



Development Site, Rear of Oswald Terrace, Stanley  
Guide Price £180,000

Vickers  
& Barrass  
— Est. 1973 —

Land and Estate Agents

# Development Site, Rear of Oswald Terrace, Stanley, DH9 7ES

An excellent and unique opportunity to purchase a site which has outline planning permission for 5 detached dwellings. The site extends to 0.75 hectares (1.87 acres) and is located to the south west of Stanley. The land is available as a whole, for sale by private treaty.

- Development site
- Outline planning permission granted
- 5 detached dwellings
- Accessible location

## LOCATION

The site is situated to the south west of Stanley between the areas of South Moor and Quaking Houses.

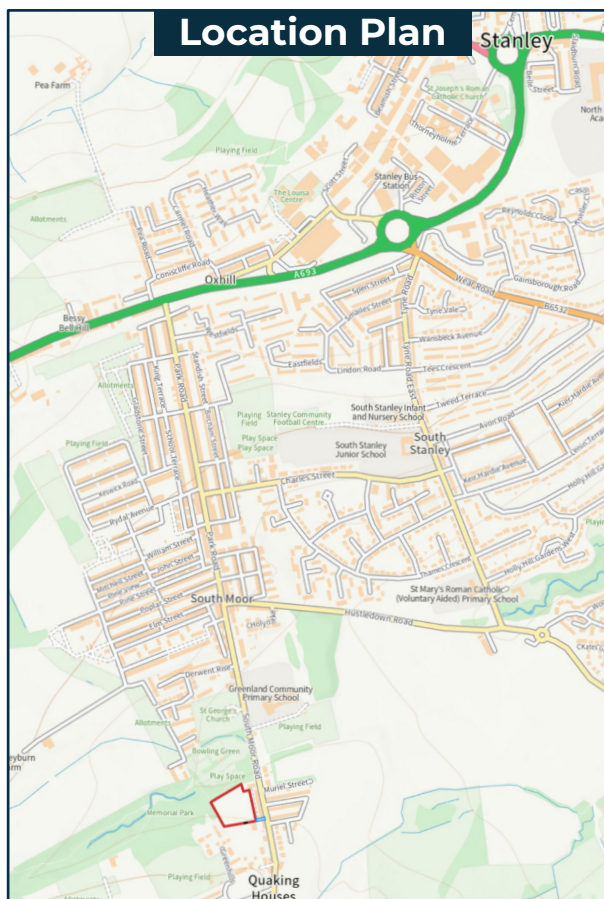
Stanley is located 6 miles west of the A1(M), 9 miles east of the A68, 8 miles north west of Durham and 10 miles south of Newcastle.

Stanley has a number of supermarkets, shops, restaurants and other amenities. It is in close proximity to major road networks, has public transport facilities and Newcastle, Chester le Street and Durham train stations are all on the East Coast main line.

## DIRECTIONS

From Stanley, head west on the A693, turn left onto Park Road at the traffic lights, continue along Park Road, heading south for approximately 1 mile. The land is accessed by turning right onto a single track road to the rear of Oswald Terrace.

What3words: asteroid.betrayed.scoop



## DESCRIPTION

Outline planning permission for 5 detached dwellings was granted on 7 September 2022. All matters are reserved with the exception of the access to the site. An application for the approval of reserved matters must be made before 6 September 2025.

The scale of the proposed dwellings is yet to be determined and this information will be included with the reserved matters application, however it is expected that they will closely reflect the scale of the adjacent dwellings located in the immediate area of the site. The proposed layout indicates that the plots will have a generous amount of amenity space with large gardens and parking areas.

Full details of the planning application can be found on Durham County Council's planning portal reference DM/22/01580/OUT.

The site is currently used for equestrian grazing. The field to the south of the site will remain as a grass paddock.

## ACCESS

Access will be via the existing access point located off the rear lane behind Oswald Terrace. This is shaded blue on the Site Plan. The access will be widened and the existing lamp post relocated.

## THIRD PARTY RIGHTS OF ACCESS

The vendor and their successors in title will retain a right of access over the land to access their retained land to the south of the site. A gate must be installed along the southern boundary as shown on the sale plan.

## PUBLIC RIGHTS OF WAY

There is a public right of way adjacent to the western boundary but it does not cross the site. This is shown as a brown hashed line on the sale plan.

## CLAWBACK

The land is sold subject to a clawback in favour of the vendor and their successors in title, that entitles them to a further

payment upon the grant of planning permission for anything other than 5 detached dwellings as per the outline planning permission, equivalent to 50% of the uplift in value for a period of 25 years.

## MINERAL RIGHTS

The mines and minerals are excepted.

## EASEMENTS AND WAYLEAVES

The land is sold subject to and with the benefit of all rights of way, water, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

## LEGAL FORMALITIES

Exchange of contract will take place as soon as possible, but in any event no later than expiry of eight weeks from the instructing solicitors, with completion seven days thereafter.

## COSTS

Each party is to bear their own costs.

## ANTI-MONEY LAUNDERING REGULATIONS

The purchaser(s) will be required to provide proof of identification to comply with anti-money laundering regulations.

## ACREAGES

The gross acreages have been assessed in accordance with Ordnance Survey data, interested parties should satisfy themselves in this regard.

## TENURE

The land is sold freehold and vacant possession will be available upon completion.

## VIEWINGS

Viewings are permitted in daylight hours, having notified the Vickers & Barrass Darlington office of the intention to view on 01325 728084.

## LOCAL AUTHORITY

Durham County Council [www.durham.gov.uk](http://www.durham.gov.uk) 03000 26 0000

## BUYERS PACK

- Geo-Environmental Site Assessment
- Preliminary Ecology Appraisal

## NOTES

Particulars prepared - October 2022

Photographs taken - November 2022

## PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

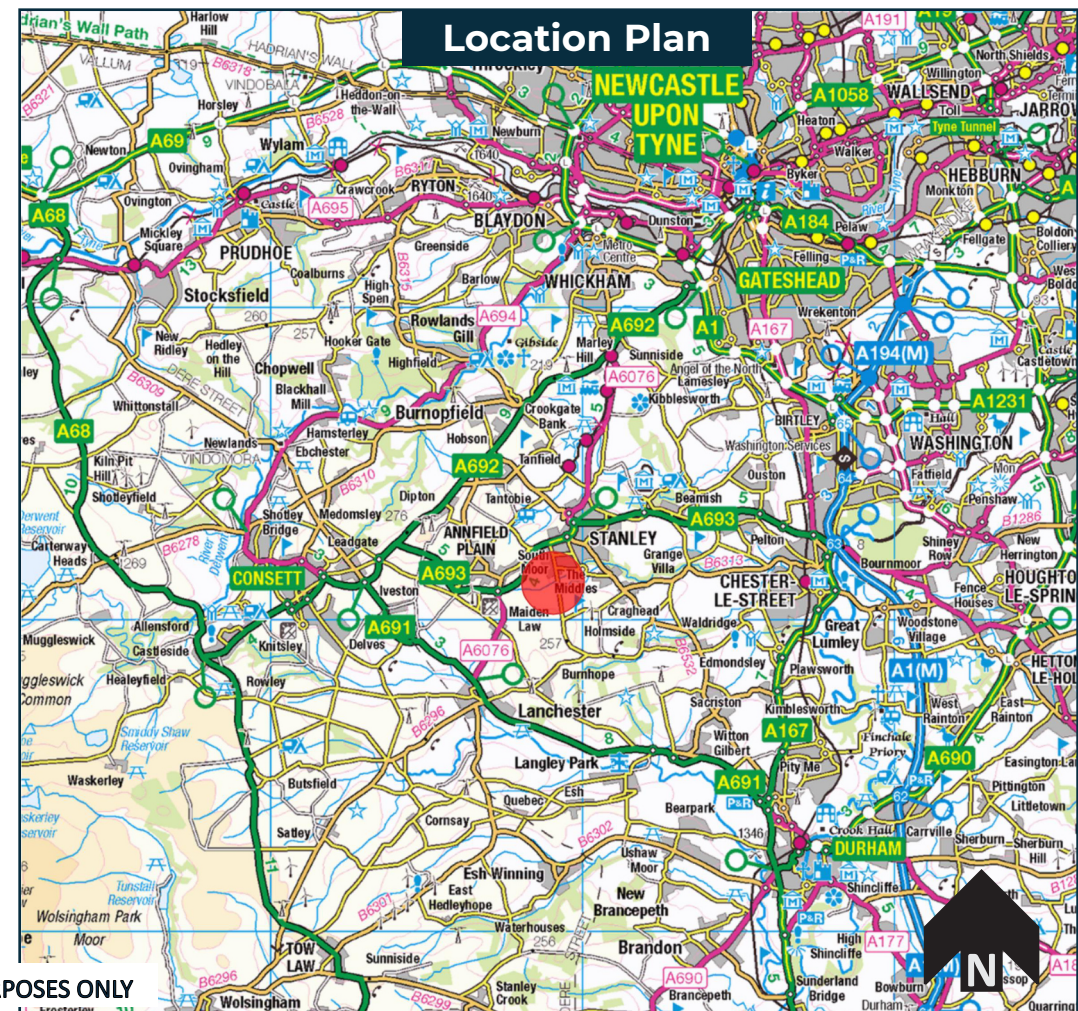
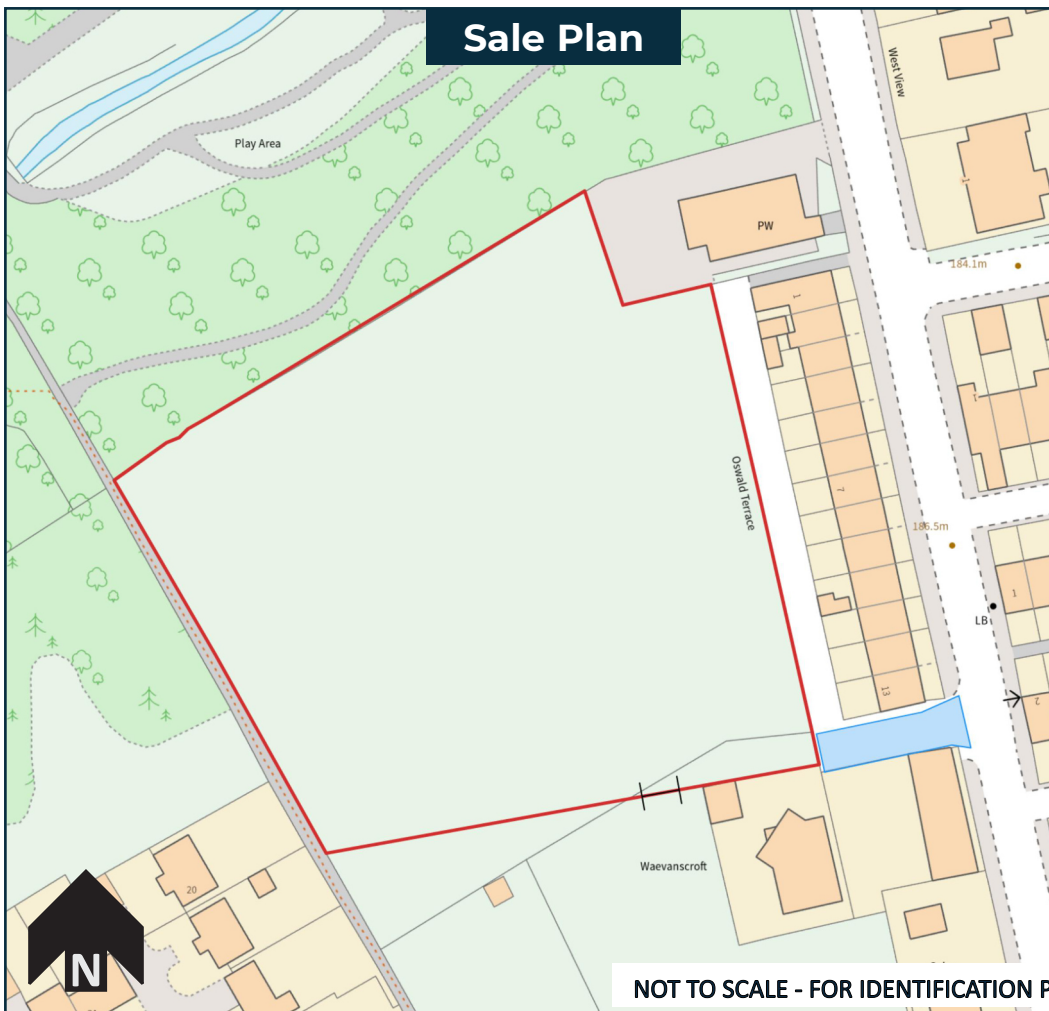
The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



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