



**CARVER**  
RESIDENTIAL  
Sales · Lettings · Property Management

Denton, Darlington, DL2 3TY

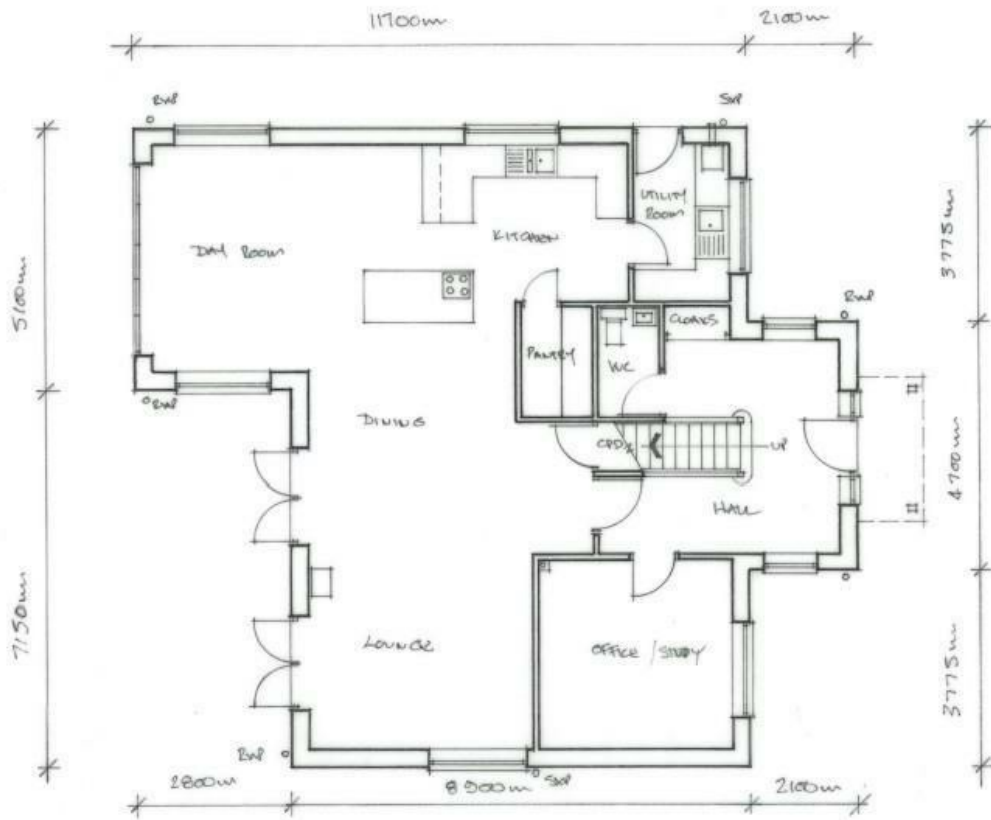
**Offers in the region of £300,000**

Land - Building Plot  
4 Bedroom/s  
3 Bathroom/s



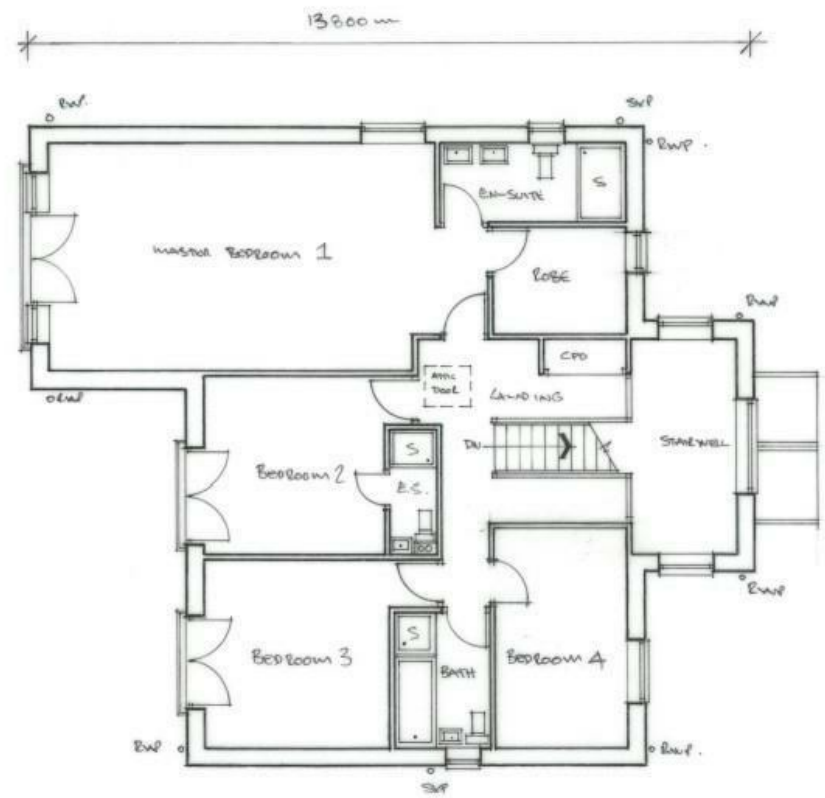






PROPOSED GROUND FLOOR PLAN 1:100

116.42 SQ METRES  
(2506 SQ FEET)



PROPOSED FIRST FLOOR PLAN 1:100

116.42 SQ METRES  
(2506 SQ FEET)



- FULL PLANNING PERMISSION GRANTED
- POTENTIAL TO CREATE TWO PLOTS
- 10 MINS FROM DARLINGTON
- LARGE DETACHED FAMILY HOME
- Planning Ref: 23/01140/FUL
- LARGE PLOT

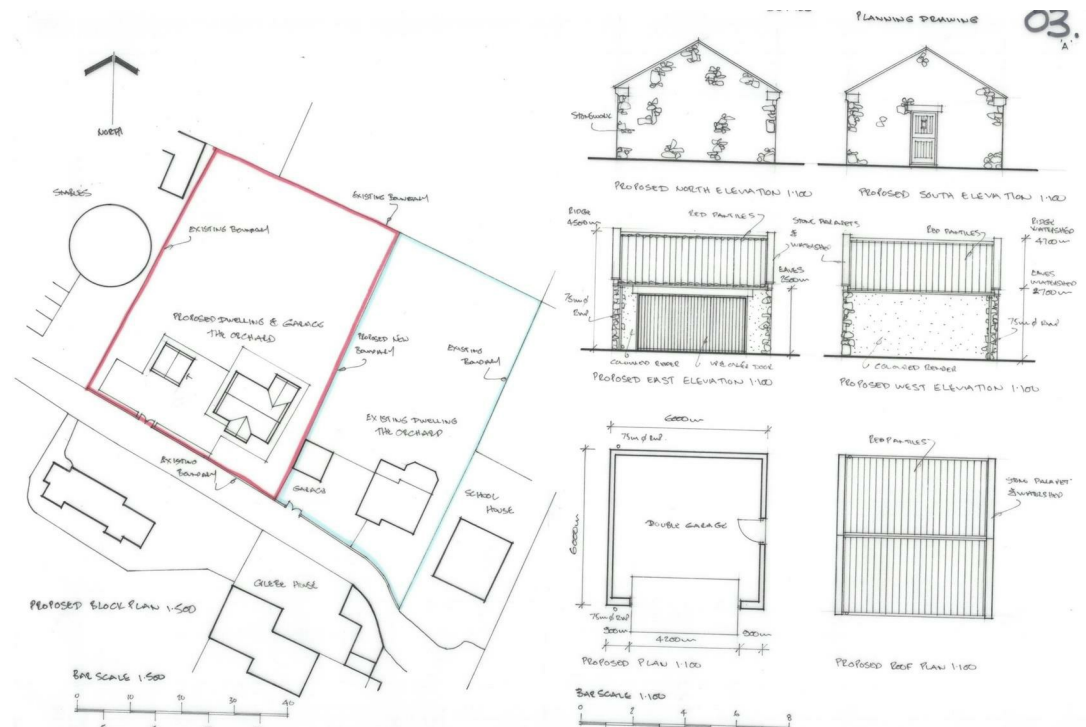
#### GENERAL INFORMATION

Tenure: Freehold

Services: Mains electric and water near by.

Local Authority: Darlington Borough Council

Planning Ref: 23/01140/FUL



**We can search 1,000s of mortgages for you**

It could take just 15 minutes with one of our specialist advisers:  
 Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington  
 County Durham, DL3 7AA  
 Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
 North Yorkshire, DL10 4QG  
 Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
 County Durham, DL5 4DJ  
 Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
 North Yorkshire, DL7 8LW  
 Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

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