



Briar Grove, Trimdon Village, TS29 6QA
0 Bed - Land
£59,950

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Land for sale with planning consent to build two semi detached houses with gardens to rear. Popular, family orientated location within Briar Grove, Trimdon Village.

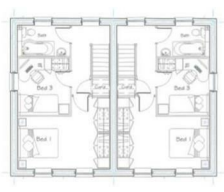
All building control fees already started & paid.

The properties concerned comprise in brief: entrance hallway with ground floor cloaks/wc, lounge, kitchen / diner. The first floor landing gives access to two double bedrooms & family bathroom.

Contact Robinsons Sedgefield on 01740 621777 to arrange inspection.

THIS DRAWING HAS BEEN CHECKED FOR ACCURACY BUT ALL DETAILS SHOULD BE CHECKED AGAINST ACTUAL SITE MEASUREMENT

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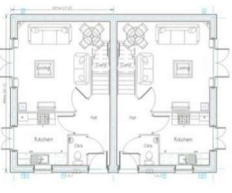
FIRST FLOOR LAYOUT



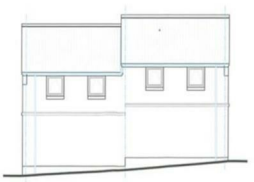
FRONT ELEVATION (south)



SIDE ELEVATION (west)



GROUND FLOOR LAYOUT



REAR ELEVATION (north)

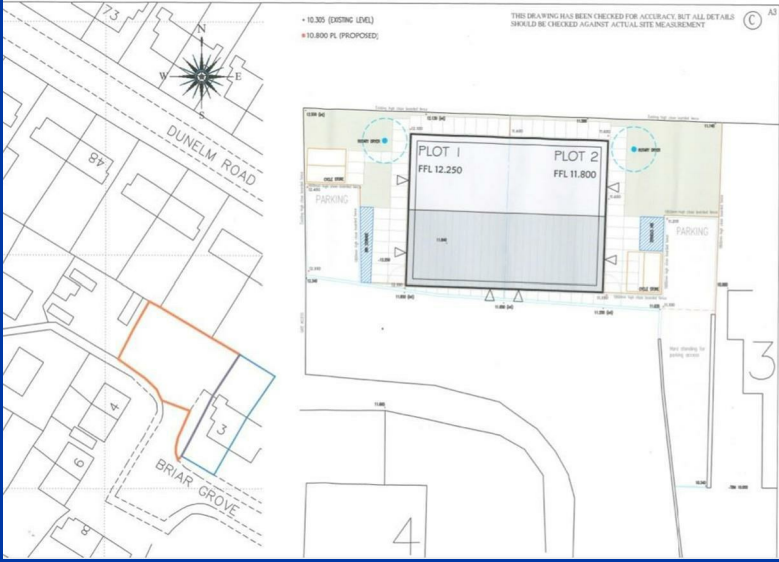


SIDE ELEVATION (east)

* 10.20 (EXISTING LEVEL)
* 10.800 PL (PROPOSED)

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
105-91kWh/m ² A		
91-81kWh/m ² B		
81-65kWh/m ² C		
65-55kWh/m ² D		
55-48kWh/m ² E		
48-39kWh/m ² F		
39-31kWh/m ² G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
102-91kWh/m ² A		
91-80kWh/m ² B		
80-65kWh/m ² C		
65-55kWh/m ² D		
55-48kWh/m ² E		
48-39kWh/m ² F		
39-31kWh/m ² G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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