.15 hectares in size and has consent for 28 dwellings on the western side. To the north of the parcel is the Deptford key employment site and pre-existing residential development to the south. Parcel B is approximately 0.14 hectares in size and is identified as an area of greenspace with the wider residential development. Parcel B is located to the southwest of pre-existing residential dwelling and is rectangular in shape. Parcel C is approximately 0.25 hectares in size and is located centrally within existing residential development.

PLANNING PERMISSION

The site forms part of a wider scale development of 212 dwellings. This is the final phase of development available to purchase, that comprises of 28 residential dwellings on the western side of Parcel A. Further information can be found at Sunderland City Council’s planning portal using reference: 11/00982/REM

Should any parties be interested in Parcel B or C for residential use, our planning team would be more than happy to assist you.

TENURE

The site is sold freehold with vacant possession.

TERMS

We are instructed to invite offers for our clients freehold interest.

Our client does not have to accept the highest nor any offer submitted to the agent.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall on this basis, and where silent, offers will be deemed net of VAT.



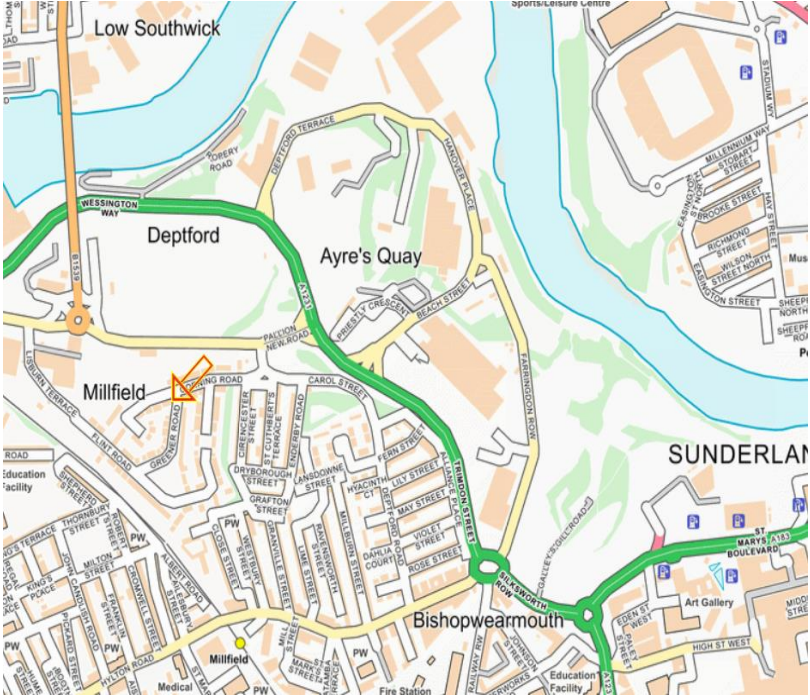
0.2 miles from A1231  
3.2 miles from A19



St Joseph's Catholic Primary School (Ofsted: Good)  
Diamond Hall Junior and Infant Academy (Ofsted: Good)  
The Link School (Ofsted: Good)



5 miles from Sunderland's centre



**LEGAL COSTS**  
Each party is to bear their own legal costs involved in the transaction.

**ANTI-MONEY LAUNDERING REGULATIONS**  
In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

**VIEWING & FURTHER INFORMATION**  
For all enquiries and viewing arrangements please contact Bradley Hall.  
**Tel:** 0191 232 8080  
**Email:** [callum.armstrong@bradleyhall.co.uk](mailto:callum.armstrong@bradleyhall.co.uk)  
[mae.gordon@bradleyhall.co.uk](mailto:mae.gordon@bradleyhall.co.uk)

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**AGENTS NOTES**  
You may search our company website [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) for details of all our current instructions.  
In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.