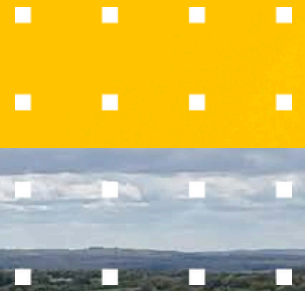


Land to the North West of Frankland Lane

DURHAM CITY, DH1 5TA

For Sale



KEY HIGHLIGHTS

- Unique opportunity to secure extensive landholding close to Durham City Centre
- Potential for BNG credit creation and development (subject to planning permission)
- Convenient distance to Durham city centre and A1(M)
- Site area 48.5 acres (19.63 Ha)
- Offers by noon Thursday 30th July 2026.

LOCATION

The site is located to the north of Frankland Lane, immediately north of Durham city centre. Durham is located approximately 19 miles south of Newcastle and 24 miles of Darlington and is a highly accessible and popular North East destination for both leisure and tourism.

Situated around the River Wear, the city centre hosts a diverse range of retail, leisure and educational facilities, along with the world famous Durham Cathedral, a UNESCO World Heritage Site. The city is extremely well connected being served by Durham rail station which lies on the East Coast Mainline and offers regular connections to various regional and national destinations, including Newcastle, York, Edinburgh and London Kings' Cross to the south, as well as other major UK city destinations. The A1(M) is situated around two miles to the east via the A690 and provides direct road access to the national road network.

The site is extremely well located being within 5 minutes walking distance of Durham city centre and around 15 minutes walking distance from Durham train station. The River Wear is located to the south and provides residents with the ability to enjoy riverside walks and water based leisure activities.

The site is also located within walking distance of Milburngate, a newly constructed mixed used development which accommodates office, retail, leisure and residential space. This development also accommodates Durham University's Business School. Durham University is a globally recognised educational centre which was voted third in The Times' Good University Guide in 2026, and has an approximate student population of 21,000 people.

The site benefits from a secluded and peaceful situation and offers interested parties the potential to benefit from BNG uplift (subject to survey), along with an element of development on the previously developed brickworks area (subject to statutory planning permission).



DESCRIPTION

The site extends to approximately 48.5 acres in total and is broadly split into two areas. The northern area comprises natural woodland, with approximately 7 acres of previously developed land (former brickworks) situated to the southern area adjacent to Frankland Lane.

The site slopes gently from south to north and is bound by the East Coast Mainline to the west, agricultural land to the north and east, with areas of open green space and a small number of residential and commercial buildings situated to the south.

Access is currently taken via Frankland Lane to the south of the site. The site has been maintained by our client for a significant period of time, however, parties should note that this maintenance will terminate upon legal completion.

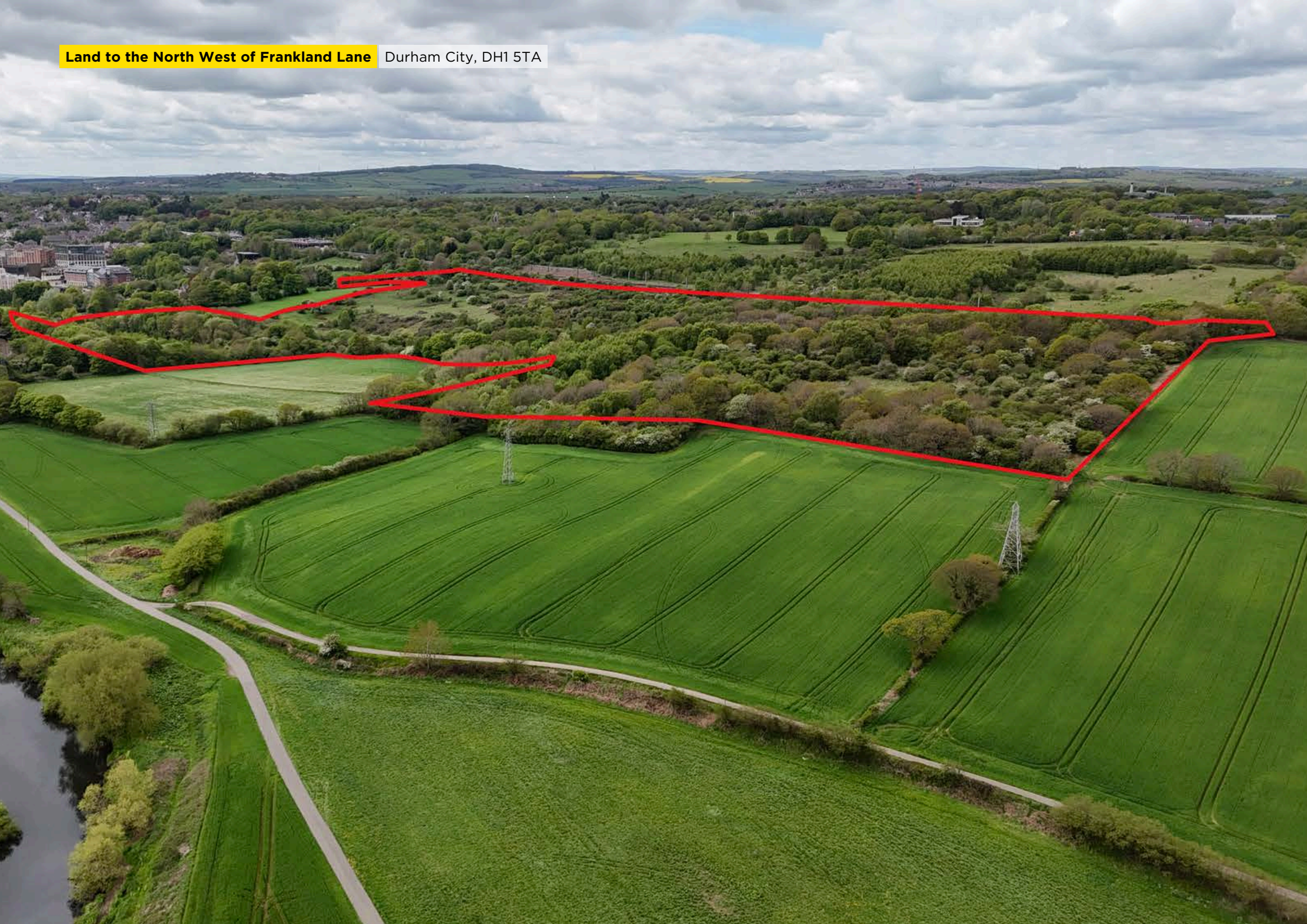
PLANNING

The site is located within the Green Belt according to the existing County Durham Plan (2020). However, Durham County Council are in the process of preparing a new Local Plan which will review the appropriateness of existing Green Belt boundaries. The site may have potential as grey belt land within the Green Belt, particularly in respect of the former brickworks elements.

Subject to the relevant planning permissions, the site may offer potential for lower density homes/self-build dwellings or holiday cabins/caravans within the woodland.

It is our view that the site may also provide scope for ecological and BNG enhancement.

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SERVICES

We are advised that all main services are available to the site entrance. Interested parties should however satisfy themselves of the service provision.

INFORMATION PACK

The following information is provided as part of the information pack:

- Red line plans;
- Aerial photographs; and
- Title information.

VIEWINGS

The site is open in nature and can be viewed from the public footpath which intersects the site.

VAT

VAT is chargeable on the sale.

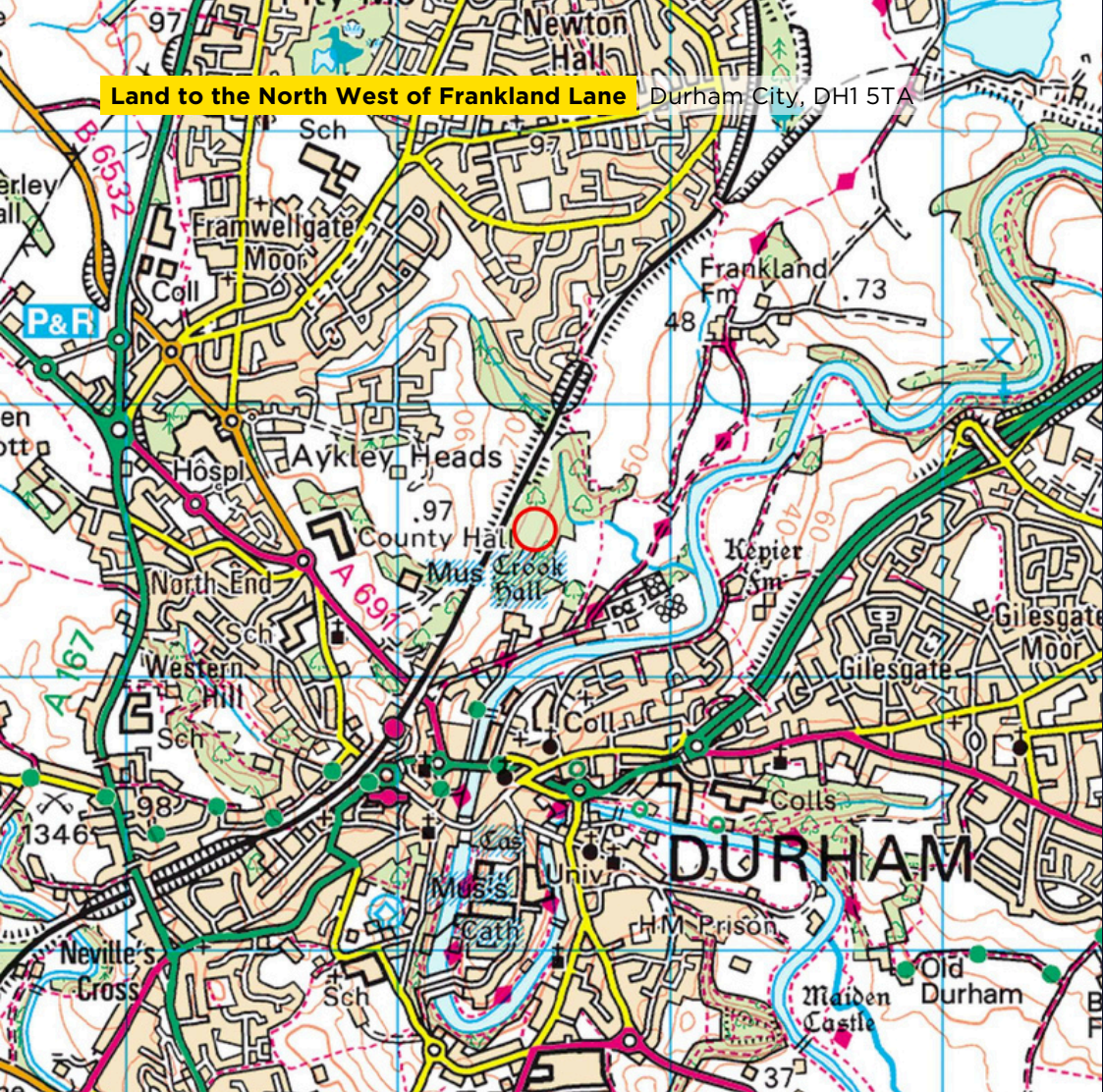
TENURE

Freehold with vacant possession.

LEGAL AND SURVEYING FEES

Each party shall be responsible for their costs incurred in the transaction.





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IMPORTANT NOTICE

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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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METHOD OF DISPOSAL

We are instructed to invite offers by noon Thursday 30th July 2026.

Offers should clearly set out the price and a 10% deposit shall be payable upon exchange of conditional contracts.

Bids should be submitted via email to david.craig@savills.com.

Bidders are asked to provide the following information:

- Purchase price and confirmation of 10% deposit;
- Detail of any conditions attached to the offer;
- Confirmation of board approval to the offer and any further approvals required, with timescales;
- Proof of funds;
- Written confirmation of the source of funding;
- Two forms of identification of the purchasing entity;
- Timescales for exchange and completion; and
- Full solicitors details.

Any offers which do not contain the above may not be considered.

Interested parties should note that overage and or clawback or provisions will be included in the sale contract documentation.

Bids should clearly stipulate any conditions attached to them. Prospective purchasers should be aware that bids which our client and/or Savills consider having onerous or unusual conditions are unlikely to be considered.

Please note that our client is not obliged to accept the highest or indeed any offer.

CONTACT

For further information please contact:

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savills