



Development Site at Station Road, Blackhall Rocks, Hartlepool, TS27 4AR  
Guide Price £165,000

**Vickers  
& Barrass**  
Est. 1973  
Land and Estate Agents

A fantastic opportunity to acquire a residential development site for three dwellings in the coastal village of Blackhall Rocks.

- Residential development site
- Site extending to 0.35 acres (0.14 hectares)
  - Full planning permission
  - Coastal location



[www.vickersandbarrass.co.uk](http://www.vickersandbarrass.co.uk)

## LOCATION

Blackhall Rocks is a small coastal village located in County Durham. The village sits along the Durham Heritage Coast, known for its rugged cliffs, scenic views, and the beautiful beaches of the North Sea. The village itself is quiet and peaceful, with a mix of residential housing and areas of natural beauty with the wider area offering a blend of rich history and outdoor activities, with stunning coastal walks. The village supports a range of amenities including a Morrisons Daily, convenience store, hair dresser, café and a fish and chip shop.

The village is located approximately 4 miles to the east of the A19, and 5 miles north of Hartlepool, having great transport links to Hartlepool, Peterlee and Durham.

what3words ///method.regularly.crops

## DESCRIPTION

The development site at Blackhall Rocks extends to 0.35 acres (0.14 hectares) and currently has a detached garage. The site is within close proximity to Blackhall Rocks beach, a popular location with dog walkers. The site benefits from full planning permission for a gated project including the demolition of the current garage building and the redevelopment of the site to three detached dwellings, two having a garage and single driveway and one having a double driveway. There are to be two additional visitor parking spaces so not to impact the current residents of Station Road. The proposed automated access gates add an additional element of security for the prospective property owners.

Full details of the planning permission can be found on the County Durham Planning Portal using reference DM/23/03698/FPA.

## SERVICES

The property is not connected to any services.

## INFORMATION PACK

An information pack containing additional information is available from the agent and contains the following documentation.

Title Documents  
Planning Documents

## MATERIAL INFORMATION

The property is not subject to Council Tax and is exempt from requiring an Energy Performance Certificate. It is understood that the property has access to a good broadband connection and has good outdoors mobile phone signal in this area, with Ofcom suggesting that indoors mobile signal is limited with most providers. We would advise prospective tenants to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

## MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

## TENURE

We are informed by the current vendors that the property is held freehold. The property is held on two titles, DU389316 and DU190521.

## METHOD OF SALE

The property is offered for sale as a whole by private treaty.

## VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

## COSTS

Each party is to bear their own costs.

## LOCAL AUTHORITY

Durham County Council  
[www.durham.gov.uk](http://www.durham.gov.uk)  
03000 26 0000

## NOTES

Particulars prepared – April 2025  
Photographs taken – April 2025  
Plans - LOGIC Architecture

## PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must



satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.









6M easement

swift nesting box added to all northern gables

Block paved private Shared Surface (colour tbc)  
Block paved private parking bays (contrasting colour tbc)

turning head shown dashed

FFL 48.00

FFL 48.00

FFL 47.45

SE65

detached single storey garage

existing garage to be demolished

new low maintenance soft landscaping

existing boundary wall to be modified to ensure visibility splay can be achieved

hardstanding for refuse bins on collection day only

2no. visitor parking spaces

Block paved private Shared Surface (colour tbc)  
Block paved private parking bays & pedestrian areas (contrasting colour tbc)

Automated vehicular gate with pedestrian gate

Root Protection Area subject to British Standard 5837:2012

1no. existing tree to be retained

extent of cellular confinement system ref RPA Method Statement

curb modified to suit new vehicular entrance in accordance with local authority requirements

43000

43000

12430

18000

4800

6000

2700

4800

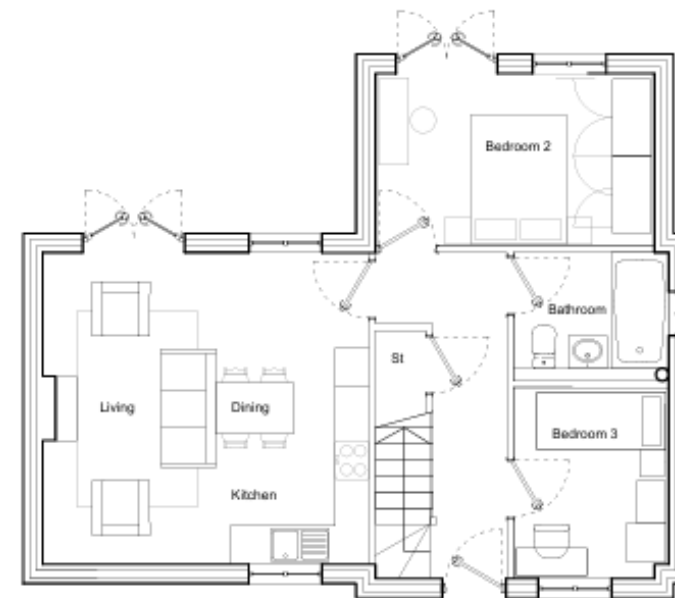
7000

6050

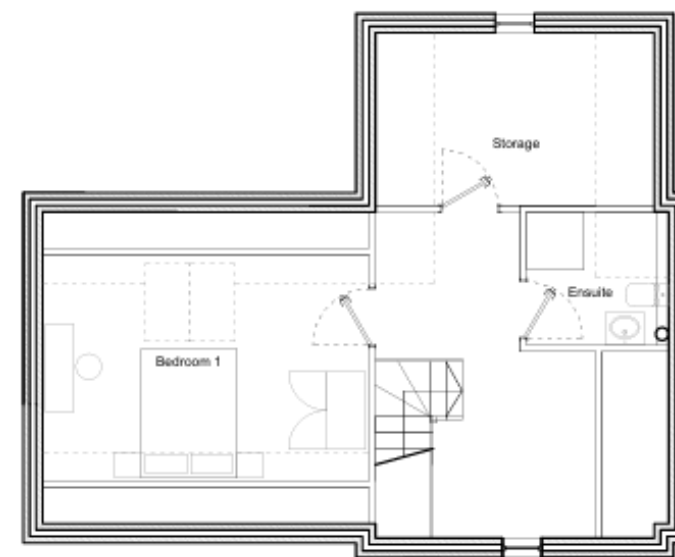
138

# PROPOSED ELEVATIONS AND FLOOR PLANS

## PLOTS 1 & 3



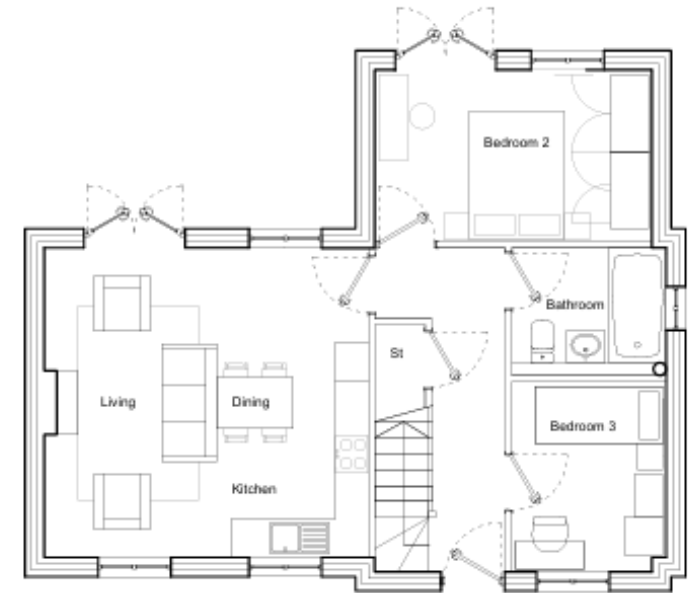
**Ground Floor Plan (60m²)**



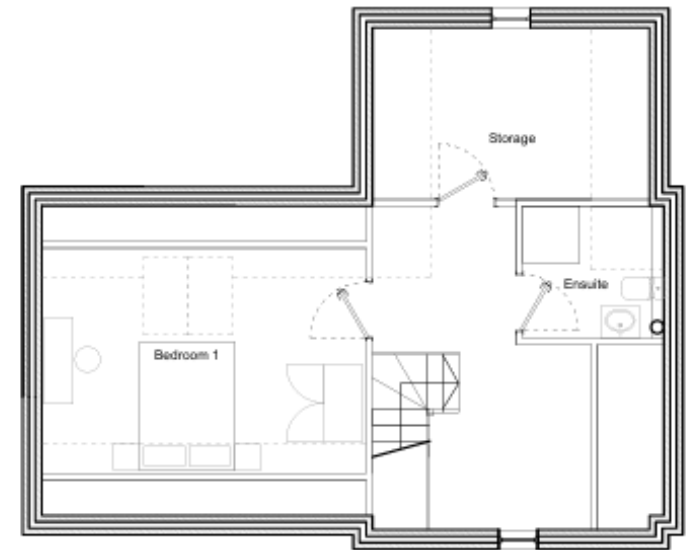
**First Floor Plan (33m²)**

## PROPOSED ELEVATIONS AND FLOOR PLANS

### PLOT 2



**Ground Floor Plan (60m<sup>2</sup>)**



**First Floor Plan (33m<sup>2</sup>)**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

#### Tow Law Office

16/17 Castle Bank

Tow Law, Bishop Auckland

DL13 4AE

☎ 01388 730095

✉ info@vickersandbarrass.co.uk

#### Darlington Office

Humbleton Park

West Auckland Road, Darlington

DL2 2YH

☎ 01325 728084

✉ darlington@vickersandbarrass.co.uk

[www.vickersandbarrass.co.uk](http://www.vickersandbarrass.co.uk)



rightmove

OnTheMarket

ONE DOME

**Vickers  
& Barrass**  
— Est. 1973 —

Land and Estate Agents