



Development Site at Etherley Dene, Bishop Auckland, DL14 6UQ  
Offers Over £600,000

**Vickers  
& Barrass**  
— Est. 1973 —  
Land and Estate Agents



A great opportunity to acquire a development site at Etherley Dene with full planning permission for seven detached properties.

- Residential development site
- Full planning permission granted for seven dwellings
  - Excellent roadside access
  - Early viewing recommended

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[www.vickersandbarrass.co.uk](http://www.vickersandbarrass.co.uk)

## LOCATION

The land is located at Etherley Lane between Etherley Dene and Bishop Auckland. Bishop Auckland provides a number of educational, recreational and retail facilities along with the benefit of a new retail park further enhancing this. The A1(M) is less than 15 minutes away and Durham and Newcastle have east coast main line train stations with direct links to Edinburgh and London. There are international airports at Teesside and Newcastle.

what3words ///truck.charmingly.mutual

## DESCRIPTION

The development site has planning for 7 detached executive dwellings all benefitting from gardens and off street parking.

The site has excellent road side access with the development itself benefitting from the creation of a road off Etherley Lane for the seven properties.

The planning permission details plans for six, four bedroom dwellings and one, three bedroom dwelling with further details being available on Durham County Council's Planning Portal using reference: DM/22/00658/FPA

## SERVICES

We understand that the land has mains electricity, gas, water and drainage close by for connection.

## COUNCIL TAX BAND

Land is not subject to council tax.

## ENERGY PERFORMANCE CERTIFICATE

Land is not subject to an EPC rating.

## MATERIAL INFORMATION

We understand that there is good mobile phone signal available in the area the land located in. We understand there are broadband services available for connection in the area.

## COSTS

Each party is to bear their own costs.

## MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

## TENURE

We understand that the land is held freehold with vacant possession upon completion.

## METHOD OF SALE

The property is offered for sale as a whole by private treaty.

## LOCAL AUTHORITY

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

## VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

## NOTES

Particulars prepared – March 2024  
Photographs taken – March 2024  
Plans used with permission of Building Design Northern Limited.

## 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.

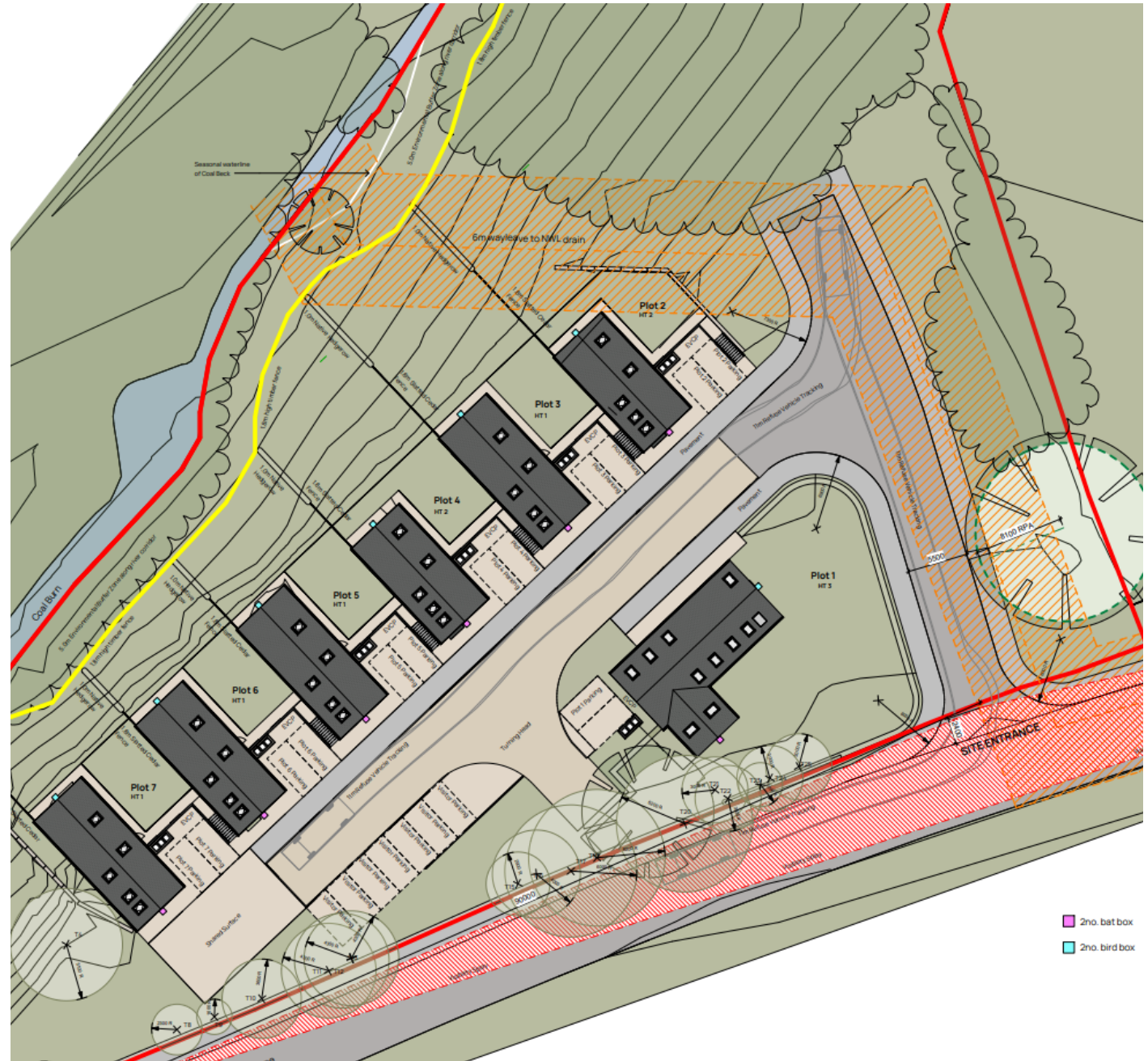
The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

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.

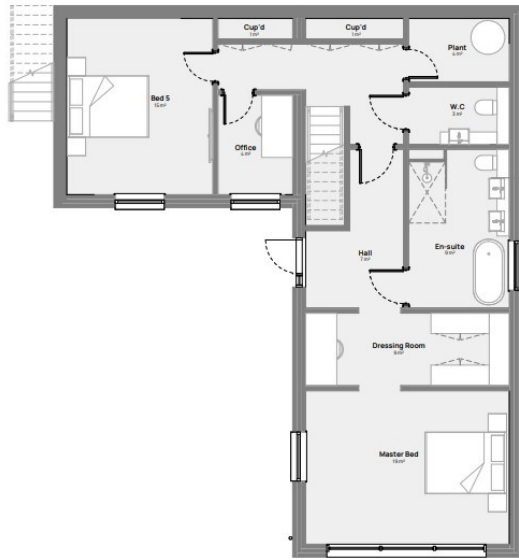
The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale.

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.

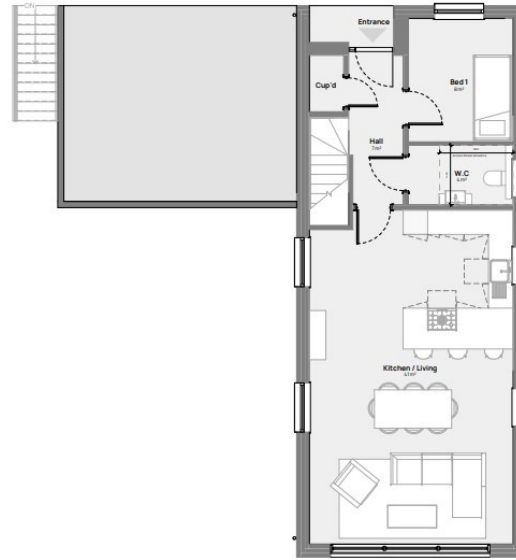
The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



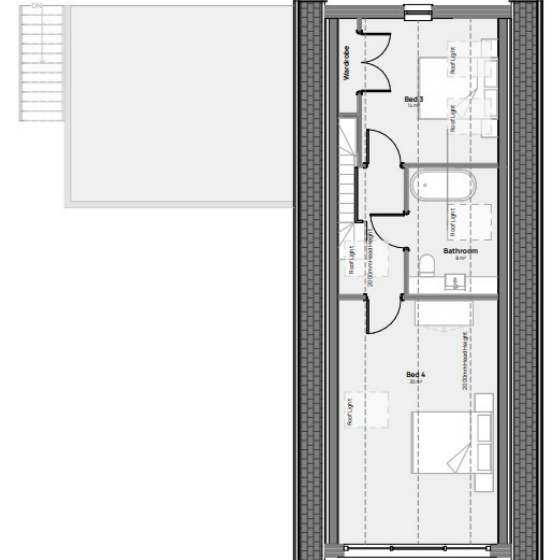
House Type 1 Floor Plan



Lower Ground Floor  
1:50



Ground Floor  
1:50



First Floor  
1:50

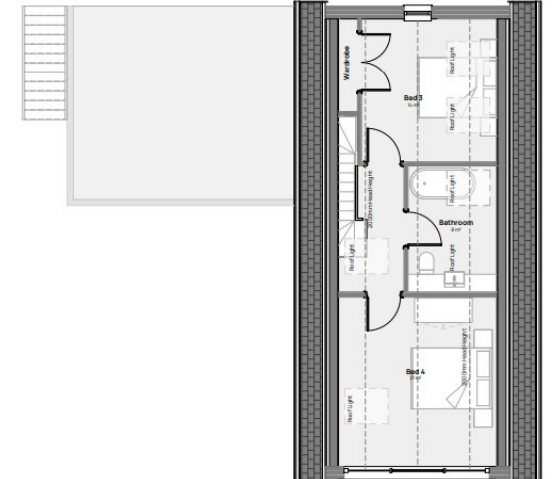
House Type 2 Floor Plan



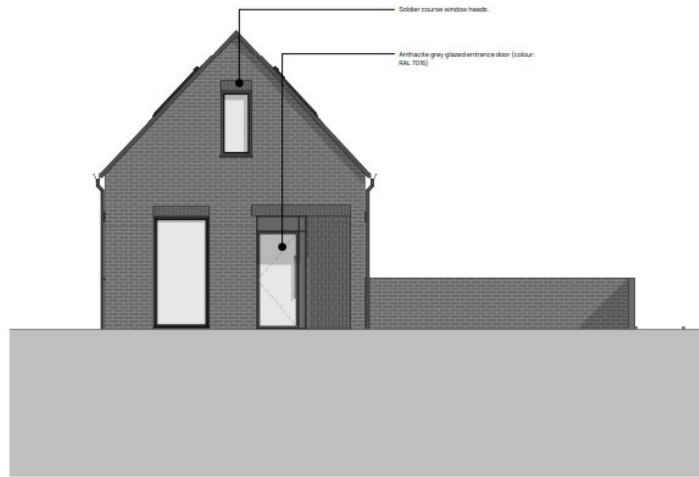
Lower Ground Floor  
1:50



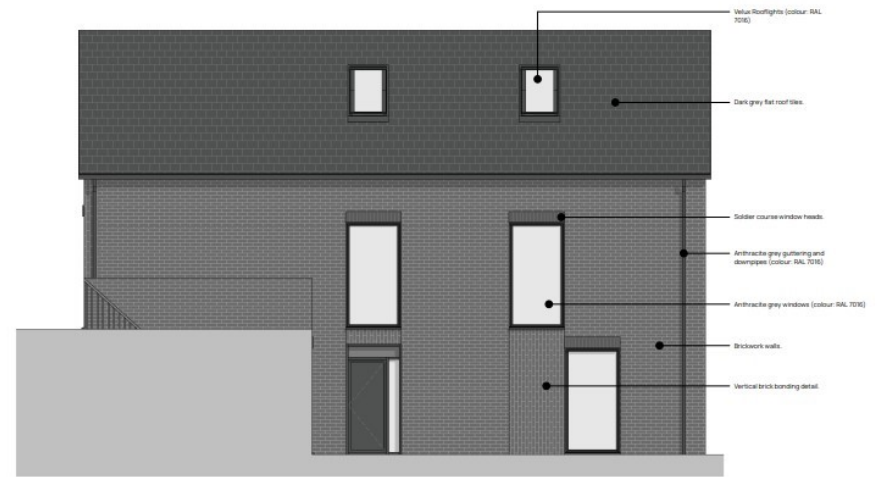
Ground Floor  
1:50



First Floor  
1:50



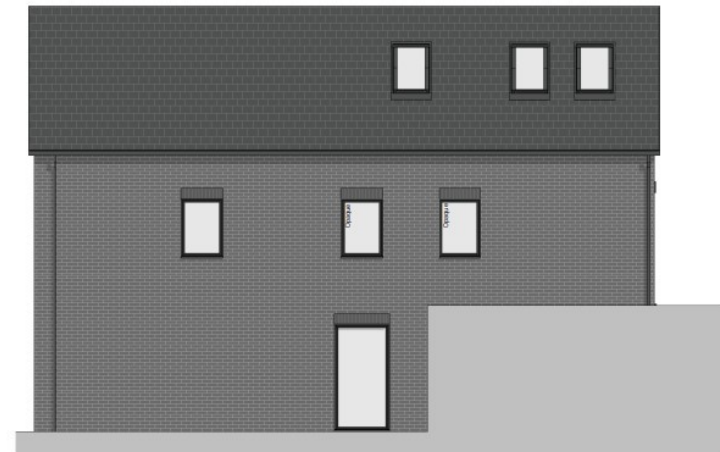
Front Elevation  
1:50



Right Elevation  
1:50



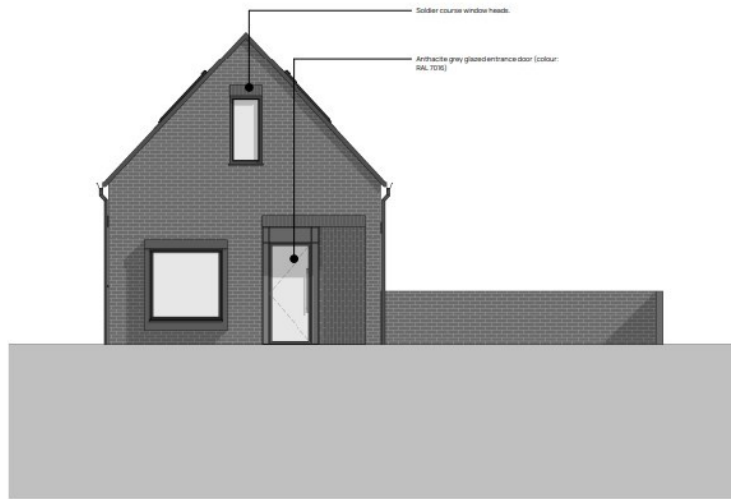
Rear Elevation  
1:50



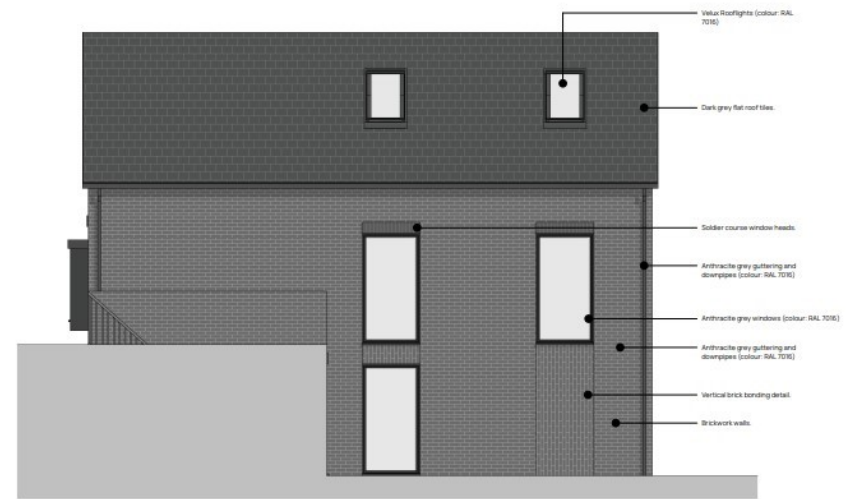
Left Elevation  
1:50

## House Type 1 Elevations





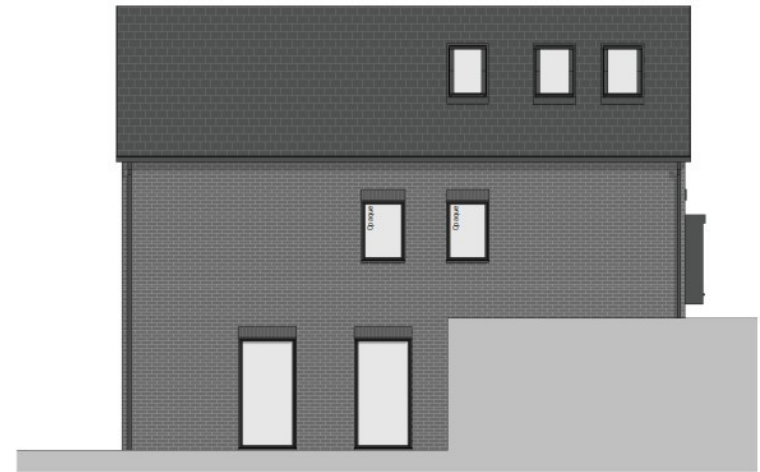
**Front Elevation**  
1:50



**Right Elevation**  
1:50



**Rear Elevation**  
1:50

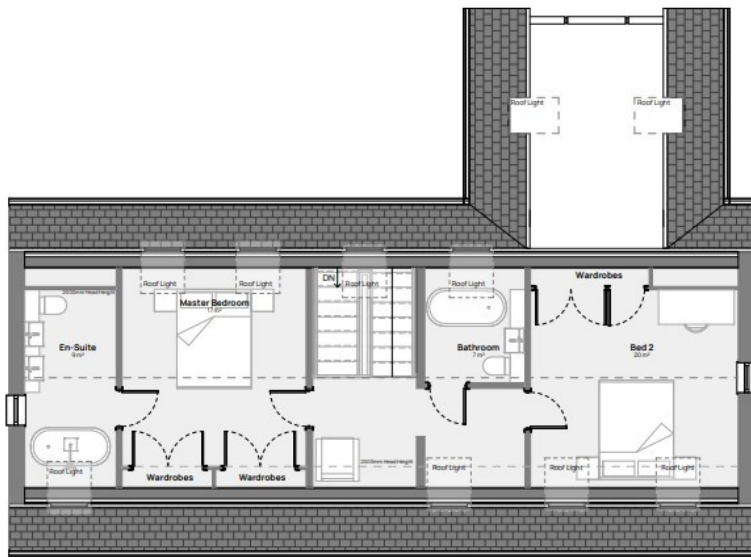


**Left Elevation**  
1:50

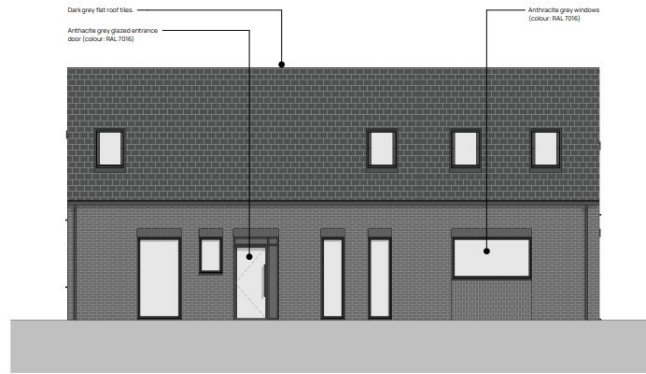
House Type 2 Elevations



Ground Floor  
1:50



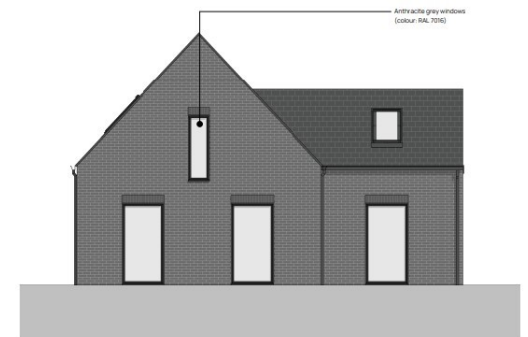
First Floor  
1:50



North West Elevation  
1:50

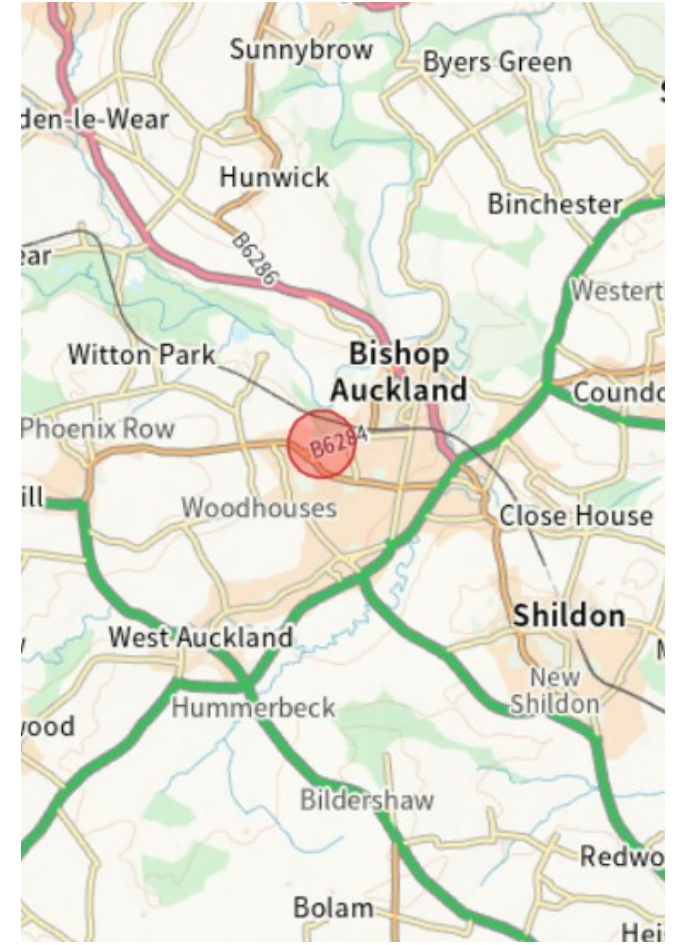


North East Elevation  
1:50



House Type 3 Elevations and Floor Plan





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

#### Tow Law Office

16/17 Castle Bank

Tow Law, Bishop Auckland

DL13 4AE

☎ 01388 730095

✉ info@vickersandbarrass.co.uk

#### Darlington Office

Humbleton Park

West Auckland Road, Darlington

DL2 2YH

☎ 01325 728084

✉ darlington@vickersandbarrass.co.uk

[www.vickersandbarrass.co.uk](http://www.vickersandbarrass.co.uk)



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# Vickers & Barrass

Est. 1973

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