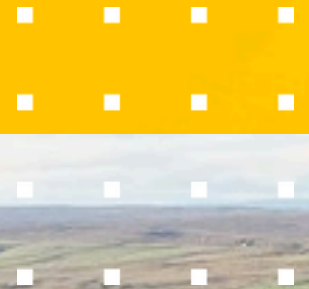


Excellent Development Opportunity

DROVER ROAD, CASTLESIDE, CONSETT, DH8 9RE

FOR SALE



savills

Boundaries are approximate



KEY HIGHLIGHTS

- Excellent development opportunity with extended roadside frontage
- Planning permission secured
- Commanding panoramic views
- 4.63 acres (1.77 hectares)
- Offers sought by noon Wednesday **4th March 2026**

LOCATION

The subject site is located within the attractive village of Castleside and is situated to the east of Drover Road. Castleside sits directly on the A68 and is located a short 5 minute drive to Consett to the east, with Newcastle city centre located 17 miles to the north east via the A692.

Castleside benefits from its picturesque setting being surrounded by scenic open countryside, but is also being well served by transport links and local amenities. Residents benefit from two local pubs along with amenities and leisure destinations at Consett to the east. Surrounding settlements include Allensford to the north, Edmundbyers and Wolsingham to the south.

Offering easy access to the countryside, Castleside offers residents the opportunity to enjoy semi-rural living in a desirable part of County Durham whilst being within comfortable commuting distance to major employment hubs.

DESCRIPTION

The site is broadly triangular in shape, is undeveloped and extends to approximately 4.63 acres (1.77 hectares). It is bound by open space and recreational facilities to the north and east, a woodland strip to the south and Drover Road to the west which provides access to the site.

The immediate surrounding area comprises housing to the east and west, open space to the north with housing beyond and agricultural land to the south.

It is our view that the site provides developers with an excellent opportunity to deliver a high quality and sustainable scheme within an attractive landscape setting.

PLANNING

The site was granted outline planning permission subject to a Section 106 Agreement under planning permission reference: DM/23/00734/VOC for 16 self-build residential dwellings. A Reserved Matters application (DM/22/03023/RM) was approved on 16 August 2024 for the details of Plot 1 and all side-wide infrastructure. Development under planning permission DM/22/03023/RM is subject to pre-commencement conditions which must be discharged and development commenced on site by 15 August 2026. The remaining 15 plots on site can be subject to a standalone planning application.



SERVICES

We are advised that services are available; however, interested parties are advised to make their own enquiries of the utilities companies in respect of service provision to the site.

TENURE

The freehold interest in the site is owned by our client under title number DU380482.

The site is to be sold freehold with vacant possession.

LEGAL AND SURVEYING FEES

Each party is to bear their own costs incurred.

VAT

All offers received will be deemed to be exclusive of VAT.

VIEWING

The site can be clearly viewed from Drover Road, however, parties are forbidden from entering the site without prior permission from Sole Selling agents Savills and or our client.

TECHNICAL PACK

An information pack is available upon request and includes the following:

- Title Information;
- Site plans and aerial photographs;
- Planning permission information;
- Flood Risk Assessment;
- Engineering plan; and
- Tender Form.



Drover Road

Castleside, Consett, DH8 9RE

METHOD OF SALE

We are instructed to seek offers by noon Wednesday 4th March 2026. Bids should be submitted directly to david.craig@savills.com.

Bidders are asked to provide the following information:

- Conditions attached to the offer;
- Details and scale drawings of the proposed scheme;
- Purchase price and deposit;
- Proof of funds;
- Written confirmation of source of funding;
- Two forms of identification of the purchasing entity;
- Timescales for exchange and completion;
- Full solicitor details; and
- Completed Tender Form.

Please note that our client is not obliged to accept the highest or any offer. All offers received are subject to Contract. Our client is not obliged at any point to exchange contracts.

CONTACT

For further information please contact:

David Craig MRICS

david.craig@savills.com
07970 680 670

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2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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