



**Residential Development Opportunity**  
**Clifton Hall, Douro Terrace, Sunderland, SR2 8HR**



## Summary

We are pleased to present this development opportunity for 9 terraced dwellings in Douro Terrace, Sunderland which has full planning consent with associated access and parking. Full details are attached to the reference below.

## Location

The site is situated off the A1231 Douro Terrace, Sunderland, approximately a 10 minute walk from Sunderland City Centre, Sunderland Train Station and The Bridges Shopping Centre.

In close proximity there are a number of schools, shops and Sunderland University. A number of bus routes operate via Douro Terrace where there is a bus stop close by.

The road network is excellent with the A1231 connecting the A19 major trunk road which connects the wider region with Newcastle, Middlesbrough and Durham.

## The Property

Originally two pairs of semi-detached villas, joined together in a conversion of a training college, Clifton Hall was a pastoral base for year 7 and year 7 students of Sunderland High School.

The buildings on the site were recently demolished and now provide a cleared site ready for development. The 9 three bed terraced residential dwellings which can be seen on the attached plans.

Full plans and elevations of the house types can be seen within the planning application folder on the attached hyperlink. Further information with regards reports in relation to the site are available on application.

## Planning

Full planning permission was granted by Sunderland City Council on 7 April 2022. The full application can be seen at the link below.

<https://online-applications.sunderland.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&keyVal=QC6GF5BBG2K00&previousCaseNumber=HRLB0TB50096&previousCaseUprn=000045136273&activeTab=summary&previousKeyVal=HRLB0TB50097>

## Services

It is understood that all services are connected to the site. Purchasers are recommended to seek their own advice with regards to this information.

## Tenure

We understand the site is held freehold with vacant possession.



NAYLORS GAVIN BLACK LLP for themselves and for the vendors and lessors of the property give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

## Opportunity

Our clients are seeking expressions of interest and any interested parties are advised to contact the selling agents.

## Legal Costs

Each party will be responsible for their own legal fees.

## Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535

## VAT

Any figures quoted are exclusive of VAT where chargeable.

## For further information please contact:

Keith Stewart or John Cranshaw

Tel: 0191 232 7030

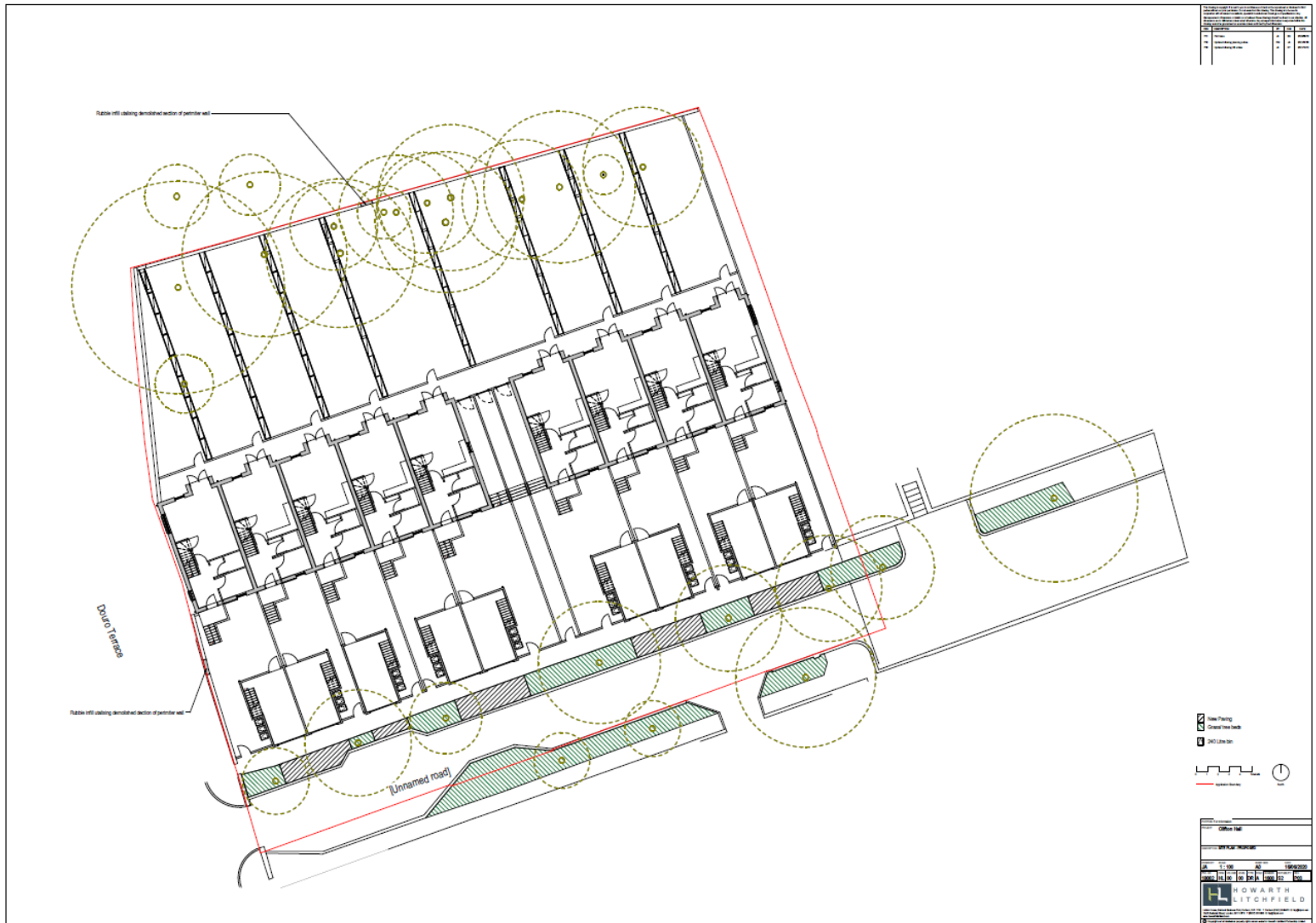
E: [keith@naylorsgavinblack.co.uk](mailto:keith@naylorsgavinblack.co.uk)

E: [john.cranshaw@naylorsgavinblack.co.uk](mailto:john.cranshaw@naylorsgavinblack.co.uk)



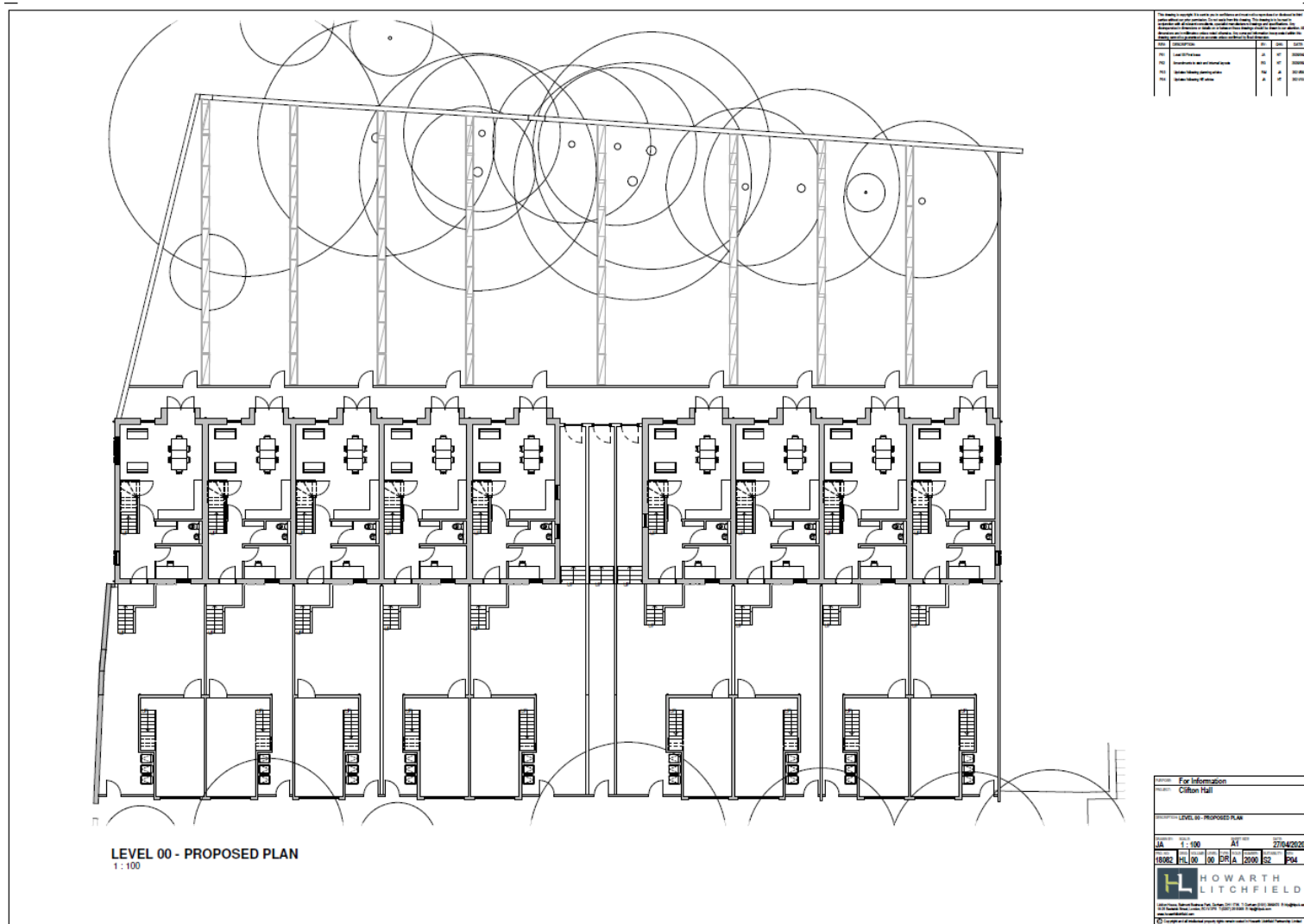
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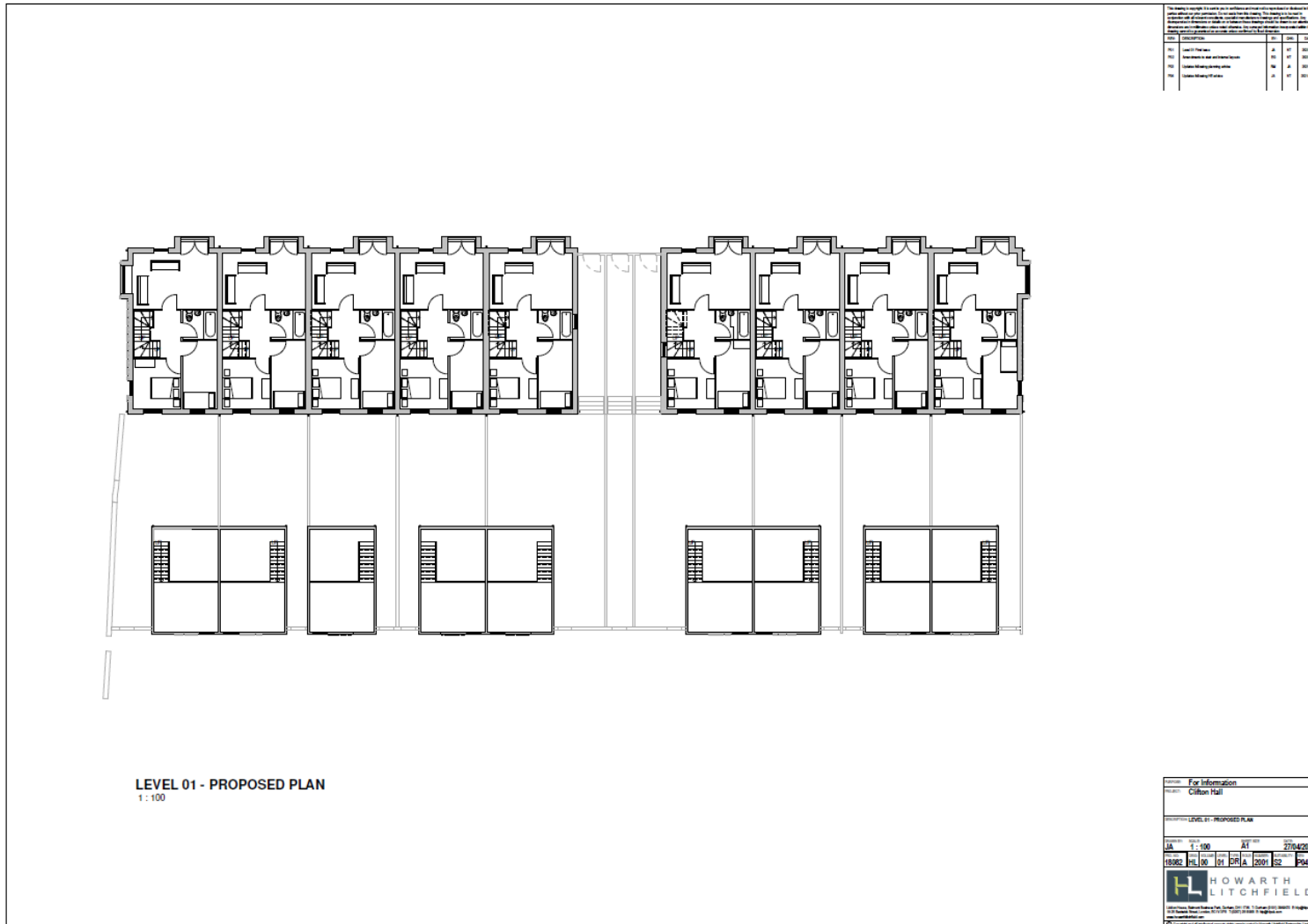
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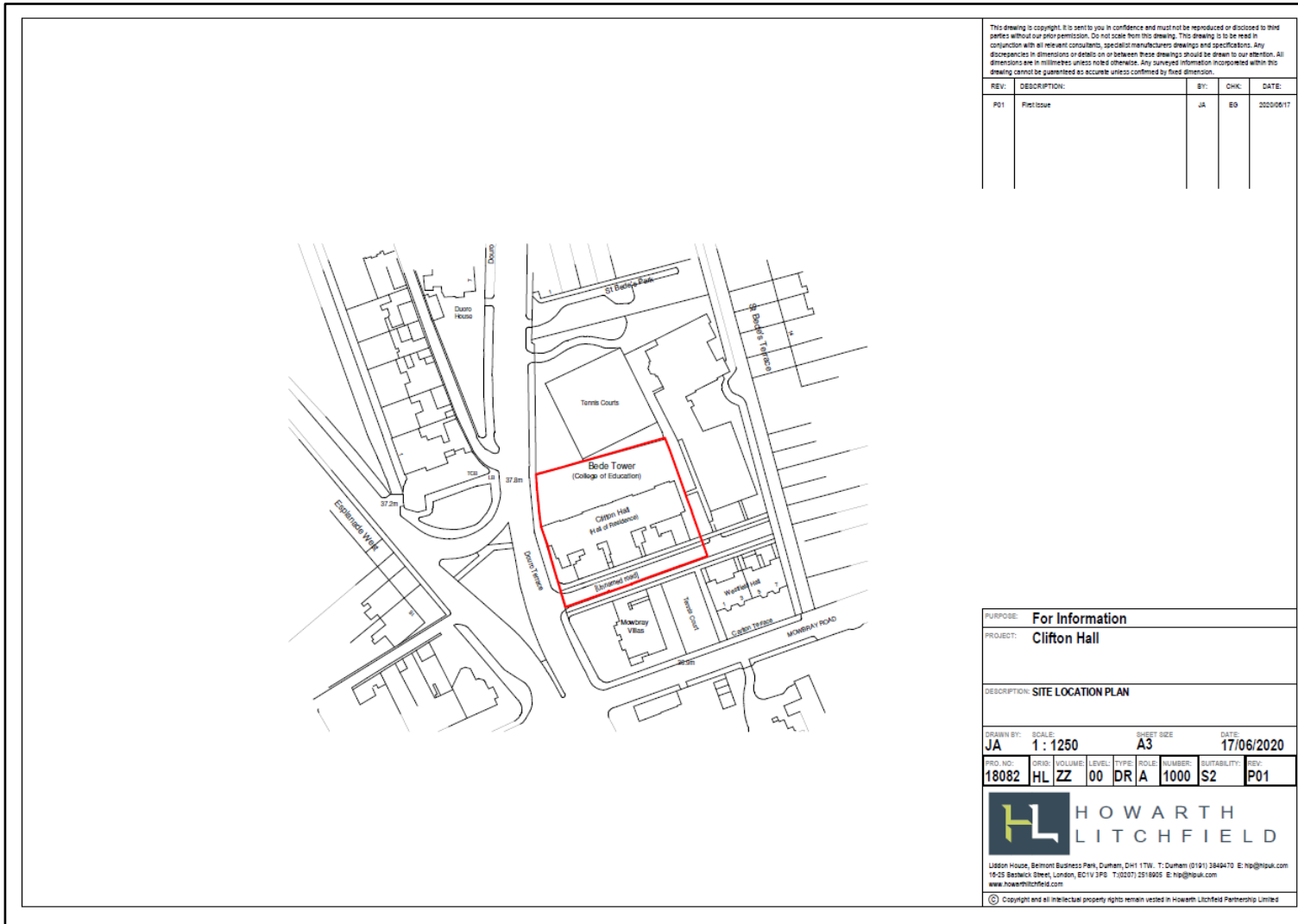
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**Naylor Gavin Black**  
 Commercial Property People