



MICHAEL HODGSON

estate agents & chartered surveyors





## SILKSWORTH LANE, SUNDERLAND

£650,000

DEVELOPMENT LAND WITH PLANNING - PLANNING PASSED FOR 14 HOUSES & 5 APARTMENTS - An exciting opportunity to purchase a development opportunity comprising of a former public house site that has now been demolished ready for development. Planning has been passed for retrospective demolition of public house and proposed construction of 14 dwelling houses and a three storey building to provide 5 apartments (including associated car parking, landscaping and new pedestrian access onto Silksworth Lane). The site is situated just off Silksworth Lane in Sunderland commanding a sought after location providing convenient access to the A19, Doxford International Business Park in addition to shops, schools and amenities.

DEVELOPMENT  
OPPORTUNITY

14 HOUSES & 5  
APARTMENTS

GOOD LOCATION

PLANS UPON REQUEST

PLANS PASSED

FORMER PUBLIC HOUSE SITE

EXCELLENT OPPORTUNITY

VIEWING ADVISED



# SILKSWORTH LANE, SUNDERLAND

## £650,000

### LOCATION

The site is situated just off Silksworth Lane in Silksworth, Sunderland commanding a sought after location providing convenient access to the A19, Doxford International Business Park in addition to shops, schools and amenities.

### DEVELOPMENT SITE

An exciting opportunity to purchase a development opportunity comprising of a former public house site that has now been demolished ready for development. The site sits in an elevated position directly accessed from Silksworth Lane.

### PLANNING PERMISSION

Planning has been passed for retrospective demolition of public house and proposed construction of 14 dwelling houses and a three storey building to provide five apartments (including associated car parking, landscaping and new pedestrian access onto Silksworth Lane)

The Sunderland Council planning reference is 21/02627/FUL

Full copies of the plans and planning permission are available upon request. Prospective purchasers should make their own enquires etc to verify the planning permissions etc.

The properties proposed take into consideration the topography of the site, the architect taking note of such matters when coming up with the design.

### PROPOSED PROPERTIES

The passed plans are for the following properties to be built:

#### TYPE A - 4 NO DETACHED HOUSES - 178 SQ M / 1920 SQ FT

GROUND FLOOR - Hall, WC, Kitchen / Dining Loving Room  
FIRST FLOOR, Landing, Store, Lounge, Bedroom, En Suite, Dressing Area

SECOND FLOOR, Landing, Store, 3 Bedrooms, Bathroom & En Suite.  
Integral Garage / Utility

#### TYPE B - 2 NO DETACHED HOUSES - 223 SQM / 2400 SQ FT

GROUND FLOOR - Hall, living Room, Living / Kitchen / Dining Room, Utility, WC  
FIRST FLOOR - Landing, Store, 4 Bedrooms, Bathroom & En Suite  
SECOND FLOOR - landing, 2 Stores, Bedroom 5 with En Suite & Study  
Integral Garage

#### TYPE C - 3 NO TERRACED HOUES & 2NO SEMI DETACHED HOUSES - 123 SQ M / 1320 SQ FT

GROUND FLOOR - Hall, WC, Kitchen / Diner  
FIRST FLOOR - Landing, Living Room, Bedroom 1 with En Suite  
SECOND FLOOR - Landing, 3 Bedrooms, En Suite & Bathroom  
Integral Garage

#### TYPE D - 3 NO TERRACED HOUSES - 105 SQ M / 1130 SQ M

GROUND FLOOR - Hall, WC, Utility  
FIRST FLOOR - Landing, Kitchen / Dining / Living Room, Bedroom / Study  
SECOND FLOOR - Landing, 3 Bedrooms, En Suite, Bathroom  
Integral Garage

#### TYPE E - 5 NO APARTMENTS

4 x Inner Hall, Store, Cloaks, Living Room / Kitchen, Bathroom, 2 Bedrooms, En Suite - 72 SQ M / 775 SQ FT  
1 x Hall, Store, Living / Kitchen, 2 Bedrooms, En Suite, Bathroom

### PURCHASE PRICE

Offers in the region of £650,000

### VIEWING

Viewing is strictly by appointment only.

# M I C H A E L   H O D G S O N

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

