



## Stony Bank, Willington, Crook

- OUTLINE PLANNING PERMISSION
- THREE BED FAMILY HOME PROPOSED
- COUNTRYSIDE VIEWS
- DEVELOPMENT OPPORTUNITY
- SEMI RURAL LOCATION
- VIEWING BY APPOINTMENT

**Price £100,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Stony Bank, Willington, Crook

## DESCRIPTION

Land for sale on Stony Bank, Willington. Outline planning permission has been granted for a single dwelling. Plans are available for a three bedroomed family home with double garage and large garden. Viewing by appointment only.

Willington is a semi rural town in Crook, County Durham with a range of local facilities such as shops, cafés, restaurants and local primary and secondary schools. It is also only approximately 6.6 miles from Durham City and has regular public transport services to neighbouring towns Bishop Auckland and Crook. The plot measures just under a quarter of an acre approx.



INDICATIVE REAR ELEVATION



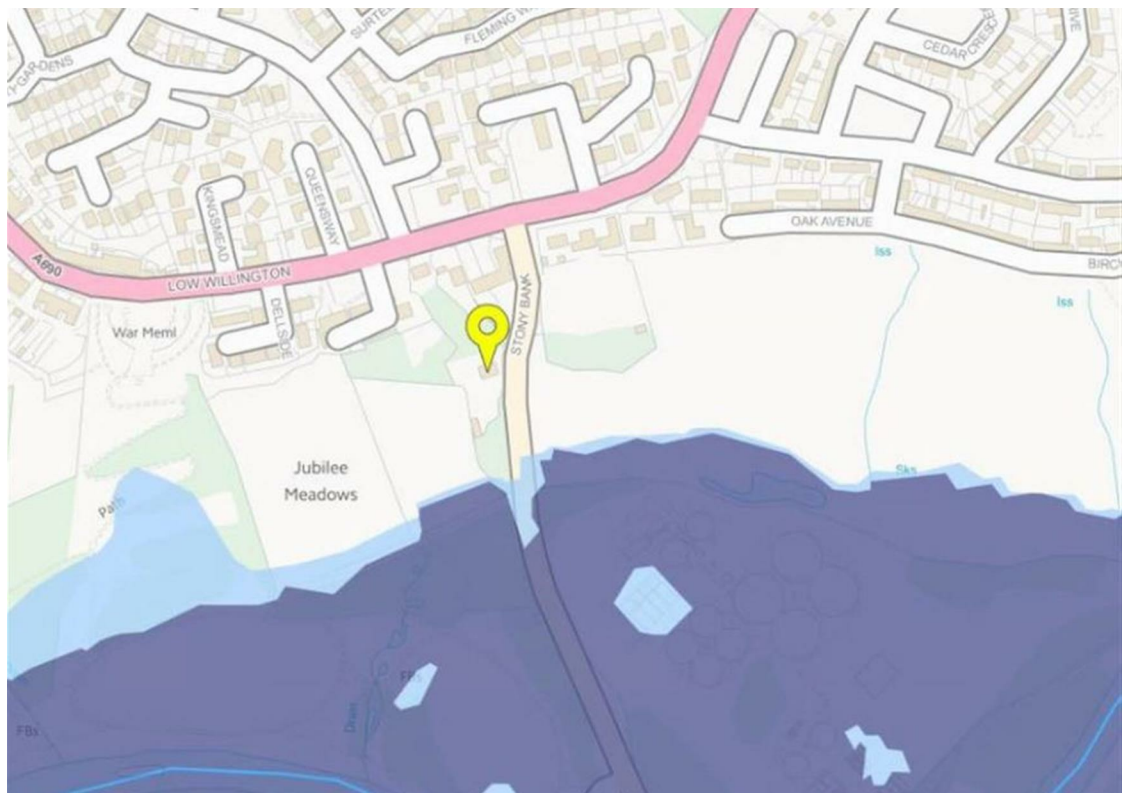
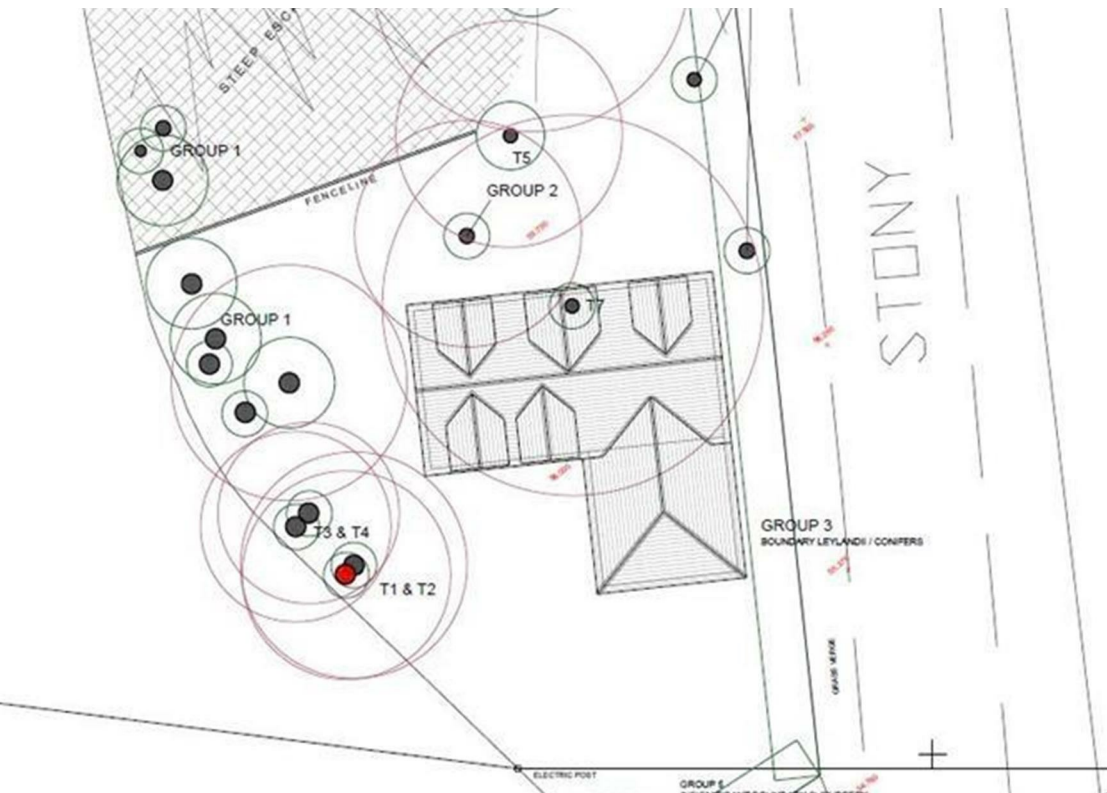
INDICATIVE FRONT ELEVATION



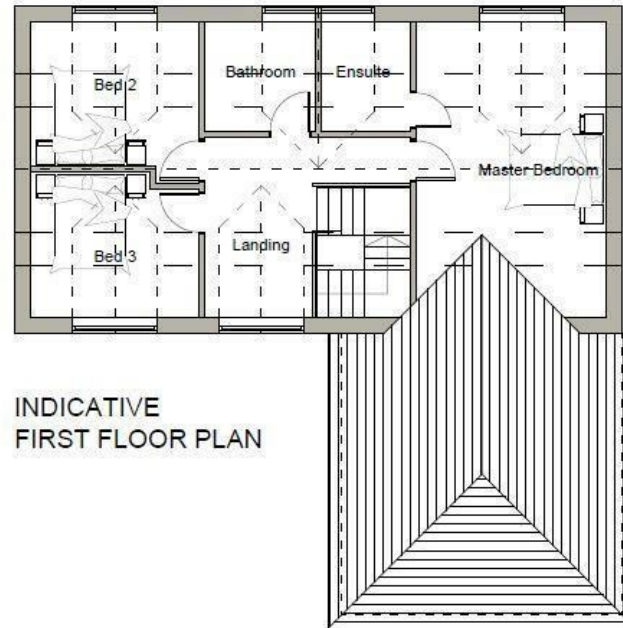
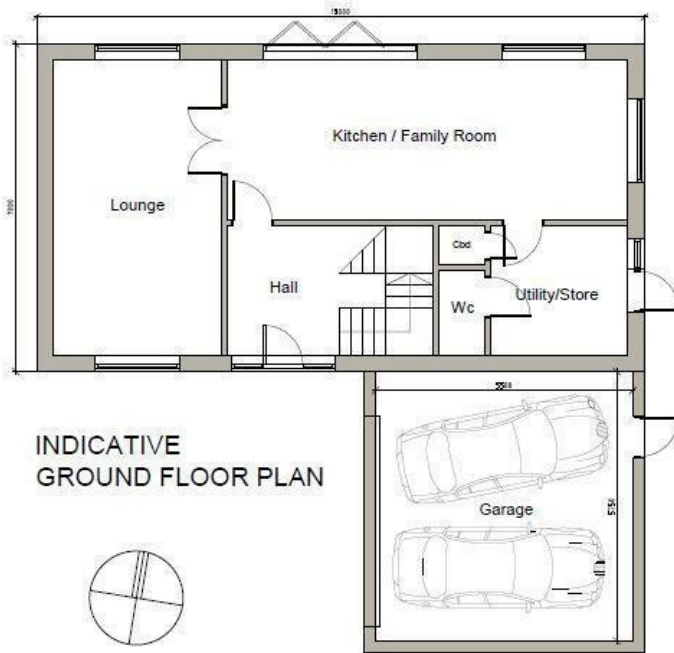
INDICATIVE SIDE/WEST ELEVATION



INDICATIVE SIDE/EAST ELEVATION







## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## Viewing

Please contact our Hunters Bishop Auckland Office on 01388 311582 if you wish to arrange a viewing appointment for this property or require further information.

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