

DEVELOPMENT OPPORTUNITY FOR SALE



Land at Gladstone House, 1
Gladstone Street, Crook, DL15
9EE

Bradley Hall

0191 232 8080

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

APPROXIMATE BOUNDARY



Key info



GUIDE PRICE OF
£100,000



Planning permission granted for the development of 4no. residential dwellings.



Approximate Size
Totaling: **0.08 Acres (0.03 Hectares)**



Prime Development Opportunity



Located within the town centre of Crook with immediate access to public transport links



Freehold



Planning comprises
1no. 3 bedroom home.
1no. 2 bedroom home.
2no. 2 bedroom apartments

Location & Description

Bradley Hall are excited to market a unique opportunity for the development of Gladstone House. The site is situated in Crook, a town located around 9 miles south-west of Durham City Centre. It offers strong transport connections, with easy access to both the A1(M) and A68. The site is located within the Crook Conservation Area and nearby both residential dwellings and the commercial Market Place.

The site extends to approximately 0.08 acres of land and benefits from full planning permission for 2no. two storey dwellings and 2no. apartments. The property also presents a buyer an opportunity to create a substantial house subject to obtaining the relevant permissions.

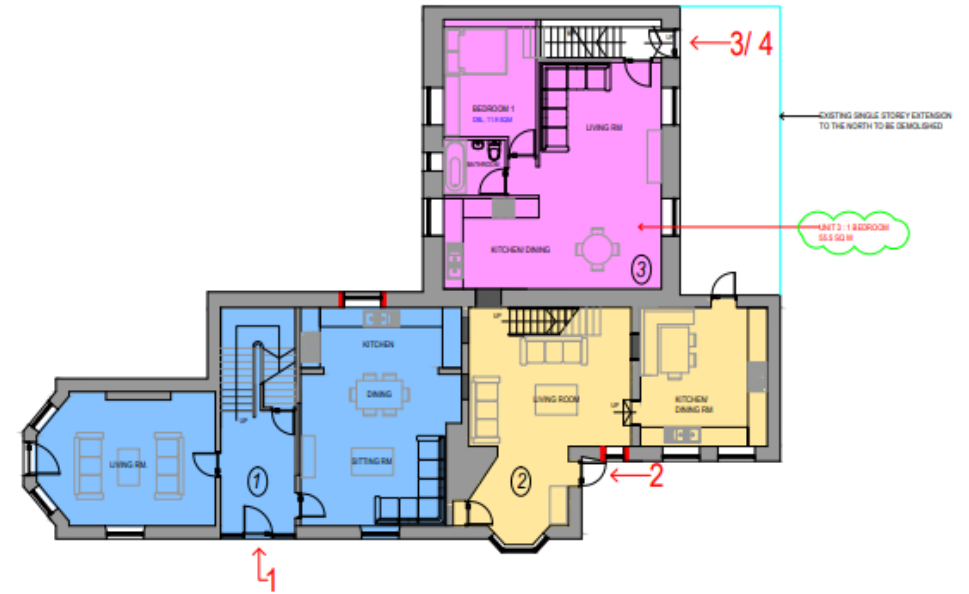
Planning Permission

The site benefits from approved full planning permission for the conversion of offices to 4no. Dwellings including the removal of an existing single storey extension and the installation of windows and doors.

Further information can be found at Durham County Council's Planning Portal. Reference: **DM/23/01327/FPA.**



WEST ELEVATION



GA GROUND FLOOR PLAN

PROPOSED



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.

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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

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