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1. These particulars are a general guide only and do not form any part of any offer or contract.
 2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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 4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
 6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Disclaimer Notice



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	Potential



LAND AT STILLINGTON
 Stillington, Stockton-On-Tees, TS21 1FN



LAND AT STILLINGTON

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An opportunity to purchase circa 1ha (2.4ac) of pastureland which is accessed through Victory Gardens.

The land is bound to the north by Allotment gardens and playing fields, private gardens to the east and a private lane to the west. There are a number of redundant sheds on the site that were historically part of the allotments. Directly south of the site lies Victory Gardens, a small social housing development which received planning consent in 2017.

Situated on the edge of the village of Stillington, the size and arrangement of the parcel lends itself to infill development. The site has potential to deliver a variety of different residential schemes, and we believe it may also be suitable to provide a niche development of 5 detached homes on large plots (subject to necessary consents).

The land forms part of Title number CE125718.



GSC GRAYS
PROPERTY • ESTATES • LAND

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Location

Stillington is a small village located northwest of Stockton on Tees and East of Newton Aycliffe. The village is well served with a church, primary school, post office, pub and doctors' surgery. Stockton is approximately 5.4 miles away; Darlington approximately 10 miles away, Newton Aycliffe approximately 8 miles away and Teesport approximately 17.5 miles away. A main line train station can be found at Darlington providing easy links to London Kings Cross and Edinburgh. Stockton Train Station is on the Durham Coastline which runs between Newcastle and Middlesbrough via Hartlepool. National and international flights are available from Teesside and Newcastle airports. The A1(M) and A19 are easily accessible bringing many areas within commuting distance.

Planning

No planning advice has been sought in relation to the site and a purchaser would have to make their own enquiries with Stockton Borough Council.

Access

The land has a right of access through Victory Gardens. This is the main access point into the land via an extension of the hammerhead in the northwest corner. The Purchaser will have the right to construct a road from here into the site and to an adoptable standard.

There is a benefit of a right of way over the Estate Roads, for the benefit of the purchaser to pass on foot, with or without vehicles and equipment over the Victory Gardens development.

Overage

The Buyer will confirm the number of houses they intend to build on the site. The land will be sold subject to a 30-year overage based on 50% of the uplift in value arising from the grant of planning consent being payable to the vendor if more than the intended number of houses are built. This is to be protected by a restriction on the title in favour of the vendors.

Services

Mains water, electricity, foul and surface water drainage is understood to be available in the vicinity, but purchasers should undertake their own enquiries. None of the services have been tested and prospective purchasers must satisfy themselves as to their availability and capacity.

A right has been retained in favour of the Vendor to use any service apparatus and sewers from the Victory Garden's development to connect and upgrade the services to benefit the land for residential development.

Wayleaves and Easements

The land is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, drainage, water and electricity supplies and all other rights obligations, easements, quasi-easements and all wayleaves and covenants, whether disclosed or not.

VAT

Any guide prices quoted are exclusive of VAT. In the event that the sale of the property, or any part of it, or right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

Guide Price and Method of Sale

Offers in Excess of £275,000

The land is offered for sale by private treaty, with vacant possession upon completion. We reserve the right to conclude the sale by any other means at our discretion. All potential purchasers are requested to register with the selling agent, GSC Grays Barnard Castle Office, so that they can be advised as to how the sale will be concluded. All offers must be confirmed in writing. Purchasers will be required to provide proof of identification to comply with Money Laundering Regulations.

Particulars and Photographs

Particulars were written in September 2024, photographs were taken May 2022.

Areas, Measurements and Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Viewings

Viewings are by private appointment with the Selling Agents. Please take care when viewing the property. For your own personal safety, you should remain as vigilant as possible.

For further information please contact:

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