

Approximate Boundary

DEVELOPMENT OPPORTUNITY SUBJECT TO PLANNING FOR SALE



Land to the west of 10
Farnley Ridge, Durham,
DH1 4HB

Bradley Hall

0191 232 8080

newcastle@bradleyhall.co.uk

www.bradleyhall.co.uk

33 – 39 Grey Street, Newcastle upon Tyne, NE1 6EE



Key info



FREEHOLD
OFFERS INVITED



Prime Development
Opportunity



Approximate Size
Totaling: **320 m2**



The site benefits from no
planning permission, but
we have a planning team
who can assist



Located in the heart
of Durham



Freehold



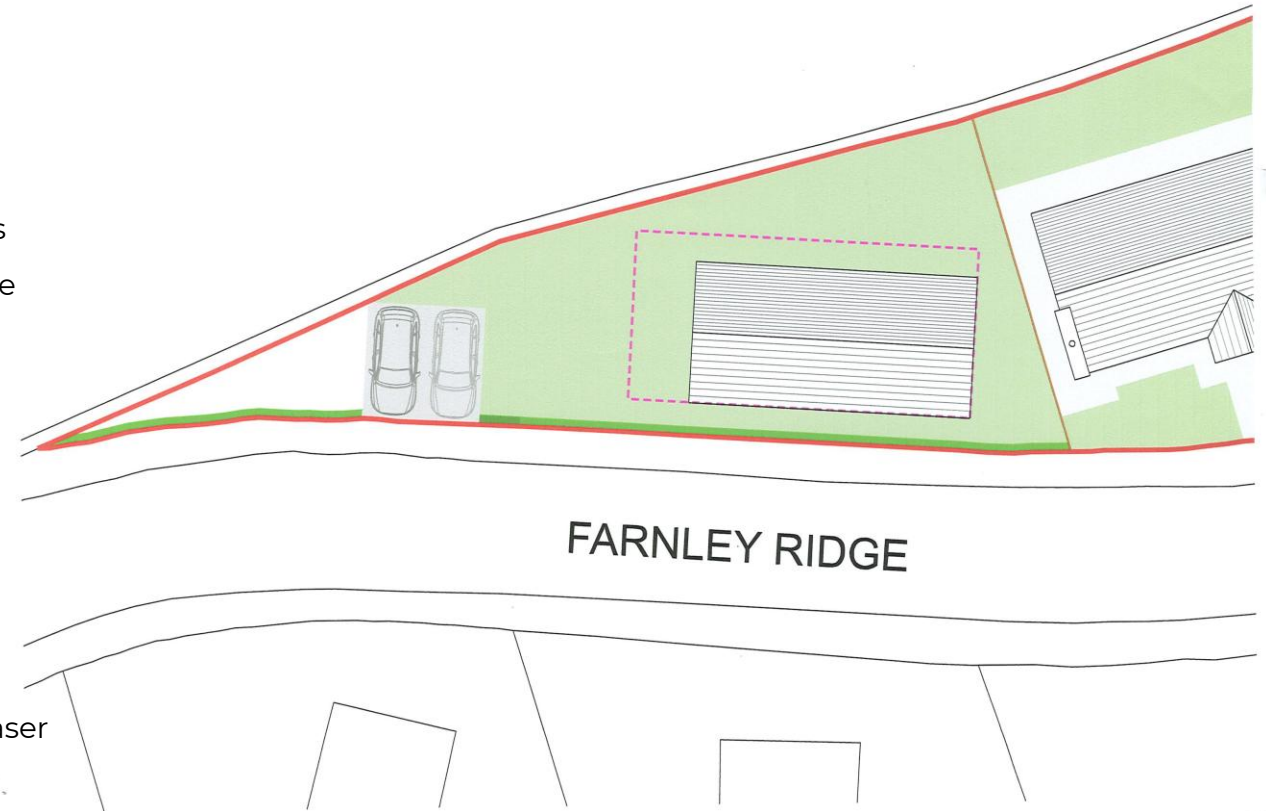
Situated within a well
connected area.

Location & Description

The subject property is located on Farnley Ridge which is a quiet cul-de-sac on the edge of Durham City Centre. The property is 0.7 miles away from the centre of Durham City Centre.

Farnley Ridge is well placed for commuting purposes as it lies close to the A(167) Highway which provides good road links to both North and South. Farnley Ridge is also within walking distance of the Durham Johnston School as well as many of the University and College buildings and the railway and bus stations.

The site currently houses the garden and parking area of 10 Farnley Ridge but is available to buy as a development plot (subject to planning permission).



Planning Permission

The site benefits from no planning permission but we are able to assist any purchaser in discussing any planning guidance/plans that will be required in obtaining the relevant permissions.

Tenure

The site is to be sold freehold with vacant possession.

Terms

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall on this basis, and where silent, offers will be deemed net of VAT.

Legal Costs

All parties are to bear their own legal costs in the transaction.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their 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.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Registered in England No. 07236458
- 5) All details are provided Subject to Contract

Viewing & further information

For all enquiries and viewing arrangements please contact Callum Armstrong or Mae Gordon

Tel: 0191 232 8080

Email: callum.armstrong@bradleyhall.co.uk

mae.gordon@bradleyhall.co.uk

Bradley Hall

0191 232 8080

Newcastle@bradleyhall.co.uk

www.bradleyhall.co.uk

33 -39 Grey Street, Newcastle upon Tyne, NE1 6EE