



## Building Plot Satley

Bishop Auckland, DL13 4HU



**ADDISONS**

PROPERTY • RURAL • VALUATION

# INFORMATION

## DESCRIPTION

An opportunity to purchase a building plot centrally located within Satley village. The site extends to approximately 1112m<sup>2</sup> (0.275 acres).

## LOCATION

Satley is rural village located approximately 11 miles to the west of Durham city. Local amenities are available nearby in Lanchester and Tow Law.

## WHAT3WORDS

///joins.stilted.chilling

## ACCESS

The vendor has confirmed the land benefits from full rights of access from the adopted highway.

## PLANNING

Application Reference: 1/2003/0376

Proposed Development: Erection of one dwelling, access track and turning area. Land adjacent to St Cuthbert's Church, Satley, County Durham.

Decision: Approved Decision

Date: 18 August 2003. The vendor has confirmed the planning permission has been implemented and preserved.

The original planning approval was for a detached house with five bedrooms over three storeys.

## COVENANTS

A conveyance of the land dated 20 November 2003 contains restrictive covenants to include " ...*the property shall only be used for the erection of a single dwelling house for the occupation of one family erected in accordance with the plans submitted to.*"

Further information is available from the selling agent.

## WORKS

The vendor has undertaken groundworks, foundations and created the floor pad. Provision has been made for the service connections. The access track from the entrance gate to the floor pad has been formed with stone.

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land is sold subject to and with the benefit of all rights of way, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining landowners (if any) affecting the same and all matters registerable by any competent authority pursuant subject to statute.

The vendor is not aware of any public rights of way or private rights of way over the land.

## SERVICES

Mains water and mains electricity are connected and mains drainage is available to connect to.

## TENURE

The land is freehold, and the title is registered. Vacant possession is available on completion.

## Mines & Minerals

The mines and minerals together with the ancillary powers of working are excepted.

## PRICE

£250,000

## METHOD OF SALE

The land is offered for sale by private treaty. All interested parties are advised to register their interest so they can be advised on how the sale will be concluded. We reserve the right to proceed to final offers.

## COSTS

Each party is to bear their own costs.

## LEGAL FORMALITIES

Exchange of contracts will take place as soon as possible, but in any event no later than the expiry of 8 weeks from instruction of solicitors, with completion 7 days thereafter.

## VIEWING

Viewings are by appointment with the selling Agent.

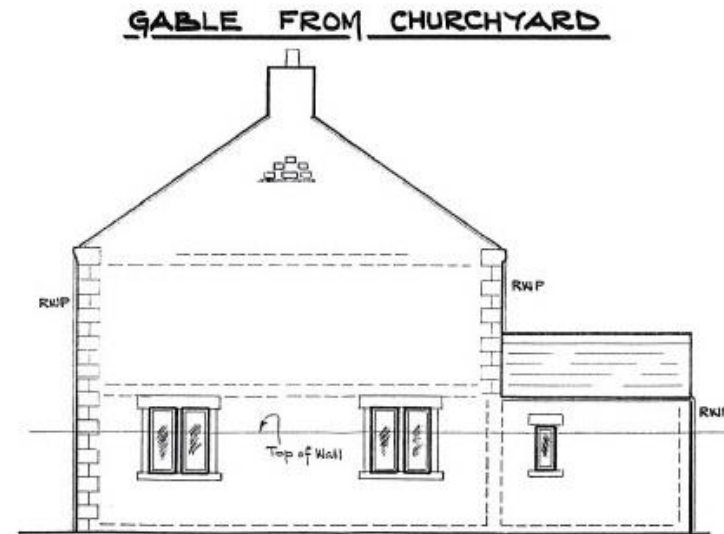
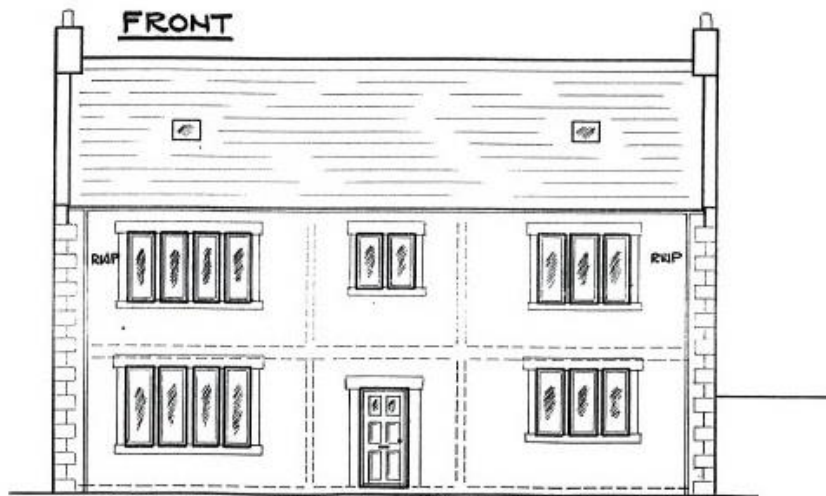
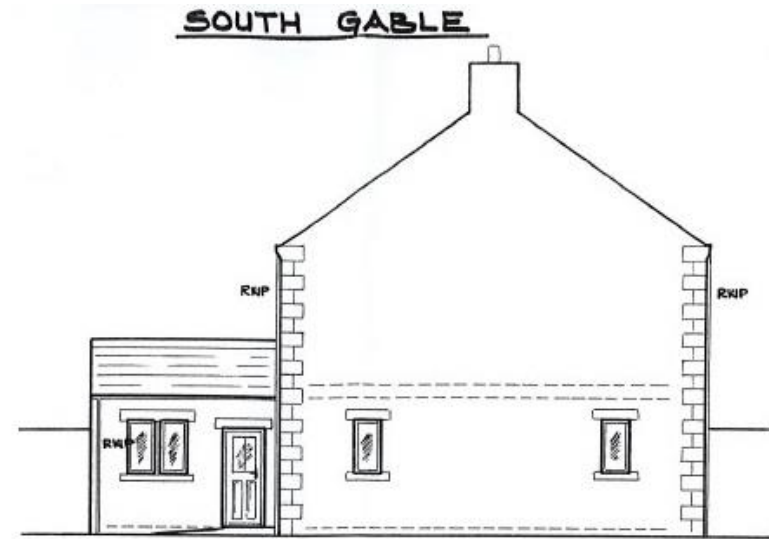
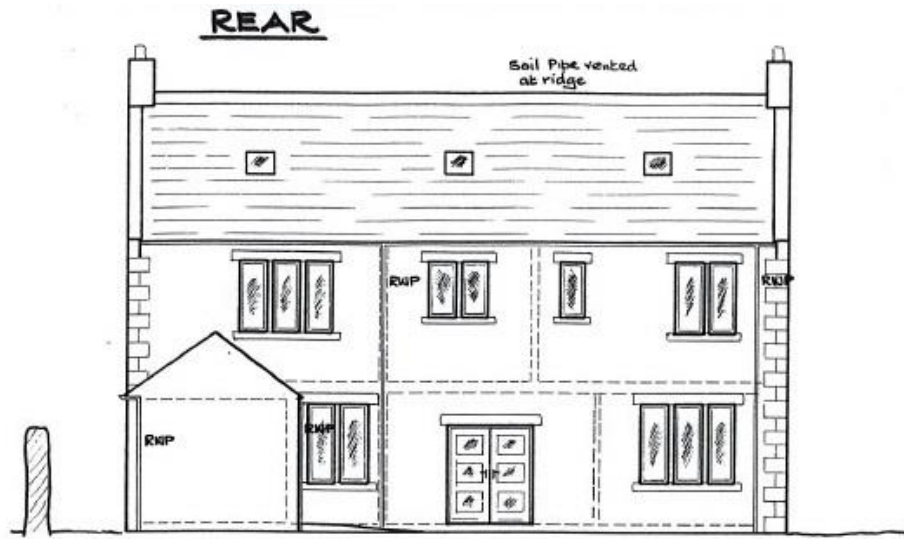
## LOCAL AUTHORITY

Durham County Council, County Hall, Aykley Heads, Durham DH1 5UL. Telephone 0300 026 0000

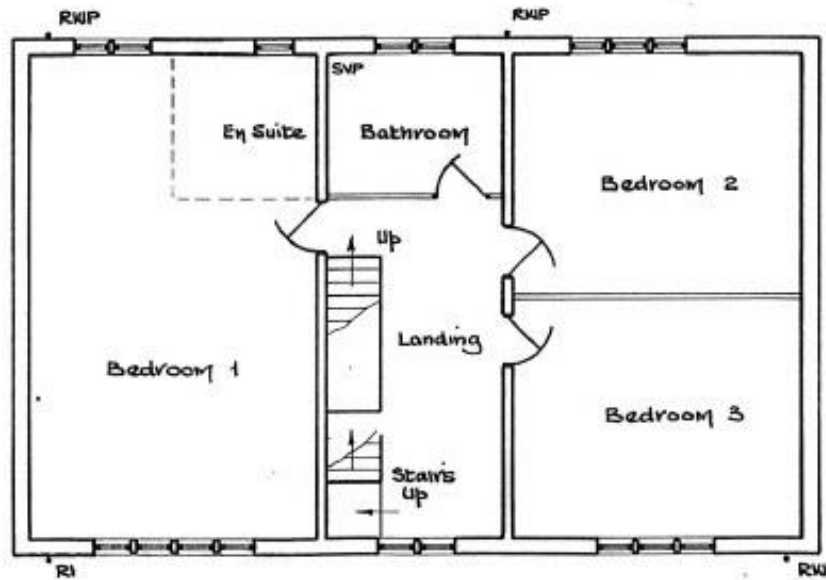
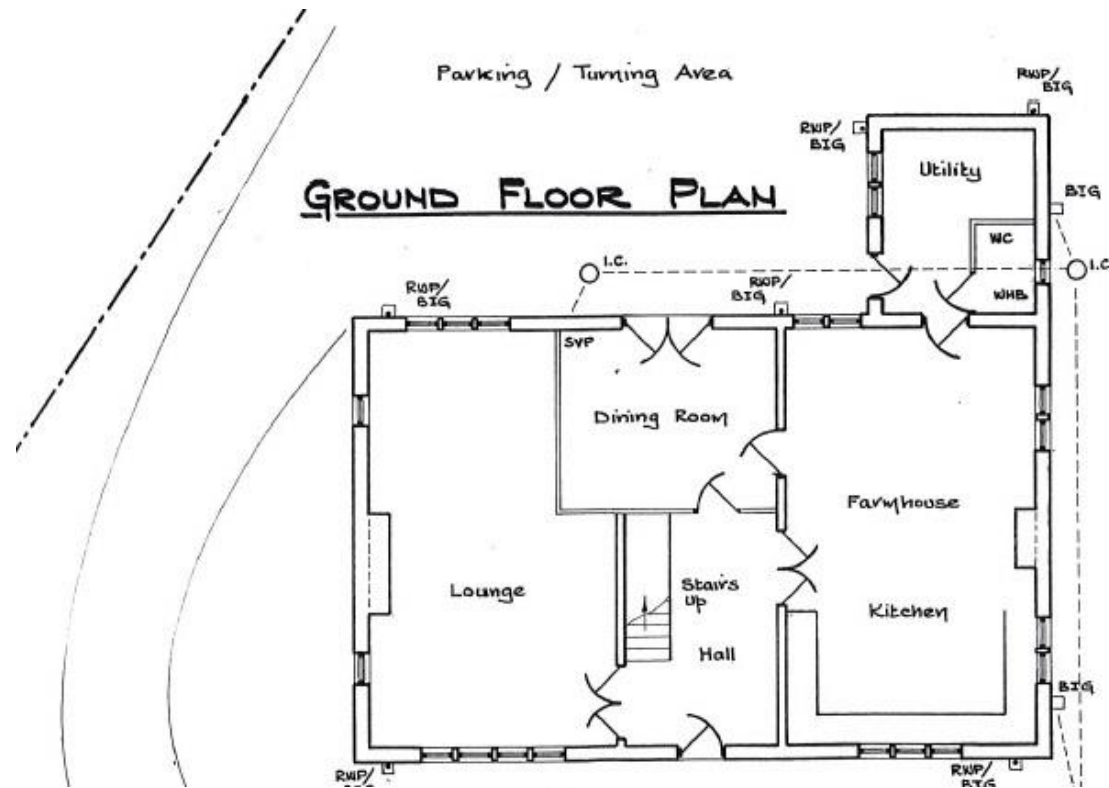
## BROCHURE

Details and photographs January 20224

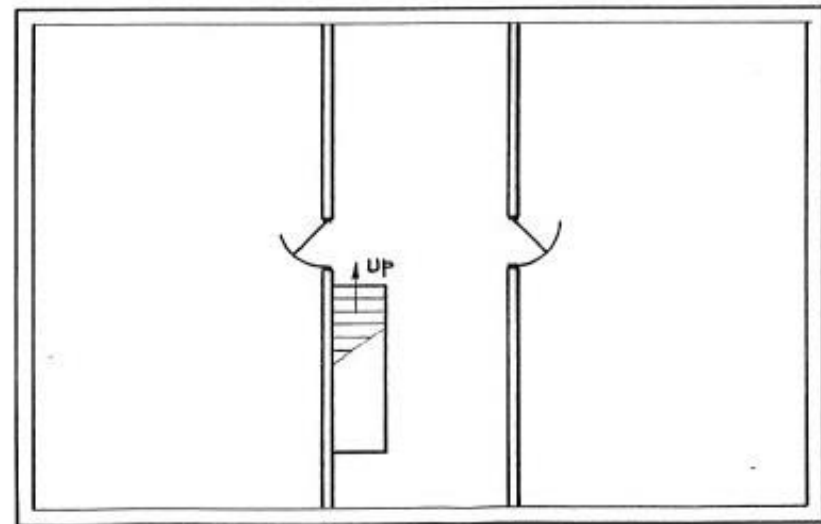
# Plan



# Plan

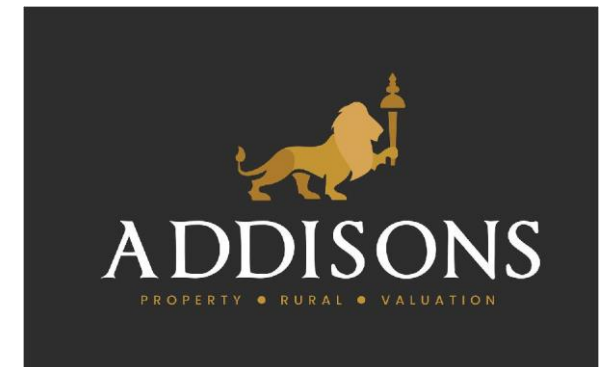


FIRST FLOOR



SECOND FLOOR

# Plan



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