EXISTING RESIDENTIAL AND LEISURE DEVELOPMENT OPPORTUNITY

FOR SALE

Land at Greenhills Farm,
Wheatley Hill, DH6 3QS

Bradley Hall

0191 232 8080
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www.bradleyhall.co.uk
33 – 39 Grey Street, Newcastle upon Tyne, NE1 6EE



Key info

£

OFFERS IN THE REGION OF £1,750,000



Bespoke Development Opportunity - with subsequent existing buildings



Approximate Size Totaling: **4.3 Acres (1.74 Hectares)**



Planning permission for a proposed single dwelling



St Godrics Catholic Primary School - Located 1.03 Miles From Site



Freehold with the option for a leasehold on an additional c.17 acres



Located approximately 10 miles from Durham City Centre

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Location & Description

The site is located to the east of Wheatley Hill and north of Wingate, approximately 10 miles from Durham City Centre. Greenhills farm extends to approximately 4.3 acres of land and accommodates a large plane hanger, restaurant, executive dwelling building plot and an existing, temporary house.

Thornley Station Industrial Estate is located to the east of the site, and a small, residential development, 'The Crosslings', is located to the immediate western boundary of the site.

The site is currently used as 'Greenhill Farm Airstrip' and the current landowners rent additional land to the south of the site which measures approximately 17 acres. The subject site benefits from full planning permission for one executive dwelling with a double garage, with foundations in place.

On site, there is an impressive restaurant is partially complete, with views over the airfield and a temporary chalet.





Planning Permission

The site could be suitable for a number of uses, subject to planning permission including both residential and commercial uses or is available in it's current use as an airfield.

Further information for the planning permission of a single dwelling is available on Durham County Council's Planning Portal. Reference: DM/18/00540/FPA

Our planning team are happy to assist with any planning queries.

Accommodation

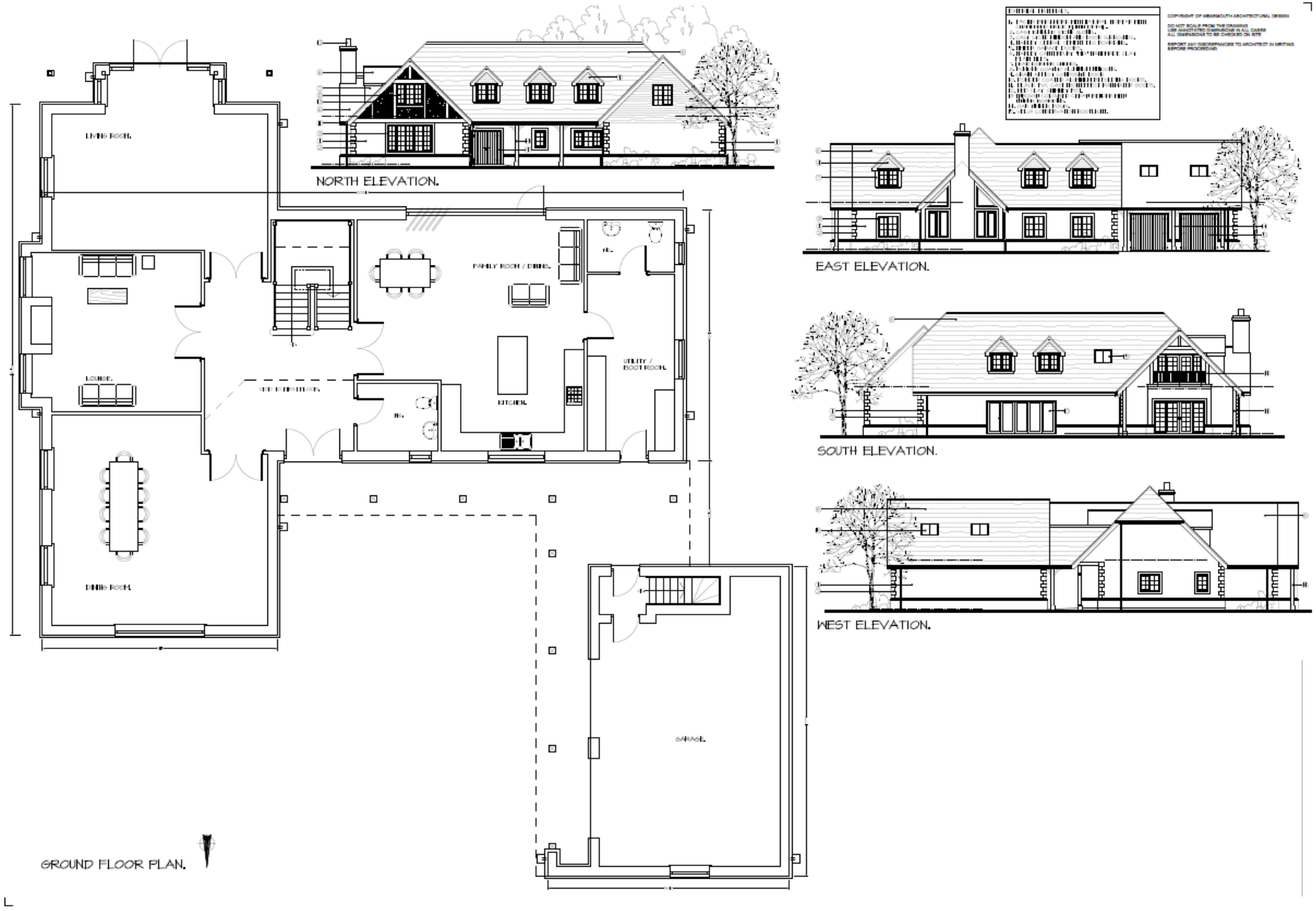
Type	Details
Proposed Single Residential Dwelling	Approximate GIA - 467m^2 (5,027 sq ft)
Leisure/Restaurant Unit	Approximate GIA - 211m^2 (2,271 sq ft)
Industrial Unit/Microlight Hanger	Approximate GIA - 1,214m^2 (13,067 sq ft)
Holiday Lodge	Two Bedrooms



Proposed Floor Plans and Elevations

Gross Internal Area (GIA)

- Garage 52 m^2
- Ground Floor 210 m^2



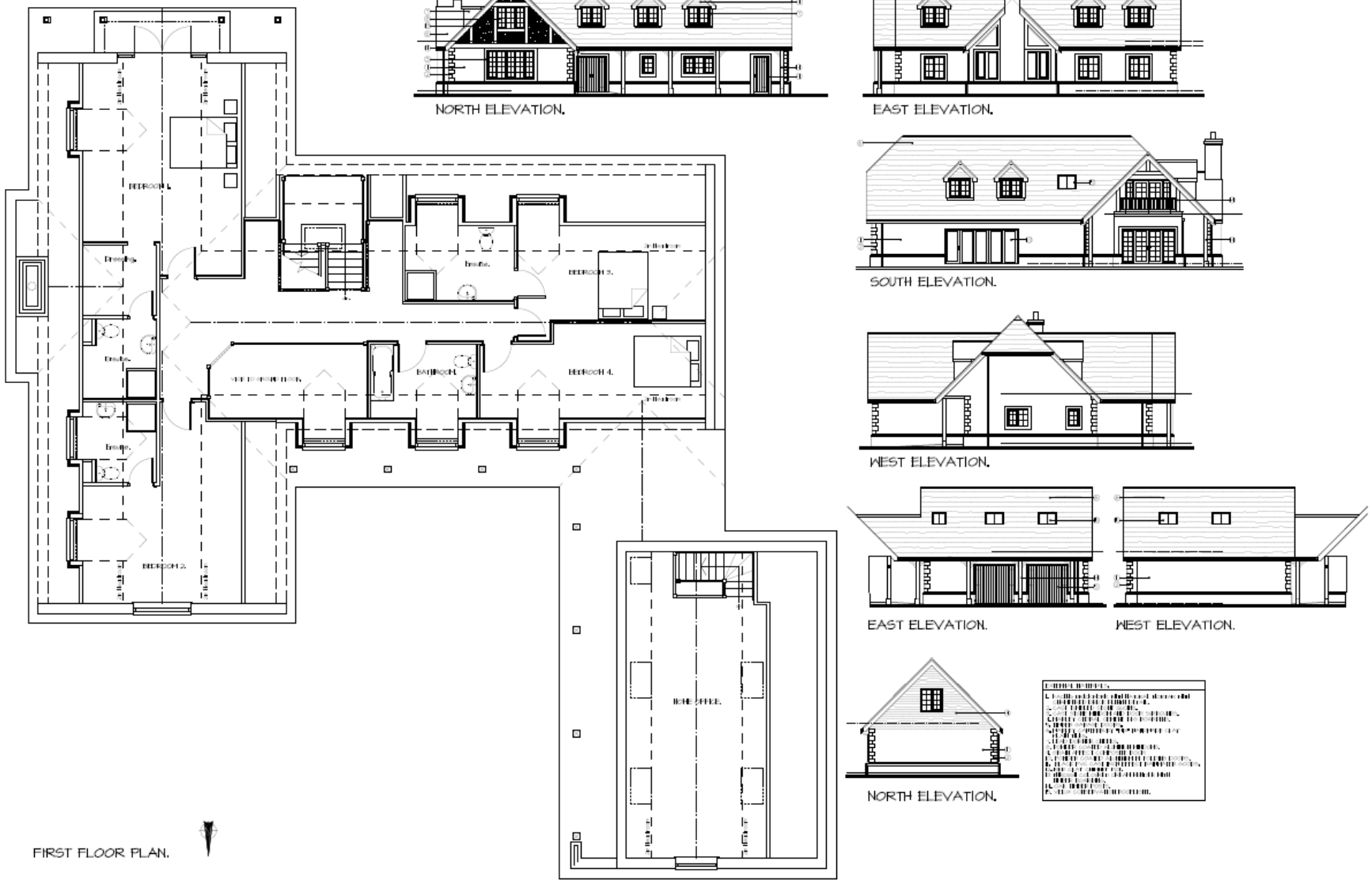
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Proposed Floor Plans and Elevations

Gross Internal Area (GIA)

- Upper Garage 38 m^2
- First Floor 167 m^2



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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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Email: callum.armstrong@bradleyhall.co.uk
mae.gordon@bradleyhall.co.uk

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