

**FOR SALE – Offers in the Region of £550,000**

**Land Adj to White House Farm, Mill Lane,  
Whitton, Stockton on Tees, TS21 1LQ**

**Residential Development Opportunity – Extending to 0.64 Acres (Approx.)  
Planning Consent for 4 x Detached Dwellings**

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## SITUATION/LOCATION

The site lies directly south of White Houe Farm in an elevated position enjoying panoramic views across the surrounding countryside. The site is bound by existing dwellings to the north/ east and rolling countryside to the south/ west. Whitton is an affluent village adjacent to Redmarshall and Thorpe Thewles in the Stillington and Whitton parish of Stockton on Tees. Whitton lies approximately 6 miles south of Sedgefield, 7 miles north of Yarm and 9 miles driving distance from Wynyard. The location is ideal for the commuter benefitting from a countryside position with swift access across the region via the A66, A1(M) and A19 within a short driving distance.

## DESCRIPTION

The site is former grazing / farmland incorporating a steel framed agricultural building and former stables.

## PLANNING PERMISSION

The site received planning permission for the erection of 5 x Detached dwellings in December 2018. Development has commenced through the construction of one dwelling by our Client (Plot 5), and we understand that completion is subject only to the discharge of Condition 5 (drainage) and a balancing Nutrient Neutrality payment.

All associated documentation is available to view via Stockton Borough Council Planning Portal (Public Access)

**PLANNING REF:** 18/2253/FUL

## ACCOMMODATION SCHEDULE

	Description	Approx. size
<b>Plot 1</b>	House Type C 4 bed-detached with 2 x en-suites and family bathroom. Corner Plot	2,564sq.ft.
<b>Plots 2-4</b>	House Type B 4 bed-detached with 2 x en-suites and family bathroom.	2,369sq.ft.
<b>TOTAL</b>		<b>9,671sq.ft.</b>

## AGENTS NOTE

All site plans, sizes and aerial photography are provided for identification purposes only and without reliance. Interested parties should qualify this information with their professional advisors and through their own enquiries.

## SERVICES

We understand that mains water and electricity are available for connection.

## TENURE

Freehold

## VAT

To be confirmed

## VIEWING

Strictly by appointment only through the Agents.

**18 St Cuthberts Way**  
**Darlington,**  
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**DL1 1GB**  
**Telephone: 01325 466945**

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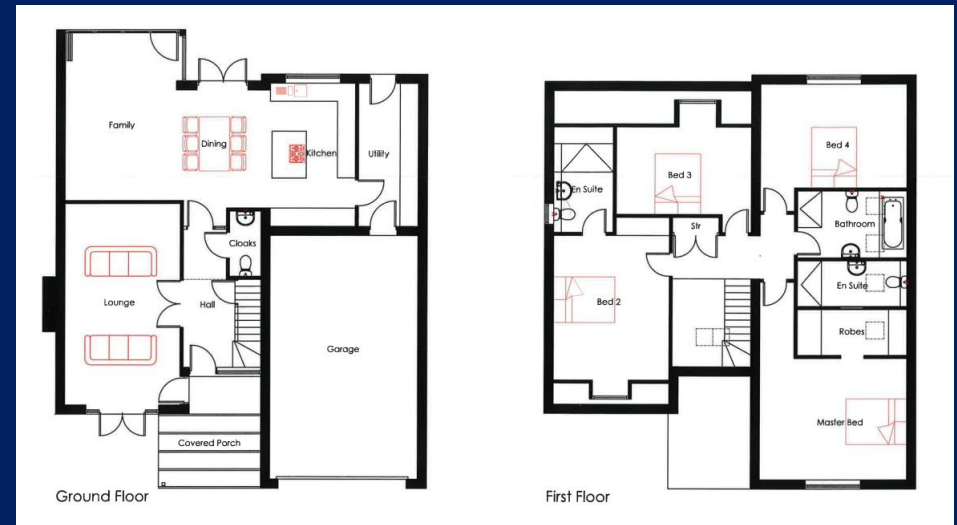
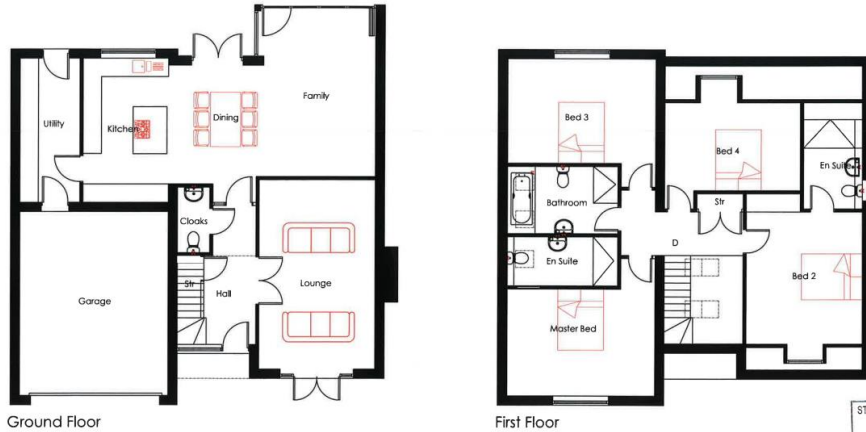
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## HOUSE TYPE B



## HOUSE TYPE C

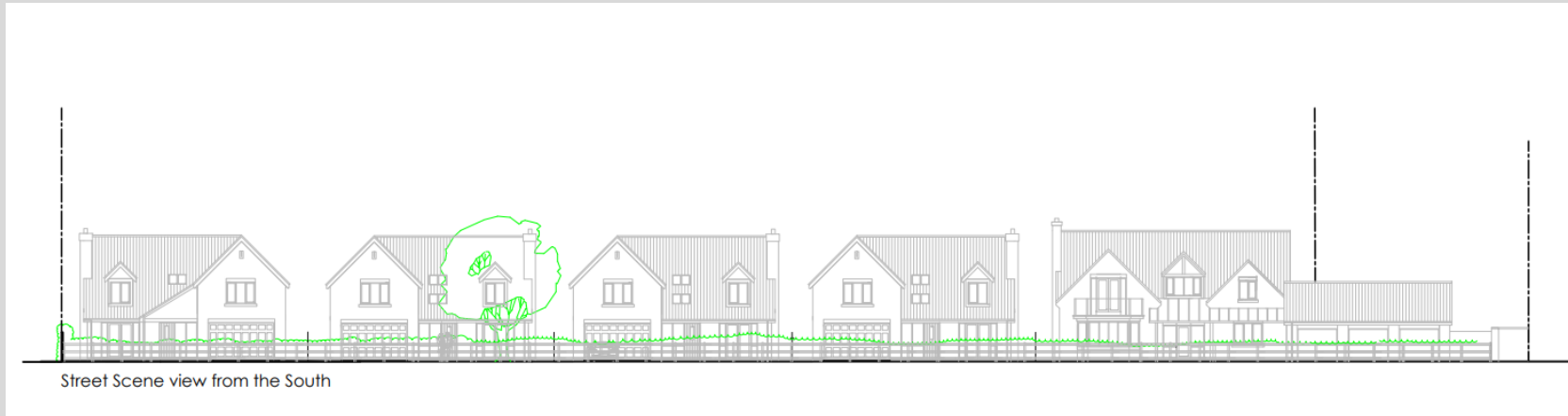


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## STREET SCENE



## SITE PLAN



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