



Building Plot at Fir Tree, Crook, County Durham, DL15 8DG
Offers Over £70,000

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

An opportunity to purchase a building plot with outline planning permission for a detached, three bedroom dormer bungalow with garden and two parking spaces in the popular village of Fir Tree.

- Building plot extending to approximately 414.95m²
- Outline planning permission granted for a detached dormer bungalow
 - Garden
 - Private shared driveway
 - Parking for two vehicles
 - Accessible location



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LOCATION

Fir Tree is a village lying to the west of Crook, supporting two public houses and a fuel station, the village is ideally located for those looking to live more rurally with the convenience of larger towns within a 20 minute drive.

Fir Tree lies approximately 12 miles south west of Durham and approximately 25 miles south of Newcastle. The location is identified by a red circle on the attached location plan.

what3words ///eliminate.clown.capers

DESCRIPTION

The building plot extends to approximately 414.95m² and has outline planning permission granted for one single detached dormer bungalow with up to three bedrooms. The property would also benefit from access over a private driveway shared with one other dwelling, parking spaces for two vehicles and a garden.



Further details on the outline planning permission and any attached conditions can be requested from the agent or alternatively found on County Durham Council's Planning Portal with reference DM/23/03425/OUT.

The outline planning permission was granted on 8th March 2024 and it is required that an application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years beginning with the date of this permission. The development must be begun not later than the expiration of two years from the final approval of the reserved matters.

MATERIAL INFORMATION

The plot is not subject to Council Tax due to being currently being land, nor does it require an Energy Performance Certificate. It is understood that the property has access to an ultrafast broadband connection and has good outdoor mobile phone signal in this area with indoor mobile phone signal varying between providers.



SERVICES

It is understood that mains water and drainage are available for connection on Priorswood, the road running to the east of the plot, whilst electric is close by for connection.

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 are informed by the current vendors that the property is held freehold.

METHOD OF SALE

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

VIEWINGS

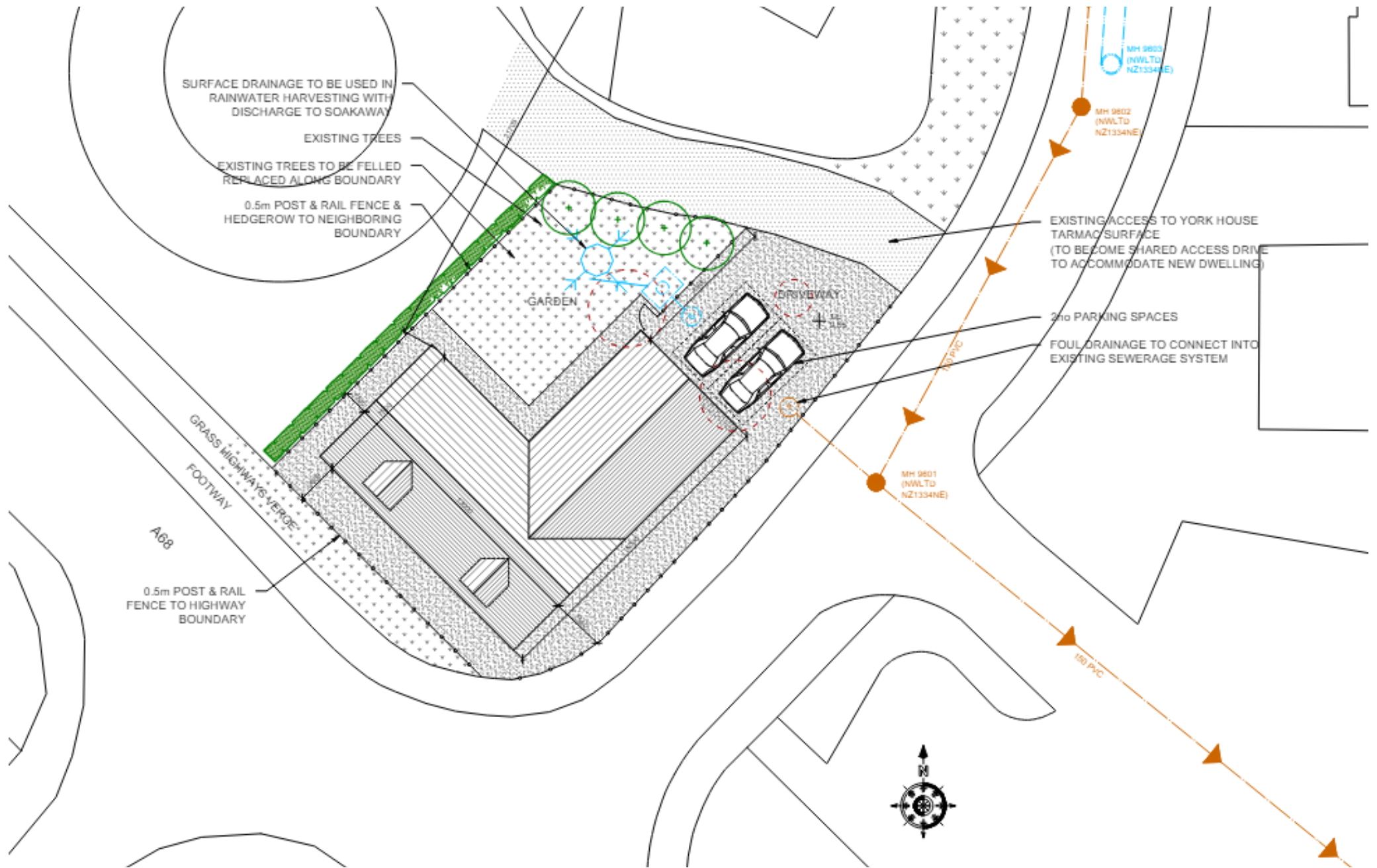
Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council

www.durham.gov.uk

03000 26 0000



NOTES

Particulars prepared – June 2024

Photographs taken – June 2024

Proposed Site Plan - October 2017

Produced by Plan Arch Design Ltd

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

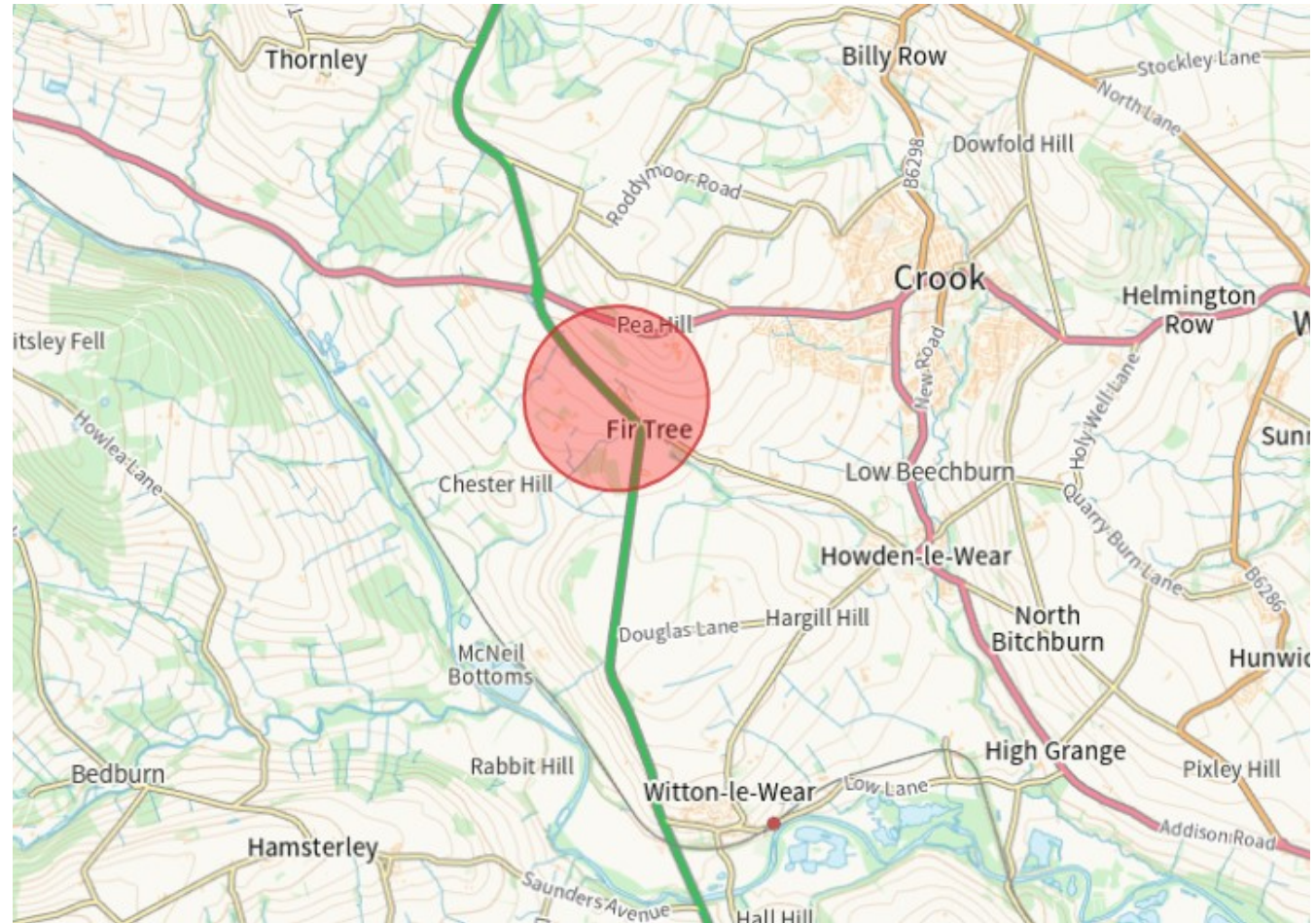


given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw 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.



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.

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