



Land & Development in SR2

Toward Road, Sunderland, Tyne and Wear, SR2 8DP

£350,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- ✓ Development Site For Sale
- ✓ Close to Local Amenities
- ✓ Excellent Transport Links
- ✓ Planning for 22 Dwellings
- ✓ Full Planning Permission Approved

Arrange a viewing

Commercial North East

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Investment / Development Opportunity

An excellent opportunity to acquire a residential development site situated on Toward Road, Sunderland. The site occupies a prominent position within an established residential area and benefits from full planning permission for 22 dwellings, comprising:

****16 Apartments****

****6 Townhouses****

This is a ready-to-implement scheme offering developers the opportunity to deliver a well-designed residential development within a strong and established location close to Sunderland City Centre.

Full planning permission and supporting documentation are available to view via the Sunderland City Council Planning Portal (planning reference available upon request). Interested parties are advised to make their own enquiries regarding services and planning conditions.

Site Proposal & Setting

The approved scheme has been designed to:

- Reinforce and enhance the Toward Road street frontage
- Regenerate vacant plot
- Complement the surrounding residential character

The proposed townhouses front directly onto Toward Road, creating a strong and continuous street presence. The apartment element has been positioned to maximise site efficiency while maintaining appropriate scale and residential amenity.

The development represents a logical and sustainable infill project within an established urban setting.

Location Highlights

- The site is well located within the SR2 district of Sunderland, offering:
- Close proximity to Sunderland City Centre
- Easy access to Park Lane Interchange (Metro and bus services)
- Convenient access to the University of Sunderland
- Nearby employment hubs including Sunderland Royal Hospital
- Strong road connectivity via the A690 and wider regional routes

The surrounding area is predominantly residential with a mixture of traditional terraces and modern infill developments, alongside local shops, schools and community amenities within walking distance.

Sustainability & Services

The site is situated within an established residential area and is understood to benefit from access to mains services in the vicinity (subject to confirmation and connection agreements).

- The approved infill development promotes sustainable urban regeneration by:
- Reusing a vacant brownfield site
- Supporting local housing delivery targets
- Providing residential accommodation close to public transport and employment centres

The site is offered for sale via Secure Sale Online Bidding.

Interested parties should review the auction terms and conditions prior to bidding.

Price: Starting Bid £350,000

Property Type: Land & Development

Business Type: Other/Unspecified

Internal Size: 28761 Square Feet

External Size: 28761 Square Feet

Parking: Allocated

Location

The 'site' is located in Hendon, an eastern suburb within Sunderland, Tyne and Wear. The area is comprised of heavy industry, Victorian terraces and high-rise residential tower blocks. The 2011 census notes a population of 12,597. The site is located immediately north of the junction between Toward Road and Egerton Terrace. It is situated to the east of Mowbray Park; and is bound to the north by a green strip of land that flows out of Mowbray park.

Planning Permission

The site has been granted planning permission for 'Erection of 6 townhouses and 16 apartments with associated parking and landscaping'. Further information can be found on Sunderland City Council's Planning Portal, under reference 22/00931/FUL.

Site Details

The site has an area of approximately 2672.34 sqm and a perimeter of 389.5m.

Site measurements via Promap.

Tenure

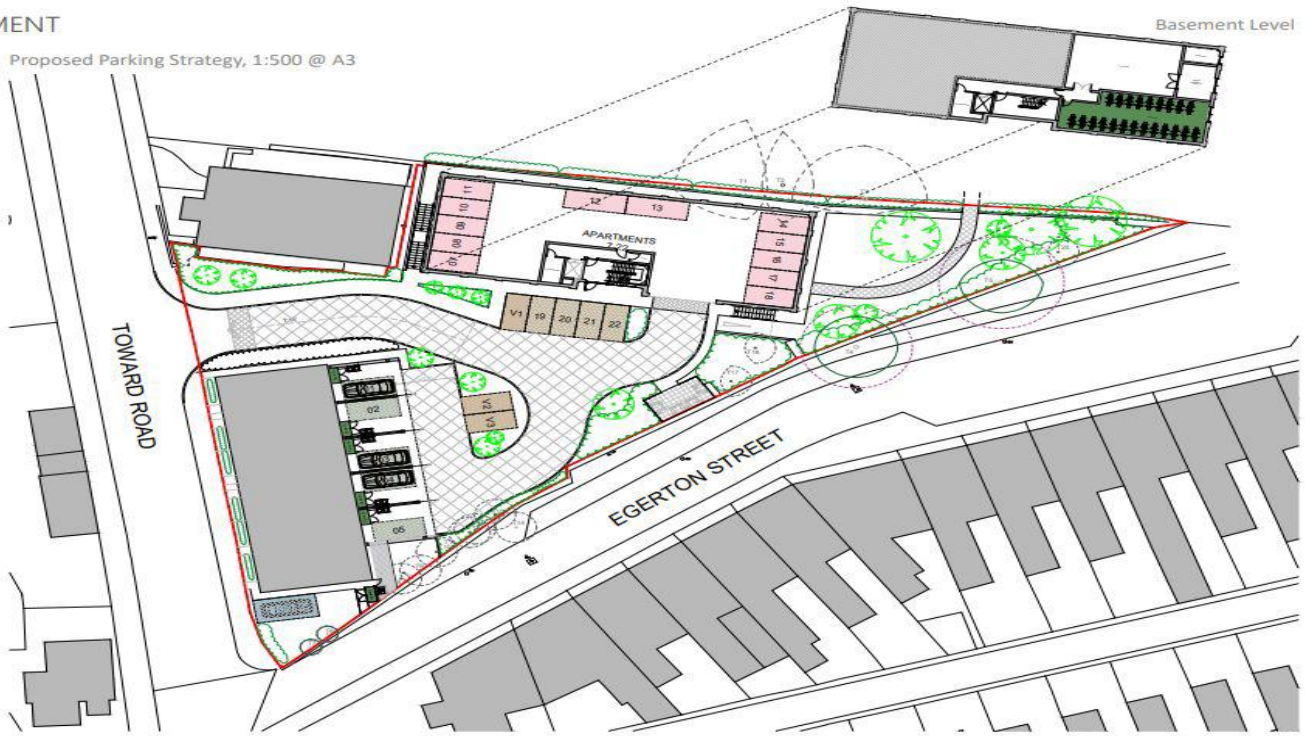
Freehold. TITLE NUMBERS: TY210661 & TY215858.

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial.ne@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment

APMENT

Proposed Parking Strategy, 1:500 @ A3



Toward Road, Sunderland, Tyne and Wear, SR2 8DP

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, Tel: 0191 737 1230, commercial@pattinson.co.uk , www.pattinson.co.uk

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