



Garden and Garage to the rear of Dales Terrace, Stanhope, Bishop
Auckland, County Durham, DL13 2XH

Guide Price £20,5000

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

A fantastic opportunity to acquire a garden and garage plot extending to approximately 119.65m² in total, situated in the heart of Stanhope.

- Private garden plot
- Small garage/workshop
- Garden shed/greenhouse
- Accessible location

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www.vickersandbarrass.co.uk

LOCATION

Stanhope is a small traditional rural market town with a good selection of independent shops offering wide range goods and facilities which include a post office, Lake and Dales Co-Cooperative store and several public houses located around a cobbled market area. Stanhope also has a primary school and is home to the Durham Dales Centre attracting a vibrant tourist trade. Regular bus services are available to Wolsingham, Crook and Bishop Auckland all year round for commuters and these towns offer a wider range of facilities including comprehensive schools and colleges.

what3words ///poem.surprised.corporate

DESCRIPTION

Lying to the rear of Dales Terrace this plot offers a prospective purchaser the opportunity to acquire a private garden accessed from the lane running behind Dales Terrace with brick steps up to the garden itself. It offers a blank canvass for a budding gardener with a useful garden shed/greenhouse providing storage space.

Also included is a small garage/workshop extending to approximately 26.72m². It is of brick construction with wooden doors opening to the lane. The garage would not fit a car, however it could accommodate a motorbike.



SERVICES

The garden plot does not have any services connected to it.

MATERIAL INFORMATION

It is understood that this plot is not subject to Council Tax and is exempt from requiring an Energy Performance Certificate. It is understood that the plot does not have a broadband connection although it is available in the area for connection. The plot has good mobile phone signal for most mobile phone providers.

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. We understand that the plot is unregistered.

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 – August 2024
Photographs taken – July 2024

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 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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