FOR SALE >

LAND WITH DEVELOPMENT POTENTIAL

4.3 ACRES (1.74 HA)

LAND OFF ST ANDREWS WAY,
AYCLIFFE BUSINESS PARK,
NEWTON AYCLIFFE DL5 6AF



Established employment park location

Excellent motorway connections, close proximity to junction 59 of the A1(M)

Strong development potential for employment uses

Strong local labour force

Opportunity

The opportunity is to purchase a greenfield plot of land measuring 4.3 acres (1.74 ha) in a prime position on the Aycliffe Business Park in Newton Aycliffe close to junction 59 of the A1(M). The site is considered suitable for development subject to planning application.



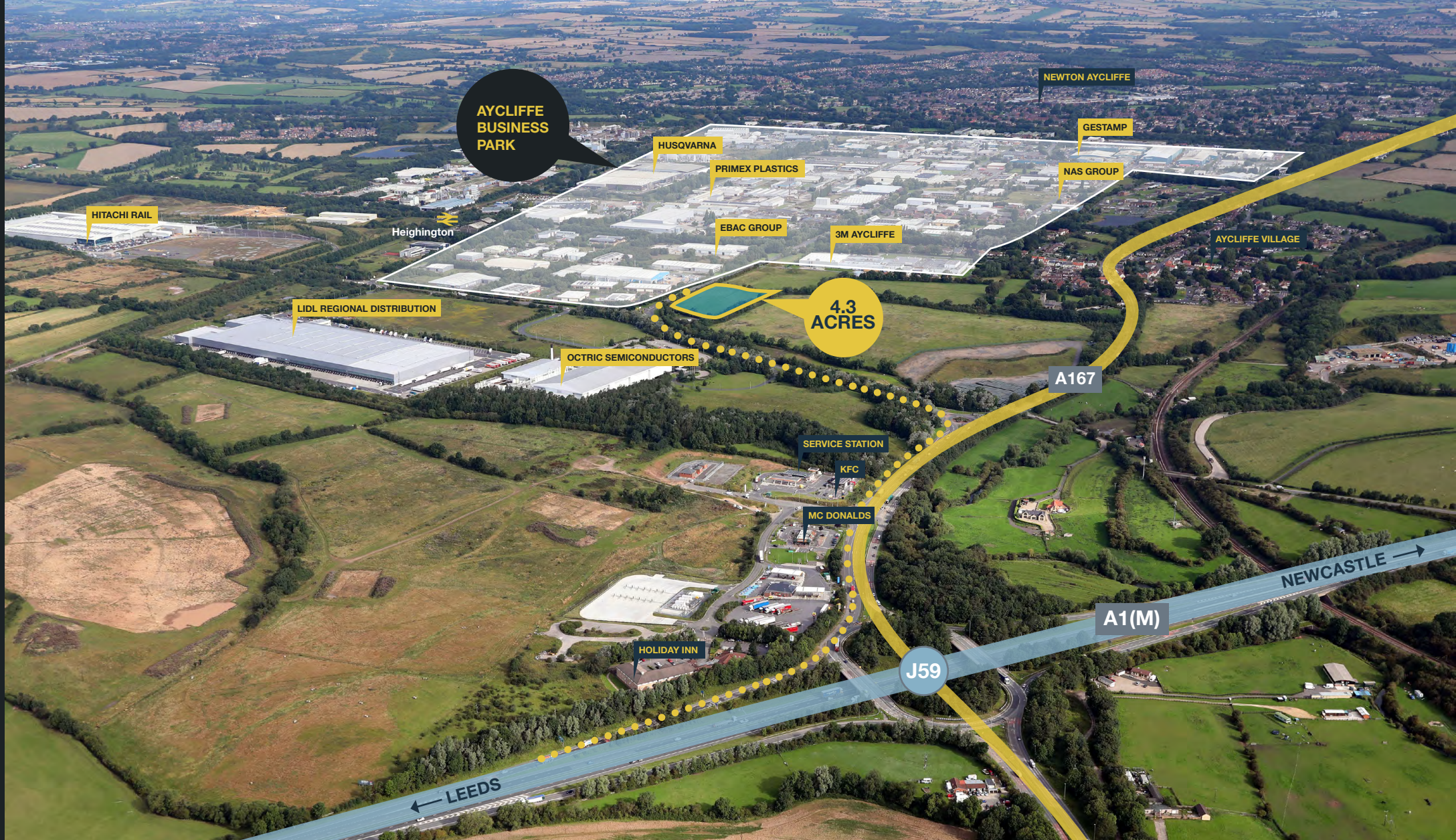
Demographics

1.5m working age population within 60 minutes drivetime

17,000 people actively seeking work in County Durham

17% of employees in County Durham work in manufacturing, transportation and storage

Gross Weekly pay for full-time workers in County Durham c. 10% less than both the North East and national average


AYCLIFFE BUSINESS PARK
NEWTON AYCLIFFE
GESTAMP
HUSQVARNA
PRIMEX PLASTICS
NAS GROUP
HITACHI RAIL
Heighington
EBAC GROUP
3M AYCLIFFE
AYCLIFFE VILLAGE
4.3 ACRES
LIDL REGIONAL DISTRIBUTION
OCTRIC SEMICONDUCTORS
A167
SERVICE STATION
KFC
MC DONALDS
NEWCASTLE
A1(M)
HOLIDAY INN
J59
LEEDS

Location ›

The site is located on Aycliffe Business Park approximately two miles south of Newton Aycliffe town centre and sits at the southern gateway to Aycliffe Business Park. Junction 59 of the A1(M) is one mile to the south east. The site is bounded to the north and east by greenfield land and to the south and west by St Andrew's Way.

Newton Aycliffe is located in County Durham and sits approximately 33 miles south of Newcastle upon Tyne and 70 miles north of Leeds in the North East of England. The North East is a strong manufacturing and industrial hub, Aycliffe Business Park is a well-established industrial estate with many national and global occupiers basing their operations there. Occupiers include Lidl, Hitachi, Husqvarna, Stiller and GeStamp.





Drivetimes ›

LEEDS	67 MILES	1 HR 22 MINS
MANCHESTER	115 MILES	2 HRS 30 MINS
EDINBURGH	137 MILES	3 HRS 5 MINS
BIRMINGHAM	176 MILES	3 HRS 10 MINS
LONDON	252 MILES	4 HRS 50 MINS





Title Overview

The site is registered under Title Number DU399455 and has no onerous restrictions, easements or wayleaves.



Planning Overview

The site has been subject to a Full Pre-Application consultation with Durham County Council. Details of the consultation can be found on the Durham County Council planning website. Planning reference:- PREAPP/25/00373. A copy of the Full Pre-Application Advice Report can be made available on request.

Planning advice to the Vendor suggests that a well prepared and well supported planning application with supporting evidence (landscape/ecology/transport/BNG) should allow the land to come forward for development.

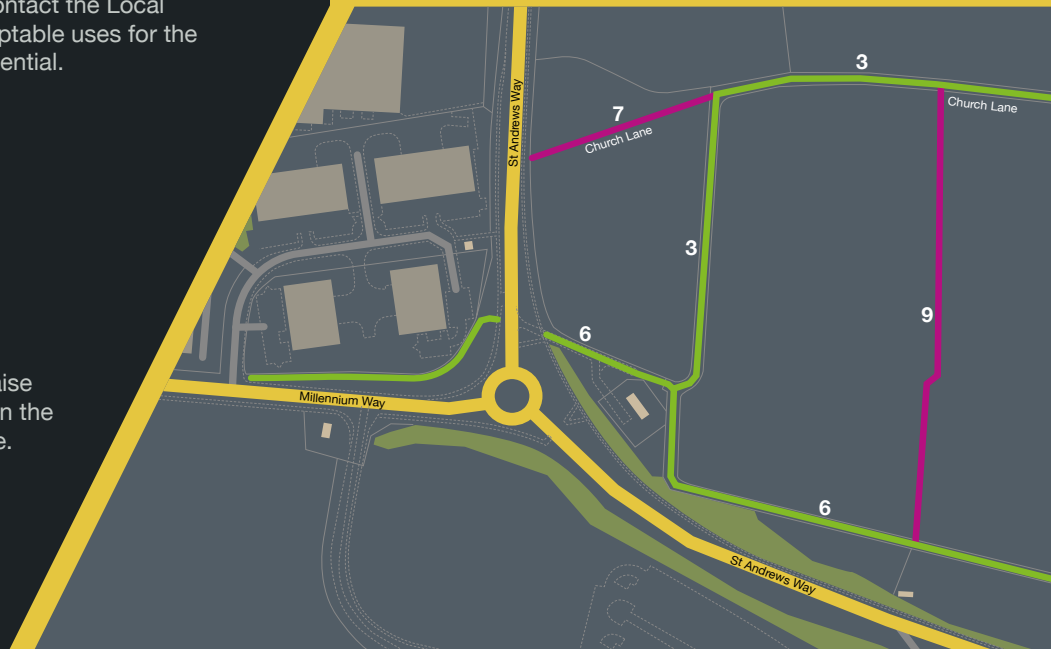
Interested parties are advised to contact the Local Planning Authority to discuss acceptable uses for the site and its future development potential.

Access

It is intended that the site will be accessed off St Andrews Way. Interested Parties would have to liaise with the Local Highway Authority on the creation of a new access to the site.

Public Rights of Way

A Public Right of Way (Footpath no. 7) runs through the plot of land. Bridleway (no. 6) runs along the southern boundary of the plot and the southern boundary. It should be ensured that this footpath is retained or any diversion is applied for. Advice from the Public Rights of Way Officer is required prior to any future planning application. A copy of the Definitive Map of Public Rights of Way may be inspected at the Offices of the Director of Regeneration and Economic Development, Durham County Council, County Hall, Durham.



Anti-Money Laundering Regulations

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the purchaser to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the buyers / funders / lessee.



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991
Colliers on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Colliers has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT.
The date of this publication is April 2026.

Designed and Produced by Andersons - 0113 274 3698 - aapm.co.uk

Further Information

For further information, please contact:

Simon Hill
07736 480 041
simon.hill@colliers.com

Joe Reynolds
07880 016 924
joe.reynolds@colliers.com

Colliers