



Development Land, Hackworth Industrial Park, Shildon, DL4 1HG

Development Land located within popular industrial estate

- Land suitable for possible developments subject to planning
- Located within busy industrial estate
- 12.37 Acres
- Possible access point onto highway
- Situated between Newton Aycliffe and Bishop Auckland
- Large employment area

Summary

Available Size	12.37 Acres
Price	Price on application
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

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

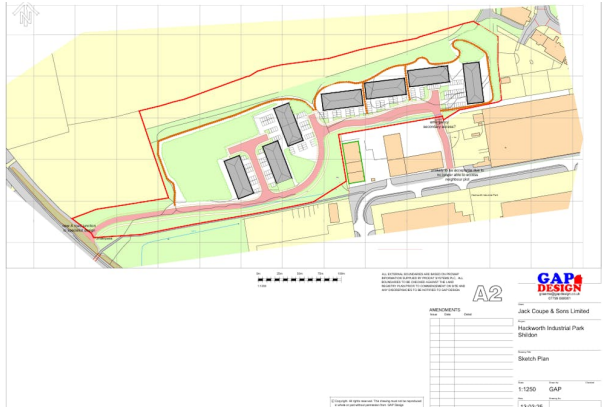
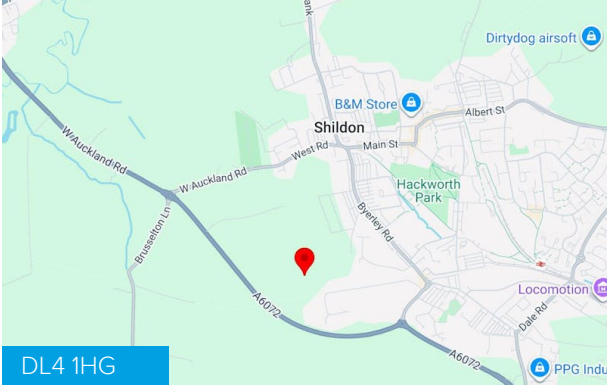
For viewings please arrange via retained agents Align Real Estate.

Development Opportunities

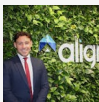
Given the sites location within a popular industrial area it is believed the property lends its self to possible industrial development subject to planning. At the time of writing there is not currently any space available to let on Hackworth Industrial Estate suggesting a lack of supply for industrial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

Tenure

We understand the property is available freehold under title DU358989



Viewing & Further Information



John Routledge
07443530922

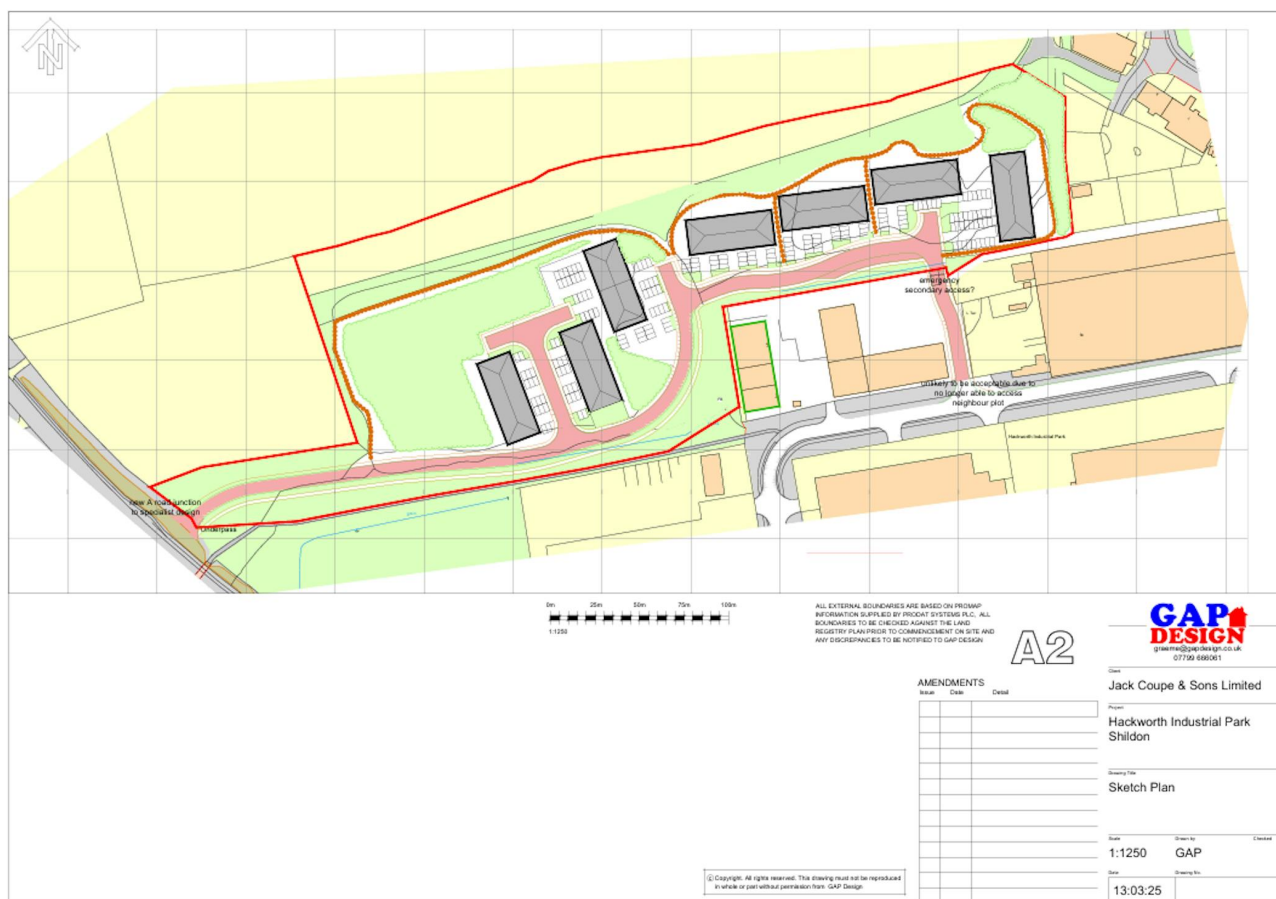
john.routledge@alignpropertypartners.co.uk

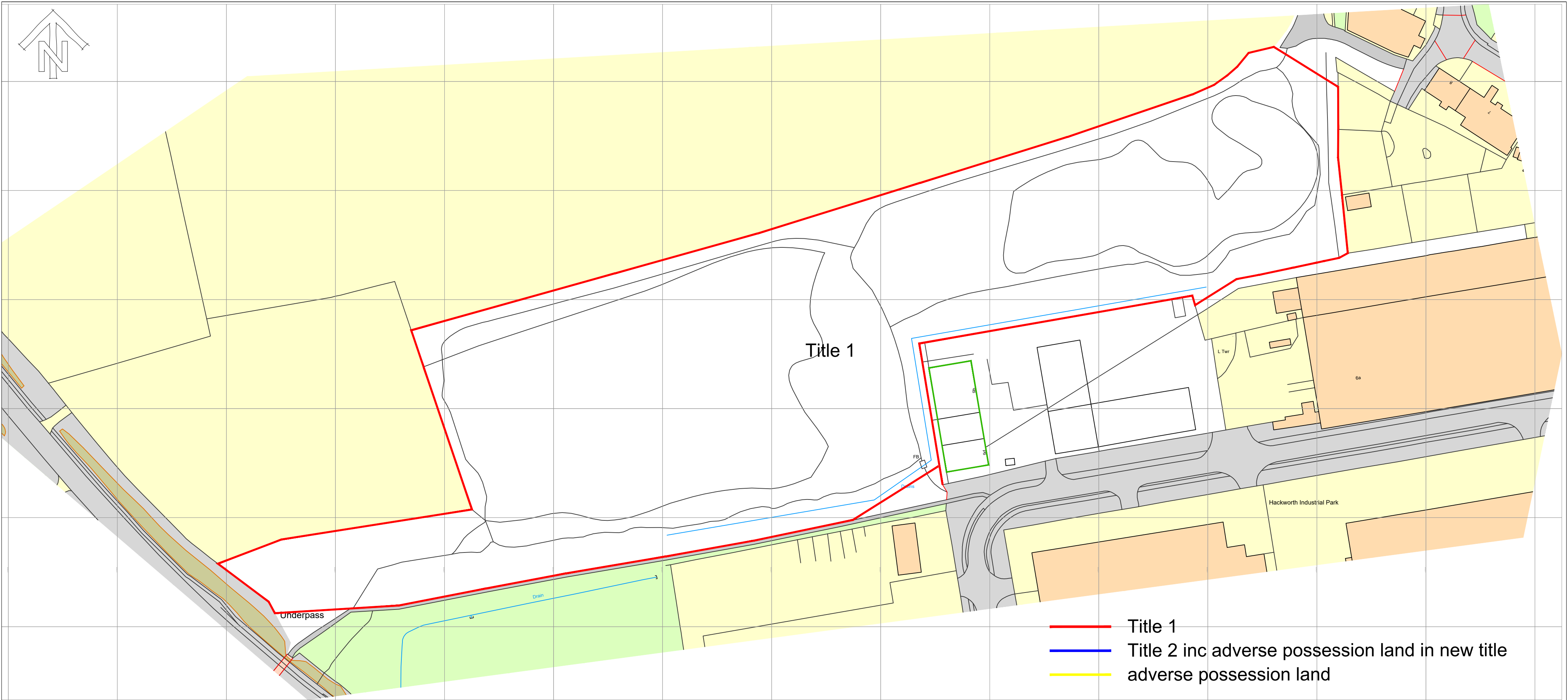


Julie Anderson
01609 797 330 | 07968 799 734

julie.anderson@alignpropertypartners.co.uk

View Properties Here
www.alignpropertypartners.co.uk





0m 25m 50m 75m 100m

1:1250

A2

GAP
DESIGN
graeme@gapdesign.co.uk
07799 666061

Client

Issue	Date	Detail
-------	------	--------

[illegible]

Project

Hackworth Industrial Park
Shildon

Drawing Title

Plan 1

Scale

1:1250

Drawn by

GAP

Checked

Date _____

13:03:25

Drawing No.

[illegible]

© Copyright. All rights reserved. This drawing must not be reproduced in whole or part without permission from GAP Design