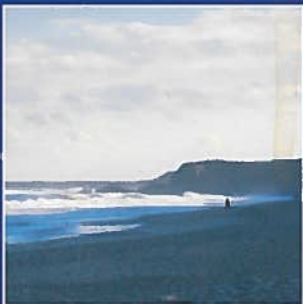


# INVESTING IN SEAHAM



## INVESTING IN THE FUTURE

The face of Seaham is being transformed by a strategic package of investments, delivered by One NorthEast on behalf of English Partnerships under the Coalfield Programme. One NorthEast is working in partnership with District of Easington, Durham County Council, other local partners, investors and developers to secure the regeneration and rejuvenation of Seaham's economy and environment.

With a pump-priming package in excess of £30 million, the strategy encompasses a series of linked projects to improve the environment, create better transport links and offer major development opportunities for investors in industry, commerce, retail, housing and leisure.

## INVESTING IN INDUSTRY

Three of East Durham Enterprise Zone's sites are situated in Seaham; at Dawdon, Fox Cover and Seaham Grange, comprising a total of 46.8 hectares (115 acres) of EZ land. Enterprise Zone benefits are available until November 2005, including capital allowances, exemption from uniform business rates and a streamlined planning procedure.

Seaham Grange is virtually fully committed but serviced sites are still available at Dawdon and Fox Cover, which lie adjacent to the A182 South of Seaham Link Road.

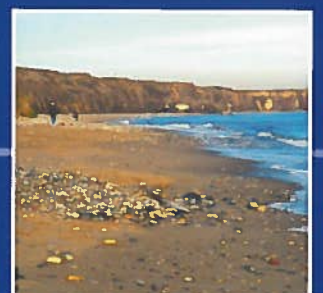
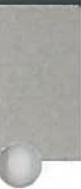
The investment in Seaham's Enterprise Zones has already attracted substantial industrial and business space developments with over 38,000 sq. m. (410,000 sq. ft.) of property either completed or under construction.

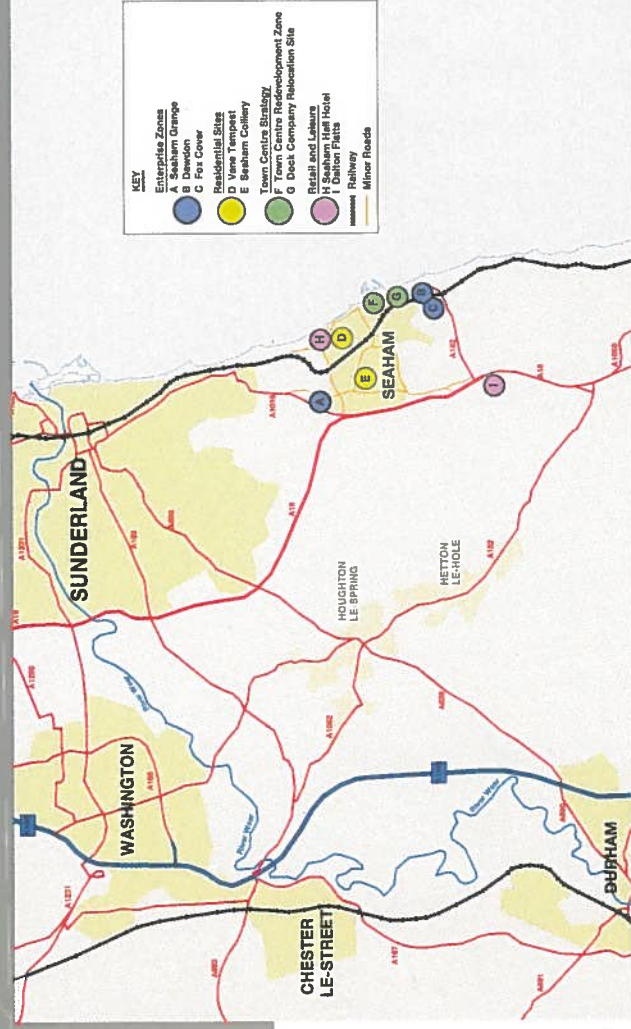
## INVESTING IN HOUSING

One NorthEast and English Partnerships are investing over £8 Million in the reclamation and provision of infrastructure and services at the sites of the former Vane Tempest and Seaham Collieries. The reclamation of Vane Tempest will be complete in early summer 2001 and will create development opportunities for approximately 600 new homes together with a neighbourhood centre in a prestige environment on 20 hectares (50 acres) of brownfield land, with a further 12 hectares (30 acres) retained as public open space.

At the former Seaham Colliery, the reclamation and servicing of 13.3 hectares (33 acres) of land is programmed to commence in early summer 2001 to create an opportunity for 215 to 240 new homes.

In returning these brownfield sites to beneficial use, One NorthEast and English Partnerships are assisting Seaham in the provision of new housing opportunities.





## INVESTING IN TRANSPORT

A major contribution has already been made towards the provision of the A182 South of Seaham Link Road, which provides easy access from the A19 trunk road to the south of the town via the Enterprise Zone sites at Fox Cover and Dawdon. Work has now started to extend the road into the town centre as part of a major regeneration initiative, supported by Durham County Council & District of Easington.

## INVESTING IN THE ENVIRONMENT

Whilst significant areas of brownfield land at the former Vane Tempest and Seaham Collieries will be retained as public open space for the enjoyment of residents, a major contribution has also been made to the 'Turning the Tide' project. The cleaning of cliff tops and beaches on the East Durham coast to remove the legacy of the coal mining industry and to restore the area to its former natural beauty is a vital measure in improving wildlife habitats whilst boosting the area's tourism potential and the local economy.

## INVESTING IN THE TOWN CENTRE

One NorthEast and English Partnerships are key partners in a multi-million pound project to regenerate the natural heart of Seaham town centre.

The project, which has commenced recently, involves the relocation from the town centre of the Seaham Harbour Dock Company Limited to a reclaimed site to the south of the town. The A182 link road will be extended, with associated environmental improvements, to serve as a direct link between the A19 and the town centre. The vacated town centre site will be redeveloped with an imaginative mix of retail, commercial and leisure uses.

As the most substantial and dramatic scheme within the package, the redevelopment of the town centre represents the final, major step within the strategy and will draw together all previous investments in achieving regeneration, job creation, environmental improvements and economic revival.

## INVESTING IN LEISURE AND RECREATION

After four years of planning, design and building, Seaham Hall has been transformed into a top international hotel. Set within 30 acres of grounds, the hotel, where Lord Byron married, boasts 18 suites and a penthouse. With luxury surroundings and high standards of service, Seaham Hall provides the region with a unique asset.

The former coalfield spoil heaps at Dalton Flatts are the centre of a proposed £35 million factory outlet/leisure development creating 1150 jobs. Shops, hotel, cinema, bowling and restaurants will provide employment opportunities as well as providing facilities not previously represented in the area. Development work is due to commence in late 2001.





## INVESTING IN SEAHAM DEMOGRAPHICS

### Population:

Population of Seaham = 22,200  
Population of Easington District = 93,800  
Population within 20 miles of Seaham = 2 million

### Workforce Population:

Within 5 miles = 95,100 Within 10 miles = 225,000  
Within 20 miles = 877,200

### Surrounding Towns:

City of Sunderland, Houghton le Spring, Hetton le Hole & Peterlee

### Assisted Area Status:

Tier 2. Three Enterprise Zone sites within the town.

### Local Firms:

Fortress Architectural Systems, International Plastic Systems, Pride Valley Foods, Seaham Harbour Dock Company, Geoffrey Maskell Engineering, Thermal Technology Transfer, ITW Fastex.

### Education Establishments:

Seven secondary schools within East Durham, East Durham Community College, Universities of Teesside, Sunderland, Durham, Newcastle and Northumbria all within 25 mile radius.

### Training:

County Durham Learning & Skills Council, Northern Training Trust and East Durham Community College

### Distance (in miles) to:

A19 trunk road (1.5) - A1(M) Motorway (10)  
Durham Railway Station (12) - Teesport (29), Newcastle Airport (27), Teesside Airport (29)

### Useful Contacts:

County Durham Development Company Tel: (+44) 191 3832000  
District of Easington Tel: (+44) 191 5270501  
East Durham Development Agency Tel: (+44) 191 5863366

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Several of the projects referred to in this brochure are part financed by



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