



M I C H A E L H O D G S O N

estate agents & chartered surveyors



SUNNISIDE LANE, SUNDERLAND

£1,000,000

Prime Residential Development Opportunity - Planning to construct 3 Detached Dormer Bungalows with Planning Permission. This rare-to-market development site offers a discerning developer the opportunity to construct 3 detached dormer bungalows in Cleadon Village which is regarded as one of the region's most desirable residential locations. Sunnyside Lane is synonymous with prestige, and demand for high-quality homes here consistently outstrips supply. The scheme has been designed to appeal to the upper end of the market, ensuring strong buyer interest and premium values upon completion. Cleadon's excellent amenities, proximity to the coastline, and superb transport links to Sunderland, Newcastle, the A19, and A1(M) further enhance its investment appeal. For developers, this represents a unique opportunity to deliver sought-after homes in a location that guarantees enduring demand and attractive returns.

Prime Development Land
3no Detached Bungalows
Rare to the market
Viewing Advised

Planning Passed
Cleadon Village
Plans Upon Request
Bespoke Development



SUNNISIDE LANE, SUNDERLAND

£1,000,000

LOCATION

Sunniside Lane is one of Cleadon’s most prestigious and highly regarded residential addresses — a location where demand for high-quality homes consistently outstrips supply. Cleadon Village offers a refined lifestyle with boutique cafés, restaurants, and independent shops, while the stunning coastline at Seaburn and Whitburn lies just minutes away.

This is a highly sought after setting that attracts affluent families, professionals, and downsizers seeking premium living with excellent transport links to Sunderland, Newcastle, the A19 and A1(M) further strengthen the demand for the area.

For a developer, this is the type of location where well-designed new homes are very sought after and command premium values.

DEVELOPMENT DESCRIPTION

This rare to the market opportunity comprises of a development site that benefits from planning permission for three architect-designed bespoke detached dormer bungalows, each positioned on generous plots and accessed via a private shared driveway directly from Sunniside Lane.

The scheme has been carefully designed to appeal to the upper end of the market, with a specification and layout that aligns with the expectations of Cleadon’s premium buyer demographic.

Each home offers:

- Four bedrooms
- Open-plan kitchen / dining / living space
- Ground and First Floor bathrooms
- Versatile living space
- Detached double garages
- Driveway parking

The architectural palette — white render, red clay pantiles, anthracite windows, and art-stone detailing — ensures the finished homes will sit comfortably among the surrounding executive properties.

PLANNING PERMISSION

Planning has been passed for and Infill development of 3no. dormer bungalows and associated garages, parking and new access on land off Sunniside Lane, Cleadon.

The South Tyneside Council planning reference is :ST/0172/24/FUL

Full plans are available upon request and prospective purchasers as advise to make their own investigations in this regard.

The site is offered with the benefit of planning permission for:

- 3 no. detached 1.5-storey luxury dormer bungalows
- 3 no. detached double garages
- Private access road
- Each bungalow will extend to around 1500 sq ft

Total site area: 0.22 hectares (2177m²)

Combined dwelling footprint: approx. 462m²

ASKING PRICE

£1,000,000

For the development site with planning permission.

This represents a rare opportunity to acquire a ready-to-deliver scheme in one of the region’s most desirable residential locations.

ACCOMMODATION (Per Bungalow)

Ground Floor

- Entrance hallway
- Large open-plan kitchen / dining / living area
- Two ground floor bedrooms
- Family bathroom
- Downstairs WC
- Rear extension enhancing natural light and garden connection

First Floor

- Two bedrooms
- Additional bathroom

External

- Detached double garage
- Driveway parking
- Landscaped front and rear gardens

Each bungalow will extend to around 1500 sq ft

The design of the internal layout to each of the properties is simple but considered, with efficiency and practicality as the core design principles. With two large double bedrooms proposed on the ground floor plan, the rest of the downstairs floor area features a large open plan kitchen, living and dining room area. The extension to the rear of the property is intended to expand the internal space out into the generous rear garden.

Large bi-fold doors will allow residents to enjoy a seamless transition between indoor and outdoor spaces, making the house well connected to the garden. Centrally to the house is the hallway which acts as the main circulation route, with the addition of storage spaces and a downstairs WC. To the first floor, a further two large double bedrooms are proposed with adjoining bathroom. These spaces occupy the main roof space and will feature dormer windows and velux roof lights to fill these rooms with natural light.

Overall, the plan for creates an appropriate and high-quality layout that will provide for all types of contemporary family living.

TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

VIEWING

Strictly by appointment via Michael Hodgson Chartered Surveyors & Estate Agents. Tel No. (0191) 5657000

M I C H A E L H O D G S O N

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