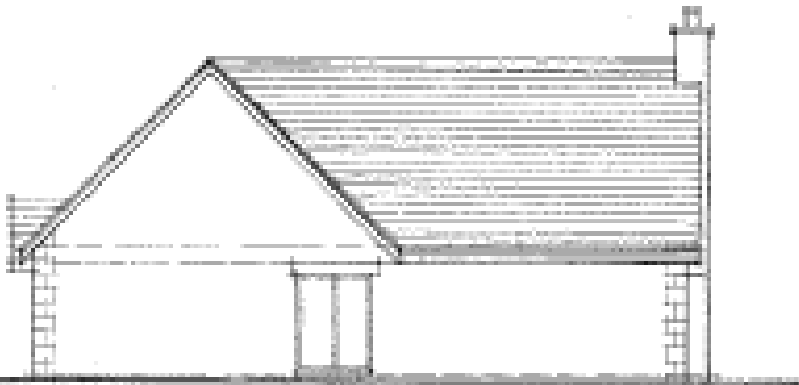




Front (South-East) Elevation



Rear (North-West) Elevation



Side (North-East) Elevation



Side (South-West) Elevation

Building Plot

Woodland,

Addisons Chartered Surveyors are delighted to offer for sale this outstanding 'self-build plot' opportunity situated in the village of Woodland, County Durham and offering an exquisite country view of Low Teesdale valley whilst still being accessible throughout the area.

The development site extends to an impressive 0.10-acre plot (approx.) and has the added benefit of being fully serviced with an access road. The site has full planning consent which has begun for a substantial 4-bedroom dormer bungalow which extends to approximately 142m² (GIA) plus an additional 2.8m² garage (approximately). This opportunity will allow the successful buyer to design and develop their own dream home within a stunning location.

LOCATION

The village of Woodland sits high on the slopes of the lower Teesdale valley, on the edge of the North Pennines Area of Outstanding Natural Beauty and affords stunning views of the surrounding area. The village, which is ideally situated for access to the popular market towns of Barnard Castle and Bishop Auckland. There is also a primary school, with secondary schools close by in Barnard Castle, Bishop Auckland and Staindrop. There is a bus stop located close to the property.

For the commuter the A66, A67, A68 and A1 (M) provide links with the major commercial centres of the North East. Darlington Mainline Railway Station

and Durham Tees Valley International Airport offer further communications with the rest of the country.

DESCRIPTION

Plans provide for an executive four-bedroom dormer bungalow with the master bedroom with en suite, large dressing area and snug looking over the Teesdale Valley. The ground floor of the property benefits from kitchen dining room, bathroom, a spacious reception room together with two bedrooms rooms. There is also provision for a detached single garage. Sited within a stone wall bounded area.

ACCESS

Access is directly from the adopted Highway.

SERVICES

It is understood that mains electricity and water are available close by for connection of supply, however the purchaser must satisfy themselves as to the cost and availability of this supply prior to purchase.

PLANNING PERMISSION

The planning reference for the site is DM/14/03475/OUT and DM/16/00399/RM (reserved matters). All plans and application information is available for download on the Durham County Council Planning portal.

LOCAL AUTHORITY

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

TENURE

Freehold

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.

VIEWING

With particulars in hand during daylight hours.

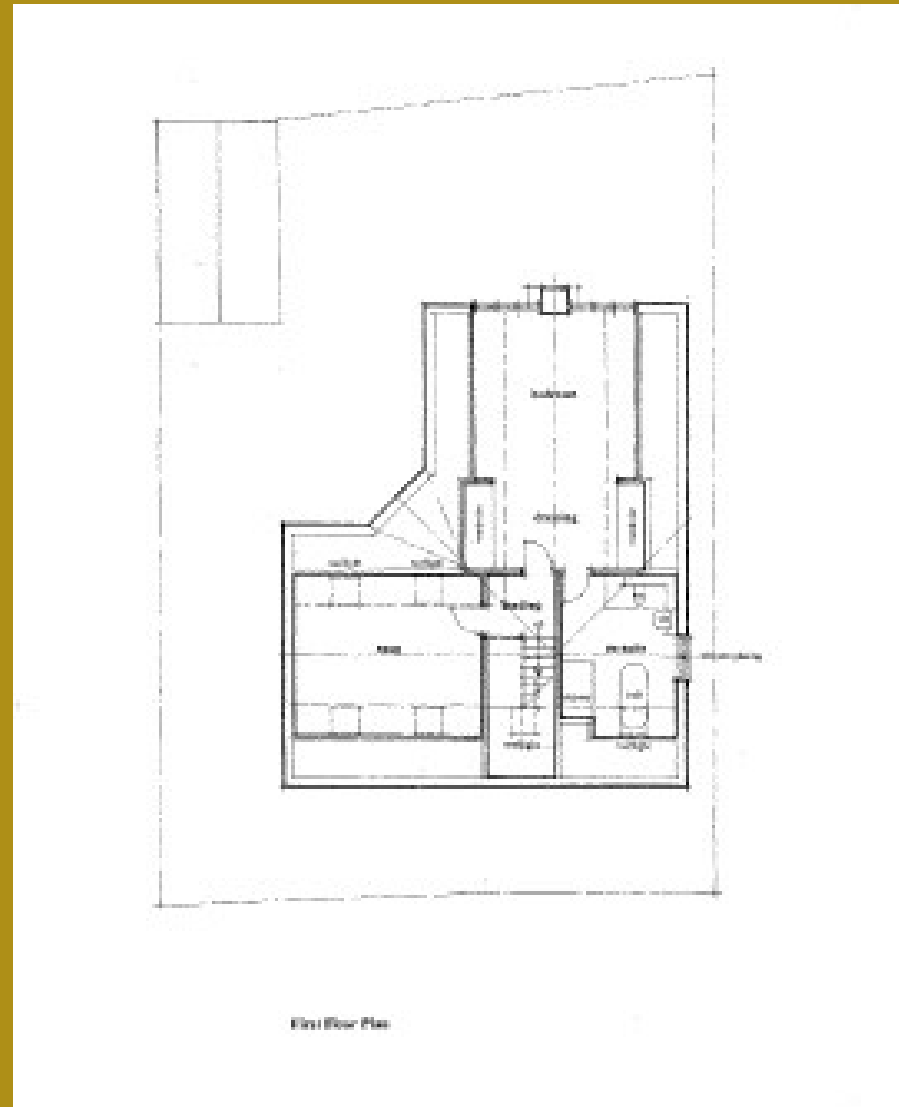
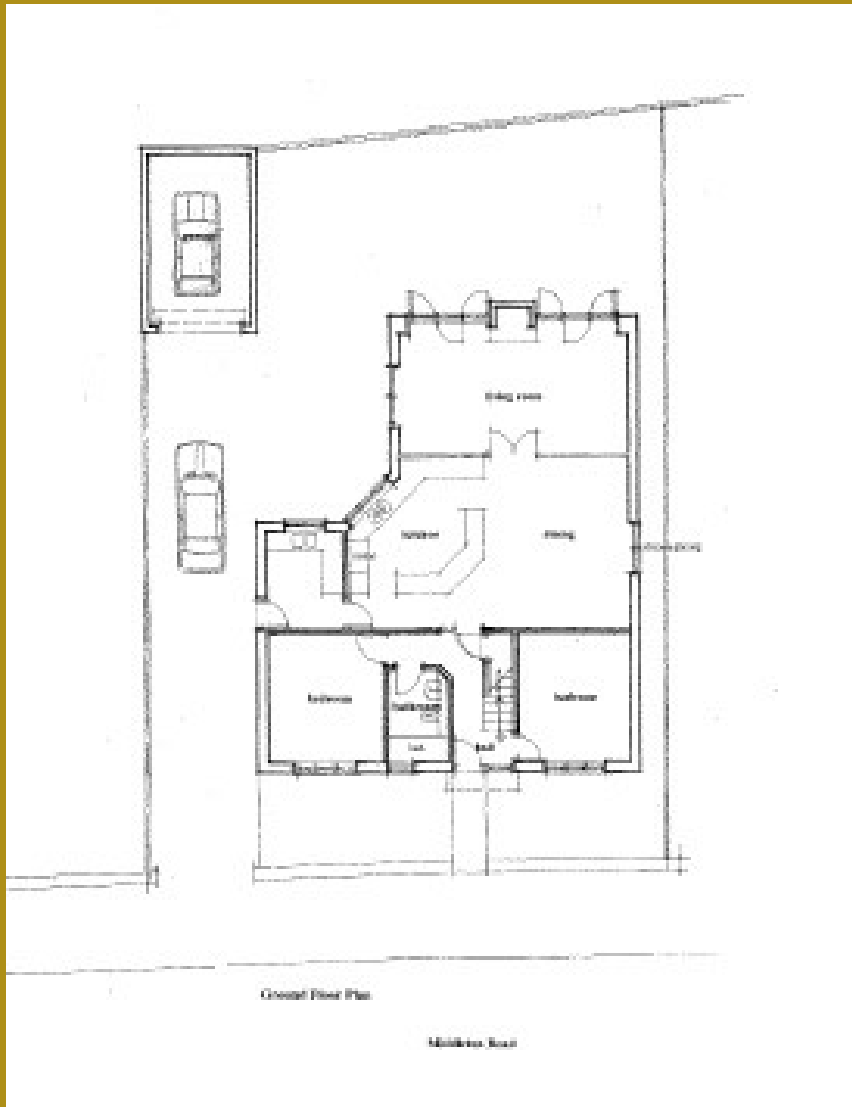
GUIDE PRICE

£130,000

BROCHURE

Details prepared April 2024





Addisons Chartered Surveyors gives notice that These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer of contract Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Addisons Chartered Surveyors has any authority to make representation or warranty whatsoever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication any, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independent as to the incident of VAT in respect of any

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