

**FOR SALE – Offers in the Region of £2,100,000**

**207-217 Haughton Road, Darlington, DL1 2LD  
& Avery Gardens, Haughton Road, Darlington, DL1 2FZ**

**Modern Residential Investment Portfolio:-**

**Comprising 6 Houses and 12 Apartments**

**Currently producing: £177,420 – NIY: 8.29%**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS





## SITUATION

Haughton Road (B6279) is an arterial route to the town centre from the East and links swiftly with the A66 at South Burdon. The location is a mixed residential neighbourhood incorporating a wealth of commercial amenities including Company Shop and SPAR amongst a diverse variety of local businesses.

All town centre amenities are within convenient walking distance and the location affords immediate access to the town centre inner ring road providing swift transport links across the region.

## LOCATION

Darlington is one of the principle commercial centres in the North East and has recently attracted major employers including HM Treasury, The International Department for Trade and Amazon's Regional Fulfilment Centre.

Darlington is a popular market town situated approximately 14 miles west of Middlesbrough, 20 miles south of Durham, 30 miles south of Newcastle and 50 miles north of York benefitting from excellent transport links across the region with swift access to the A66, A1(M) and A19.

Darlington Station is presently undergoing a £100M refurbishment and the town is well served by the national rail network sitting on the East Coast Mainline – fastest journey times - London Kings Cross 2h20m. Edinburgh 2h (approx.).

Teesside International Airport lies approximately 5 miles distant providing a range of commercial and domestic international flights with services expected to increase through the recent majority share public acquisition through the Tees Valley Combined Authority. Newcastle international airport lies approximately 42 miles north (approx. 40 mins travel time) and Leeds Bradford International Airport 58 miles south (approx. 1h20 mins travel).



**18 St Cuthberts Way**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
**Telephone: 01325 466945**

**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

**CARVER**  
**COMMERCIAL**  
**CHARTERED SURVEYORS**  
**& PROPERTY CONSULTANTS**

## DESCRIPTION

### **207-217 HAUGHTON ROAD, DARLINGTON, CO. DURHAM, DL1 2LD**

A terrace of six modern townhouses constructed 2019.

The properties are 2.5 storey of traditional cavity wall construction held under dual pitched tile covered roofs. Each property incorporates an open plan lounge/ kitchen on the ground floor, two bedrooms and bathroom on the first floor and master bedroom with en-suite on the second floor.

Each dwelling is heated by way of a gas fired central heating system and windows are new UPVC double glazing.

Externally the properties have front and rear gardens together with a marked allocated car parking space.

### **AVERY GARDENS, HAUGHTON ROAD, DARLINGTON, CO. DURHAM, DL1 2LD**

Modern three storey 12 No. Apartment Block constructed 2020.

The property is of steel frame construction held beneath a flat membrane covered roof incorporating brick and block outerleaf.

Each floor incorporates 2 x 1 bed apartments and 2 x 2 bed apartments. The apartments are of a modern specification comprising an open plan living room/ kitchen with bedroom(s) and bathroom. The apartments are heated via electrically operated wall mounted radiators and served with an independent fire alarm system. There is a lift shaft for future installation.

Externally there is under-croft car parking for 11 vehicles together with marked car parking for 13 vehicles externally (24 spaces total).

Total Site Area Approx. 0.53 Acres  
(Measured from Promap Mapping Services)



**18 St Cuthberts Way**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
**Telephone: 01325 466945**

**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

**CARVER**  
**COMMERCIAL**  
**CHARTERED SURVEYORS**  
**& PROPERTY CONSULTANTS**



## VIEWINGS

Strictly via appointment through the Agents.

## TENURE

The property is held freehold via our client's SPV.

It is expected that the SPV will be transferred to the buyer providing a significant SDLT saving.

On this basis a purchase at the Asking Price demonstrates a net initial yield of 8.29% after assuming standard purchaser's costs at 1.8%.

## AGENTS NOTE

All sizes are taken from EPC's. The properties have not been formally inspected by Carver Commercial.

All estimated values have been provided by our client with advice from local Estate Agents. These figures are provided for analysis purposes only and interested parties should rely on their own enquiries in this regard.

Individual offers for Part Only may be considered



**18 St Cuthberts Way**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
**Telephone: 01325 466945**

**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

**CARVER**  
**COMMERCIAL**  
**CHARTERED SURVEYORS**  
**& PROPERTY CONSULTANTS**



**18 St Cuthberts Way**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
**Telephone: 01325 466945**

**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

**CARVER**  
**COMMERCIAL**  
**CHARTERED SURVEYORS**  
**& PROPERTY CONSULTANTS**



## ACCOMMODATION/ RENTAL SCHEUDLE

### 219-217 HAUGHTON ROAD, DARLINGTON, CO. DURHAM, DL1 2LE

No.	Description	Size (m2)	Rent (PCM)	Rent (PA)	EPC
207	3-Bed Town House	88	£995	£11,940	B-85
209	3-Bed Town House	88	£995	£11,940	B-85
211	3-Bed Town House	88	£995	£11,940	B-85
213	3-Bed Town House	88	£995	£11,940	B-85
215	3-Bed Town House	88	£1,050	£12,600	B-85
217	3-Bed Town House	88	£1,000	£12,000	B-85
<b>Total</b>		<b>528m2</b>	<b>£6,030 (PCM)</b>	<b>£72,360 (PA)</b>	

### AVERY GARDENS, HAUGHTON ROAD, DARLINGTON, CO. DURHAM, DL1 2FZ

No.	Description	Size (m2)	Rent (PCM)	Rent (PA)	EPC
1	1-Bed Apartment (GF) With Outdoor Terrace	36	£650	£7,800	C-73
2	1-Bed Apartment (GF) With Outdoor Terrace	36	£825	£9,900	C-73
3	2-Bed Apartment (GF)	66	£850	£10,200	C-73
4	2-Bed Apartment (GF)	66	£650	£7,800	C-72
5	1-Bed Apartment (FF)	36	£650	£7,800	C-78
6	1-Bed Apartment (FF)	36	£795	£9,540	C-78
7	2-Bed Apartment (FF)	66	£795	£9,540	C-79
8	2-Bed Apartment (FF)	66	£650	£7,800	C-78
9	1-Bed Apartment (SF)	36	£650	£7,800	C-75
10	1-Bed Apartment (SF)	36	£795	£9,540	C-75
11	2-Bed Apartment (SF)	66	£795	£9,540	C-75
12	2-Bed Apartment (SF)	66	£650	£7,800	C-74
<b>Total</b>		<b>612m2</b>	<b>£8,755 (PCM)</b>	<b>£105,060 (PA)</b>	

#### AGENTS NOTE

All rental information has been provided by our client in June 2026.

**18 St Cuthberts Way**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
**Telephone: 01325 466945**

**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

**CARVER**  
**COMMERCIAL**  
**CHARTERED SURVEYORS**  
**& PROPERTY CONSULTANTS**