



NELSON'S YARD

**RARE OPPORTUNITY
TO ACQUIRE A
SIGNIFICANT
RESIDENTIAL
DEVELOPMENT IN
THE CENTRE OF
DURHAM CITY, DH1**

LAND WITH PLANNING
PERMISSION FOR
43 BEDROOMS
ACROSS 27 APARTMENTS

GEORGE F. WHITE
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

NELSON'S YARD | HOLLY STREET | DURHAM | DH1 4ER

LOCATION

Durham is situated on the River Wear approximately 29 kilometres (18 miles) south of Newcastle upon Tyne. The city is highly accessible benefitting from excellent road and rail communications including the A1 (M) and East Coast main line rail network; both of which link the city with London in the south and Edinburgh to the north along with many other major cities.

The land is located 1 mile west of Durham Cathedral, 0.5 miles south west of Durham Train Station, 0.3 miles from the Bus Station and 0.4 miles west of Framwellgate Bridge and Durham City Centre therefore only a short walk from Durham's many bars, restaurants and retail offerings including the newly developed leisure areas of Millburngate and The Riverwalk.

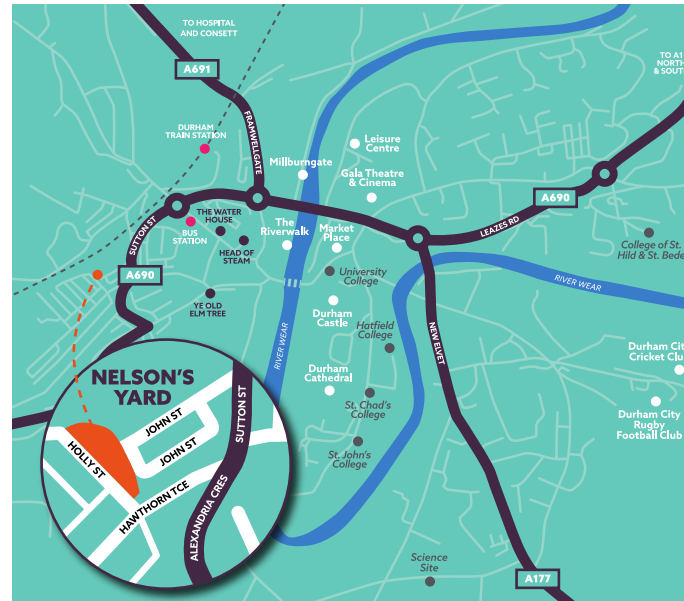
In addition to a Top 100 World University status, Durham is also a major tourist attraction. The city accommodates several World Heritage Sites including Durham Cathedral and also benefits from its excellent leisure, retail and nightlife offer making it a prime student destination.

Durham is one of the world's leading Universities boasting a ranking of 78 in the QS World University Rankings 2020.



Durham is also ranked 7th in the Times and Sunday Times Good University Guide 2019, 5th in the Guardian Good University Guide 2020, 6th in The Complete University Guide 2020 and 3rd in the Times Higher Education World University Rankings by Subject 2019.

According to Durham University; the Durham student population is approximately 18,707 (2018/19) which is made up of undergraduate and post-graduate students from over 130 countries and over 30% of the students are of non-UK origin. Students study across 16 colleges providing distinctive residential and educational communities.





South West / Holly Street Elevation 1:100



North East / John Street Elevation 1:100

DESCRIPTION

Comprising a site area of approximately 0.28 acres with planning permission for the construction of an apartment block including 27 one and two bedroom apartments totalling 43 bed spaces.

More information can be found on Durham County Council's website using the reference:

DM/18/02118/FPA

Plans and additional information are available on request.



The site offers the opportunity of rarely granted Planning Permission for a development in the city centre.

FLOOR PLANS

	1 BED 1 PERSON	1 BED 2 PERSON	2 BED 3 PERSON	TOTAL
Lower Ground Floor	0	2	2	4
Ground Floor	0	3	5	8
First Floor	0	2	6	8
Second Floor	1	3	3	7
TOTAL	1	10	16	27





Price on application



VALUE ADDED TAX

We understand the property is not elected for tax and therefore no VAT is payable.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in the transaction.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWING ARRANGEMENTS

Strictly by appointment through George F White LLP Chartered Surveyors.

For more information please contact:

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