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COUNTY DURHAM, DL12 8PQ

GSC GRAYS
PROPERTY • ESTATES • LAND

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LAND AT COUNDON, COUNDON

BISHOP AUCKLAND, COUNTY DURHAM, DL14 8PX

We are instructed on behalf of the landowner of a 1 hectare site or thereabouts at Coundon, Bishop Auckland. The site is currently used for grazing. An application for outline planning consent has been submitted on the site for 30 residential units. The site has previously benefitted from detailed planning permission for 17 residential units in the form of two consents. We are inviting offers for the freehold sale by private treaty.

- 1 Hectare (2.471 Acres) Of Residential Development Land
- Outline planning permission has been submitted for 30 residential units
- Detailed Planning Permission has previously been held for 17 Residential units

Price on application

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

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SITE AREA

Approximately 1 hectare or thereabouts.

DESCRIPTION

The site lies on the western edge of Coundon village in County Durham and is outlined in red for information purposes on the attached plan. Additional land maybe available by separate negotiation.

The site lies adjacent to the B6287 with good access to the A1 and within close proximity of Bishop Auckland. The site has views over parts of rural County Durham due to its place on the outskirts of the village. Coundon is a growing village enjoying numerous pubs and other amenities.

PLANNING

Previously the site has benefitted from detailed planning permission for 17 residential units in the form of two consents for low density housing. A separate outline application under the reference DM/17/00912/OUT has been validated by Durham County Council for the whole site pending a decision and due to be determined by the 4th August 2017. It is anticipated that a successful buyer will progress the site thereafter. This planning application is for an increased number of higher density houses on the site, aimed to target the demands of the local housing market. We expect any buyer to satisfy themselves of any site remediation costs (if any).

TENURE

It is understood that the property is sold freehold with vacant possession upon completion.

BASIS OF OFFER

Informal Tender.

LOCAL AUTHORITY

Durham County Council Tel: 03000 26 00 00.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The site is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

AREAS, MEASUREMENTS & OTHER INFORMATION

All areas, measurements and other information have been taken from various records and are believed to be correct but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

HEALTH & SAFETY

Please take care when viewing the property and be as vigilant as possible when making an inspection for your own personal safety. Please note that the land is currently grazed by horses and all interested parties must take care when viewing to ensure that the gates remain secure.

VAT

Any guide prices quoted are exclusive of VAT. In the event that the sale of the property, or any part of it, or right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

DRAWINGS

The drawings included are for indicative purposes only.

VIEWINGS

Parties are permitted to view the land from the public highway or on foot during daylight hours, subject to holding a set of these particulars at the time of inspection and having registered their details with the Selling Agent GSC Grays, Telephone: 01833 637000.

PARTICULARS

Particulars written May 2017. Planning is available online.

INFORMATION PACK

Further information is available upon request detailing the sites planning history and current planning documents. For further information in a CD format please contact our Barnard Castle office.

DEADLINE FOR OFFERS

The deadline for offers is 11th August 2017. The planning application is due to be determined before the closing date for offers. We are willing to accept offers conditionally upon the planning application being successful.

In the event that any parties express an interest in the land prior to the determination date GSC Grays will inform the interested party of the outcome of the planning application.

Copyright. All rights reserved. This drawing must not be reproduced without permission. Only the original drawing should be relied upon. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any shop drawings. All shop drawings to be submitted to the architect / interior designer for comment prior to fabrication. This drawing is to be read in conjunction with the architect's / interior designer's specification, bills of quantities / schedules, structural, mechanical & electrical drawings and all discrepancies are to be reported to the architect / interior designer. Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

rev	amendments	date	by
T0	ISSUED FOR		

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project	drawing title	scale @ A3	date
Proposed Housing Development Coundon	Proposed Site Plan	1:500	09/03/17

client	drawing status	job no.	drawing no.	revision
	Planning	1713	PP-100-01	A

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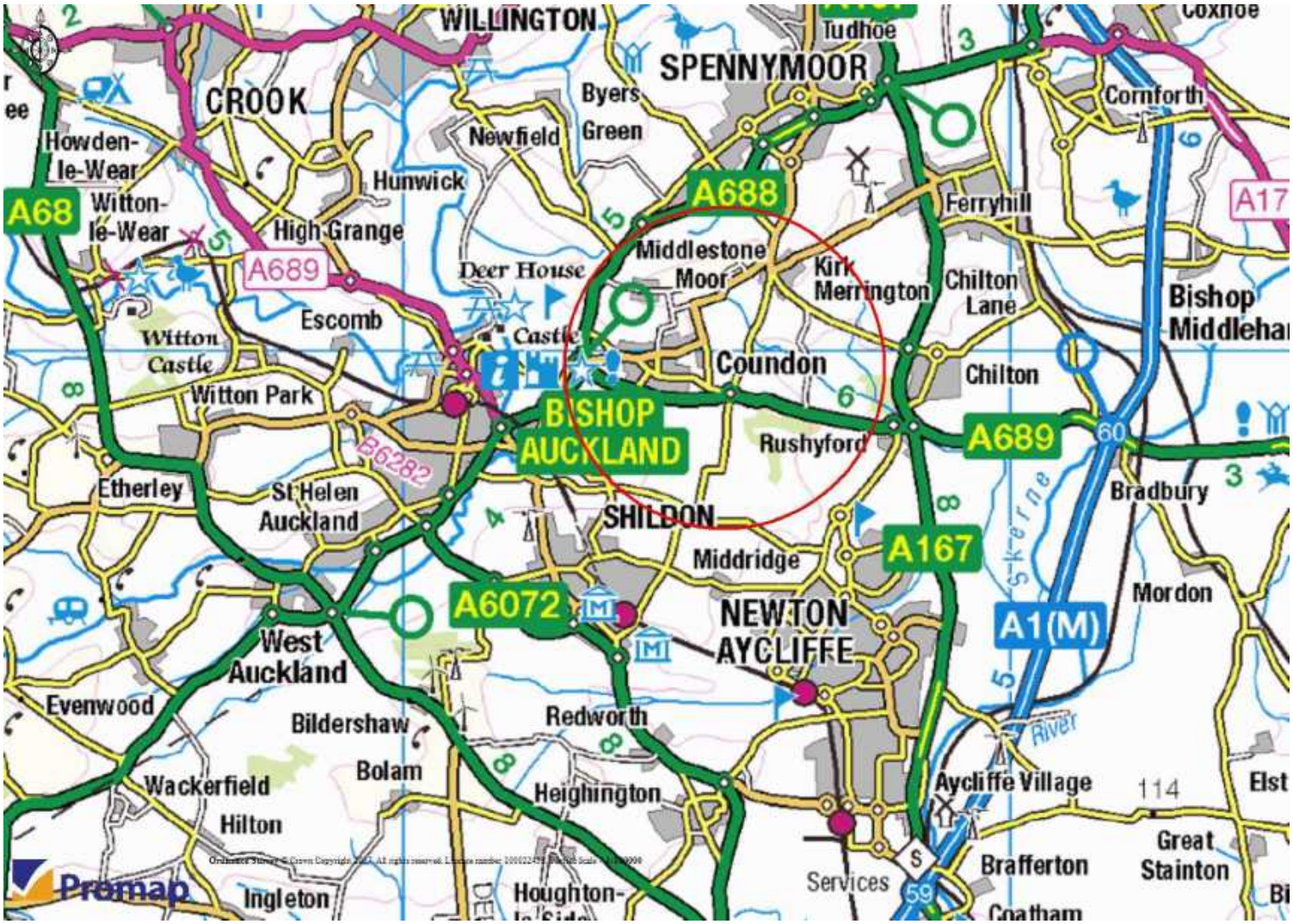

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