

For Sale – Residential Development Opportunity

Land at Rodridge Farm, Rodridge Lane, Station Town, Wingate, TS28 5HG

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

- Rural Development Opportunity
- Site Area: 0.36 hectares (0.9 acres)
- Superb Views
- Outline Consent for 9 Dwellings
- Planning Reference: DM/17/02687/OUT
- Freehold

Offers Invited

FOR SALE –Residential Development Opportunity

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LOCATION

The site is located in a rural location south of Wingate and is on a direct road towards the A19. The A19 runs parallel to the A1(M) which connects London to Edinburgh.

Station Town is serviced by many local bus routes that are located along Front Street towards the A19 which provides access to Durham and Newcastle Upon Tyne to the north and Stockton-on-Tees/Middlesbrough to the south.

Wingate is a former pit village in County Durham and lies 0.8 miles from the A19, 15 miles from A1(M) and 9 miles from Durham City Centre.

DESCRIPTION

The site is located in a rural location with superb views over open countryside between two existing settlements of Station Town and Hutton Henry, both of which are accessible on foot, cycle or by car. The site benefits from being cleared of the previous industrial units and approximately extends to 0.9 acres.

PLANNING

Outline planning permission has been granted subject to S106 for the demolition of existing buildings (now demolished) and the erection of 9 dwellings. An indicative layout plan is available on request and more information is available on the Durham City Council planning portal using reference: DM/17/02687/OUT.

TENURE

The site is sold freehold with vacant possession.

INFORMATION PACK

An information pack for the site is available from the sole agent.

SERVICES

We are advised that all of the main services are either on or immediately adjacent to the site. Interested parties should make their own enquiries to the utility companies and confirm availability and capacity.

TERMS

The subject site is available by way of freehold with offers invited. All offers must be submitted in writing to Bradley Hall and include:

- The proposed purchase price
- Proof funding is available for the purchase
- Details of the proposed residential scheme

All offers are to be made to Bradley Hall exclusive of VAT and, where silent, offers will be deemed net of VAT.

Our client is not obliged to accept the highest or indeed any offer.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING & FURTHER INFORMATION

For all enquiries please contact **Callum Armstrong** at Bradley Hall.

Tel: 0191 232 8080



Local Schools:

Wingate Primary School (Ofsted: Outstanding)

The Academy at Shotton Hall (Ofsted: Outstanding)



1 mile from A19

3 miles from A179



11.6 miles from Durham Train Station

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.
- 5) All details are provided **Subject to Contract**

