



GSC GRAYS

PROPERTY • ESTATES • LAND



Potential Residential Site, Bowes

Barnard Castle, County Durham, DL12 9HL

Price On Application

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Location

The site is situated on the northern edge of Bowes Village approximately 4 miles south west of Barnard Castle, 17 miles north west of Richmond and approximately 16 miles north west of Scotch Corner (all distances are approximate).

The A66 provides good access to the major commercial centres of the North East with mainline train services available from Darlington and National and International flights available from Durham Tees Valley Airport.

Amenities

Bowes Village is a historic and picturesque rural village situated on the edge of the Pennine Moors adjacent to the A66 trans Pennine Route. The village has an active local community with a Church (St Giles), the remains of a Roman Fort and Norman castle, working club, village hall, public house, nursery and primary school and benefits from having a daily bus service.

The nearby historic market town of Barnard Castle offers a good range of amenities including national and local retailers, sports centre, state and private educational opportunities at both primary and secondary level.

Barnard Castle boasts a number of historical sites including a Castle with Norman origins and the nationally renowned Bowes Museum.

Description

The site comprises approximately 2.84 Hectares (7.0 Acres) of land falling partly within the development boundary and Conservation Area of Bowes. Part of the site is currently allocated for industrial development under Policy ECON1 of the Teesdale District Local Plan adopted in June 2002 and includes a number of former MOD buildings.

Lot One 1.13 hectares (2.78 acres)

Nissen shed (12.29m x 5.22m) constructed of block work gable walls under a domed asbestos fibre cement roof (64.15 sqm).

A profile tin shed (10.90m x 4.50m) constructed of concrete block work walls with profile tin sheet cladding under a pitched profile tin roof. (49.05 sqm).
Dilapidated brick building (10.74m x 6.78m) with concrete floor.
Brick building (4.05m x 2.60m) with mono-pitch profile tin roof.

The site can be accessed directly to the north of Durham County Council's Bowes depot off the A66 link road.

Lot Two 1.71 hectares (4.22 acres)

Approximately 1.71 hectares (4.22 acres) of pasture land and roads/tracks including the following buildings:

Farm Plus Cubicle Shed 29.32m x 17.35m
A five bay timber frame cubicle shed with fibre cement roof, timber/block walls and concrete floor.

SDS Cubicle Shed 13.68m x 13.30m
A three bay cubicle shed with steel frame, asbestos roof, block walls and concrete floor.

Planning Policies

Bowes falls within the jurisdiction of Durham County Council and is currently subject to the provisions of the Teesdale District Local Plan adopted in June 2002. The land has been identified by Durham County Council as a potentially suitable site for housing

under their Strategic Housing Land Availability Assessment (SHLAA) and given an amber status. The land is considered to be suitable, available and deliverable from a residential development perspective subject to obtaining the necessary consents with an indicative housing density of 30 units per hectare considered appropriate.

The policies which are pertinent under the Local Plan include:-

Policy GD1 General Development Criteria
Policy H1A & H3 Residential Development
Policy H13 Low Cost Affordable Housing
Policy H14 Affordable Housing
Policy BENV 4 Development within and adjoining Conservation Areas
Policy BENV11 Archaeology
Policy ECON 1 Land allocated for Business, General Industrial or Storage and Distribution Uses
Policy ECON 3 Employment Uses within Development Limits
Policy T2 Traffic Management and Parking
Policy T7 Public Transport

Lot One

SHLAA reference 6/BW/02 with an indicative yield assessment of 28 units.

Lot Two

SHLAA reference 6/BW/04 with an indicative yield assessment of 42 units.

Tenure & Possession

The land is available for sale freehold with vacant possession on completion subject to reserved rights of access, services, covenants and holdover rights over the land.

Offers for taking an Option Agreement or Conditional Contract are invited.

Wayleaves, Easements & Rights of Way

The site is sold subject to and with the benefit of all rights, including rights of way whether public or private, rights of water, light, drainage and electricity supplies and all existing and proposed wayleaves whether referred to in the particulars or not.

Sporting, Mineral & Mining Rights

All sporting and mineral rights where owned are included in the sale.

Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries. Neither the vendors nor their agents shall be responsible for defining the boundaries or the ownership thereof and the purchaser shall rely on information appearing in the Registers of Land at HM Land Registry. Should any dispute arise as to the boundaries or the interpretation of them the question shall be referred to the vendors agents whose decision acting as experts shall be final.

The vendors reserve the right to amend, alter or change the boundaries as required.

Subsidies & Grants

The land is registered on the Rural Land Register and is eligible for Single Farm Payment. The Single Farm Payment Entitlements will be reserved from the sale by the vendors.

Services

There are services to part of the site. Mains water, mains electric and mains drainage are within the vicinity.

None of the services have been tested by the agents and prospective purchasers must satisfy themselves as to their availability and capacity.

Tel: 01833 637000

Local Authority

Durham County Council
County Hall
Durham
DH1 5UQ

Tel: 03000 260000

VAT

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

Professional & Legal Costs

The purchaser will be responsible for meeting both vendors' reasonable legal and professional costs.

Areas, Measurements & 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. The vendors reserve the right to change and amend the boundaries.

Viewings

Strictly by appointment via GSC Grays.

Vendors' Solicitors

Lot One
Tilly Bailey & Irvine Solicitors
8 Newgate
Barnard Castle
DL12 8NG

Tel 01833 638326
Fax 0845 3022 992
e-mail bfarrell@tbi.co.uk

Lot Two
Meikles Solicitors
38 Horsemarket
Barnard Castle
County Durham

DL12 8NA
Tel: 01833 690505
Fax: 01833 690392

Particulars

Particulars written May 2013.

Photographs taken September 2012 and January 2013.

Disclaimer Notice

GSC Grays gives notice that:

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.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
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.



Road Map

Hybrid Map

Terrain Map



Floor Plan

Viewing

Please contact our Barnard Castle Office on 01833 637000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

