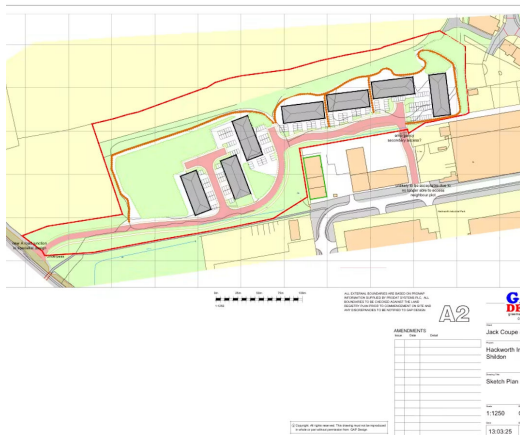
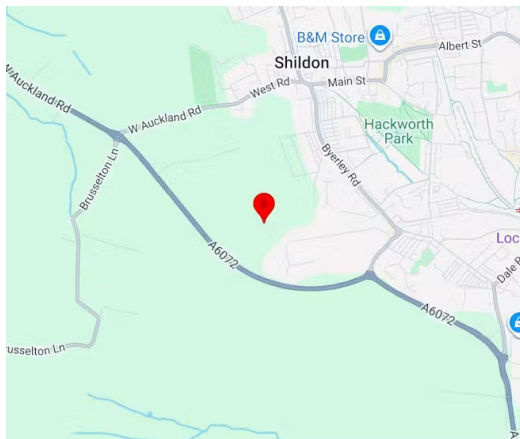




Hackworth Industrial Park, Shildon, DL4 1HG

Land For Sale | Price on application | 12.37 Acres

Development Land located within popular industrial estate



Description

The site comprises 12.37 acres of undeveloped grassland. The topography is largely flat with sloped edges to the south leading to a small water run off which boundaries the industrial estate. There are many small to medium sized trees located on the site as well as a number of shrubby bushes. Regarding power there are two over head power lines that run through the middle of the site. The main access points are situated to the east, west and south. There are no Tree Preservation Orders on the site as per the local authority's website in May 2026.

Shildon is widely regarded as the worlds first railway town. Hackworth Industrial Estate (named after Timothy Hackworth) was home to the rail yards of the worlds first public railway in 1825.

Location

The site is situated in Hackworth Industrial Park, a well-established industrial area in Shildon, about 2 miles southeast of Bishop Auckland and 11 miles north of Darlington. It's also roughly 5 miles northwest of junction 58 of the A1(M), with easy access to the A167 and A68 trunk roads. Hackworth Industrial Estate is a popular, long-standing location in Shildon, County Durham, offering strong local connectivity and excellent links to the regional road network. The estate accommodates a variety of trade counter, industrial, and storage uses, appealing to a wide range of occupiers.

Viewings

For viewings please arrange via retained agents Align Real Estate.

Development Opportunities

Given the sites location within a popular industrial area it is believed the property lends its self to possible industrial development subject to planning. At the time of writing there is not currently any space available to let on Hackworth Industrial Estate suggesting a lack of supply for industrial stock. Rents for the estate currently sit around £5-6 per sq ft.

Tenure

We understand the property is available freehold under title DU358989

Summary

- Price: Price on application
- VAT: Not applicable
- Legal fees: Each party to bear their own costs

Further information

- [View details on our website](#)

Contact & Viewings



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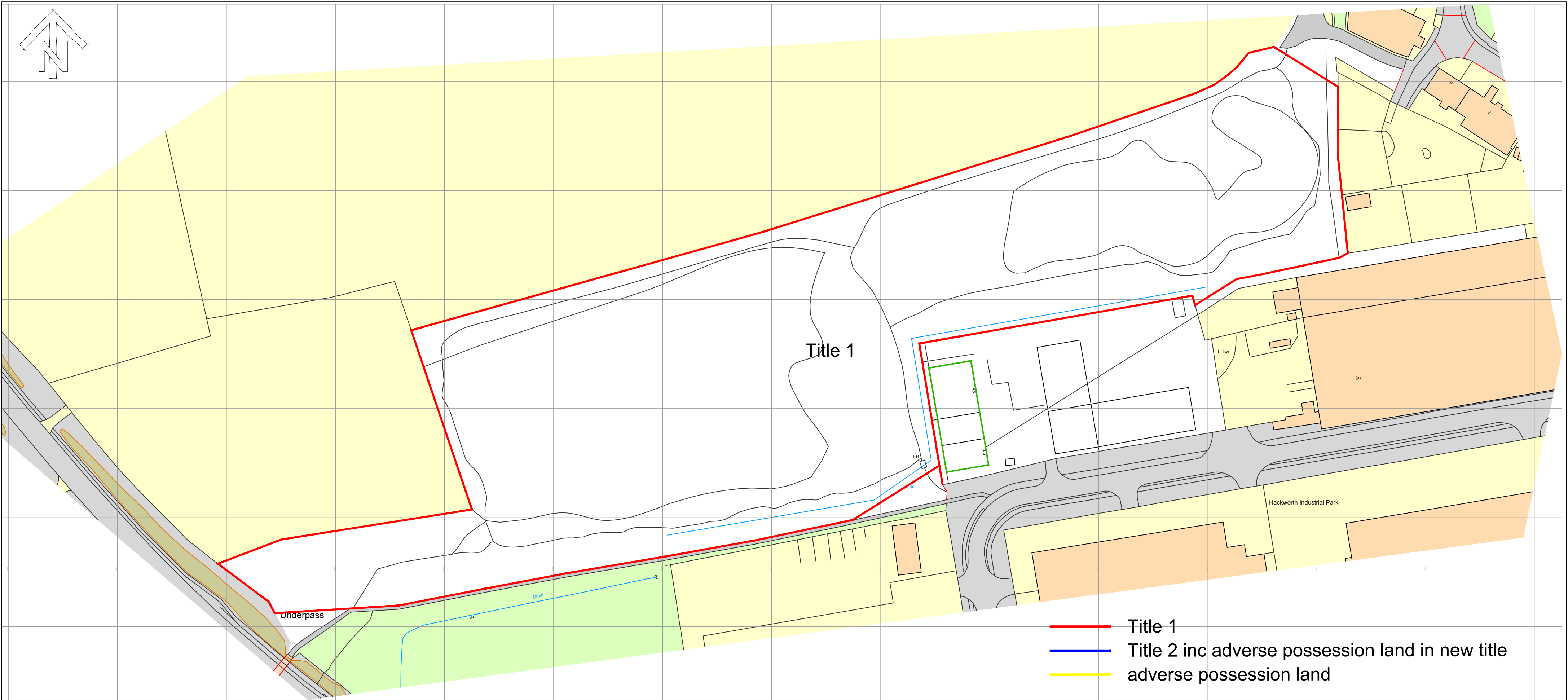
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Disclaimer These particulars are set out as a general outline for the guidance of intended purchasers/tenants and do not constitute part of any offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending Purchaser/tenant should not rely on them as statement or representations of fact, but must satisfy themselves by there own inspection(s) or otherwise as to the correctness.

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0m 25m 50m 75m 100m

1:1250

A2

AMENDMENTS

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Project

Drawing Title

Plan 1

Scale
1:1250

Drawn by
Checked

GAP

Date

13:03:25

Drawing No.

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