



30 Moor Edge
Durham City, DH1 4HT



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A Very Desirable Strategic Land and Property Opportunity

- Detached Three Bedroom House
- Good Access Links to Nearby Amenities
- Overlooking 8 Acres of Adjoining Grassland
- 8 Acres with Long Term Planning Potential
- Potential Equestrian Property or Smallholding
- Superbly Located on the Edge of Durham City
- Lot 1 Guide Price: £400,000
- Lot 2 Guide Price : Offers Invited
- Best and Final Offers by 12 noon on 26th June 2024

SITUATION

Durham City Centre 1 mile, Bowburn A1(M) Interchange 5 miles, Newcastle 20 miles, Darlington 24 miles, Barnard Castle 25 miles (all distances are approximate).

30 Moor Edge and land is situated in a sought after location on the edge of the City of Durham. The property's proximity to Durham offers a wide range of nearby services and amenities. It is also very well located to access the A1(M) bringing Newcastle, Darlington and Leeds into a commutable distance.

DESCRIPTION

LOT 1 – 30 MOOR EDGE

The property comprises a spacious and flexible three bedroom house which overlooks the eight acres to the rear and surrounding countryside. The property is available in two lots and has future development potential, as it is situated on the fringe of Durham City.

ACCOMMODATION

Internally, the property provides an attractive three bedroom detached property which provides flexible accommodation on the

ground floor. The ground floor offers a good sized dual aspect living room with large bay window overlooking the front garden. A similarly large dining room with bay window offering the same outlook. A large kitchen to the rear with wall and floor units, integrated appliances and useful pantry.

The first floor offers two good sized double bedrooms and one large single. One of the doubles overlooks the front garden, the single overlooks the land to the rear and the final double benefits from views to both the front and the rear. The first floor is finished off by a good sized family bathroom.

The property offers a blank canvas for any potential purchaser to create a fantastic family home. It is well situated opposite Durham Johnston School.

Externally, the property features offroad parking for three cars, a front and rear lawned garden and raised decking to the rear.

LOT 2 - 8 ACRES OF LAND

The land is located on the edge of Durham City and is currently greenbelt, but it may have some long term development potential. The land lies directly adjacent to residential properties at Moor Edge. Access to the land is directly off the A167 and from the garden of 30 Moor Edge. Held as one enclosure, the grassland is currently let out on a grazing agreement until 30th March 2025, but with a short resumption of possession clause. The boundaries are a mix of post and wire and hedges.

OVERAGE

In the event that the Buyer or their successors in title obtain planning consent to carry out any form of development (other than for agricultural or equestrian use) they will pay 50% of the net uplift in value to the Seller, or their successors. This provision will run for 50 years from the date of purchase and the trigger will be any actual implementation of planning permission, or a sale with its benefit.

ADDITIONAL INFORMATION/SERVICES

It is assumed there are services in the main road.

GENERAL REMARKS AND STIPULATIONS

VIEWING/SELLING AGENT

30 Moor Edge is being offered for sale jointly with H&H Land and Estates.

Viewings are strictly by appointment only with either with Robin Jessop Ltd (01677) 425950 or H&H Land and Estates (0191) 3708530

OFFERS

All offers must be confirmed in writing. We will not report any verbal offer unless it is confirmed in writing.

Please contact Robin Jessop Ltd to receive a tender form. The closing date for the receipt of informal tenders with proof of funds is 12 noon on 26th June 2024.

TENURE

Freehold

SERVICES

Mains Electricity. Mains Water. Mains Drainage. Gas fired central heating.

COUNCIL TAX

Band E.

SPORTING AND MINERAL RIGHTS

The mineral rights are not included in the sale and are owned by a third party.

The sporting rights are included in the sale as far as they are owned.

METHOD OF SALE

The property is being offered for sale by Informal tender. If after viewing the property you are seriously interested in purchasing the property then please kindly record your interest with Mitchell Corney MRICS FAAV. The Seller reserves the right to amalgamate, withdraw or exclude any of the property shown at any time or to generally amend the particulars. Please contact H&H Land & Estates or Robin Jessop Ltd to receive a tender form. The closing date for the receipt of informal tenders with proof of funds is **12 noon on 26th June 2024**

MONEY LAUNDERING REGULATIONS

Prospective purchaser(s) should be aware that in the event that they are successful, they will be required to provide us with documents in accordance with Money Laundering Regulations. One being photographic ID, that is to say a driving licence or passport and the other being a utility bill showing the current address. This will need to be provided personally in our office where we can take copies of both this and proof of funds which

we also require to comply with Money Laundering Regulations.

EXCHANGE OF CONTRACTS AND COMPLETION

It is expected that Exchange of Contracts will take place within eight weeks of an offer being accepted. Completion will take place within four weeks of the Exchange of Contracts or earlier by arrangement.

IMPORTANT NOTICE

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest to make sure you are kept informed with regard to the progress of the sale.

JOINT SELLING AGENTS

Robin Jessop Ltd
4 -6 North End
Bedale
North Yorkshire
DL8 1AB
(01677) 425950

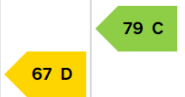
Acting Agent – Mitchell Corney BSc (Hons)
MRICS FAAV

H & H Land and Estates
Blackmoor Court
Durham Moor
Durham
DH1 5ER
(0191) 3708530

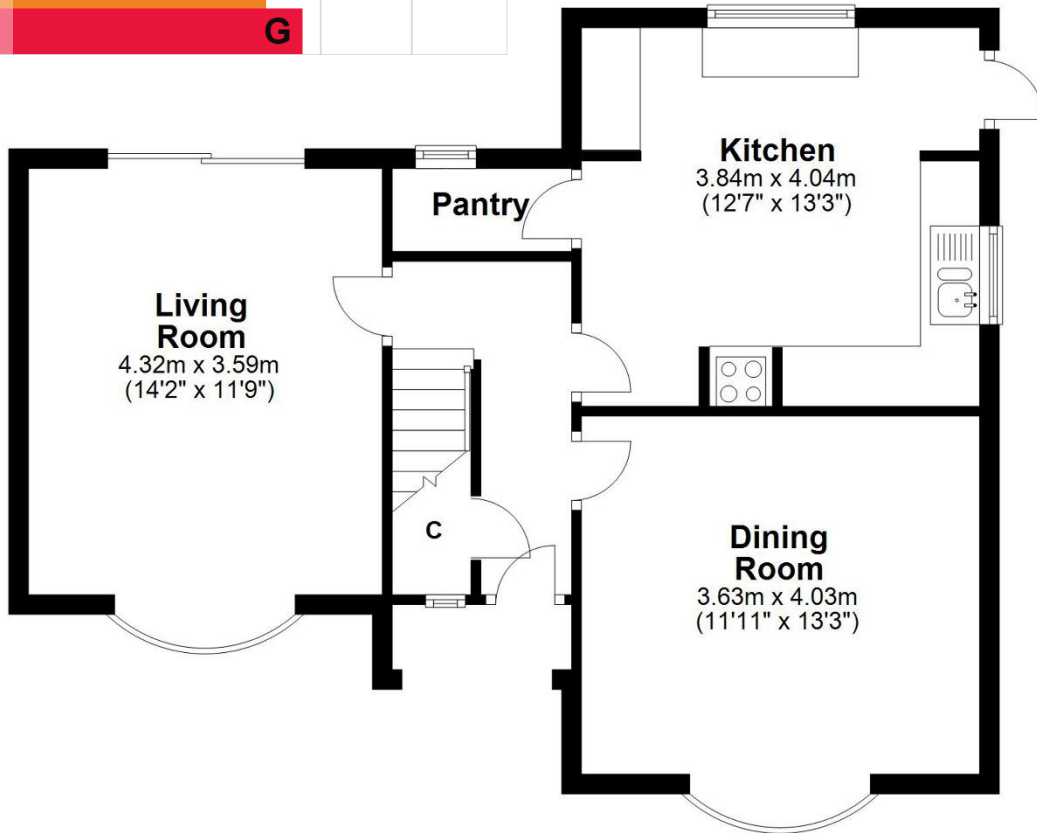
Acting Agent – Helen Forbes BSc (Hons) MA



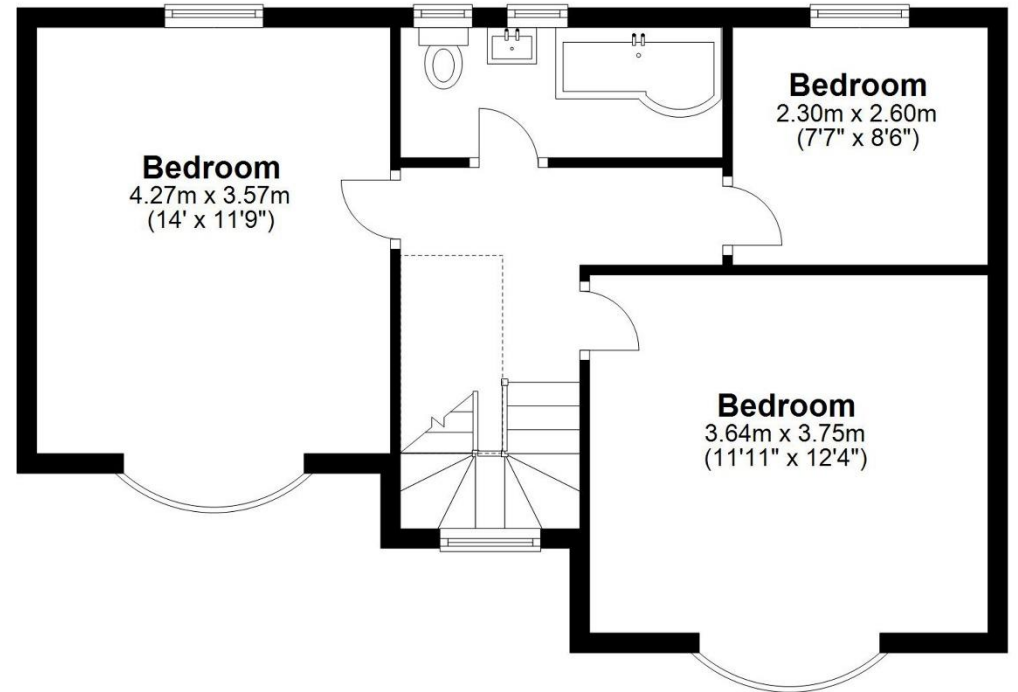
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81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G



Moor Edge Durham



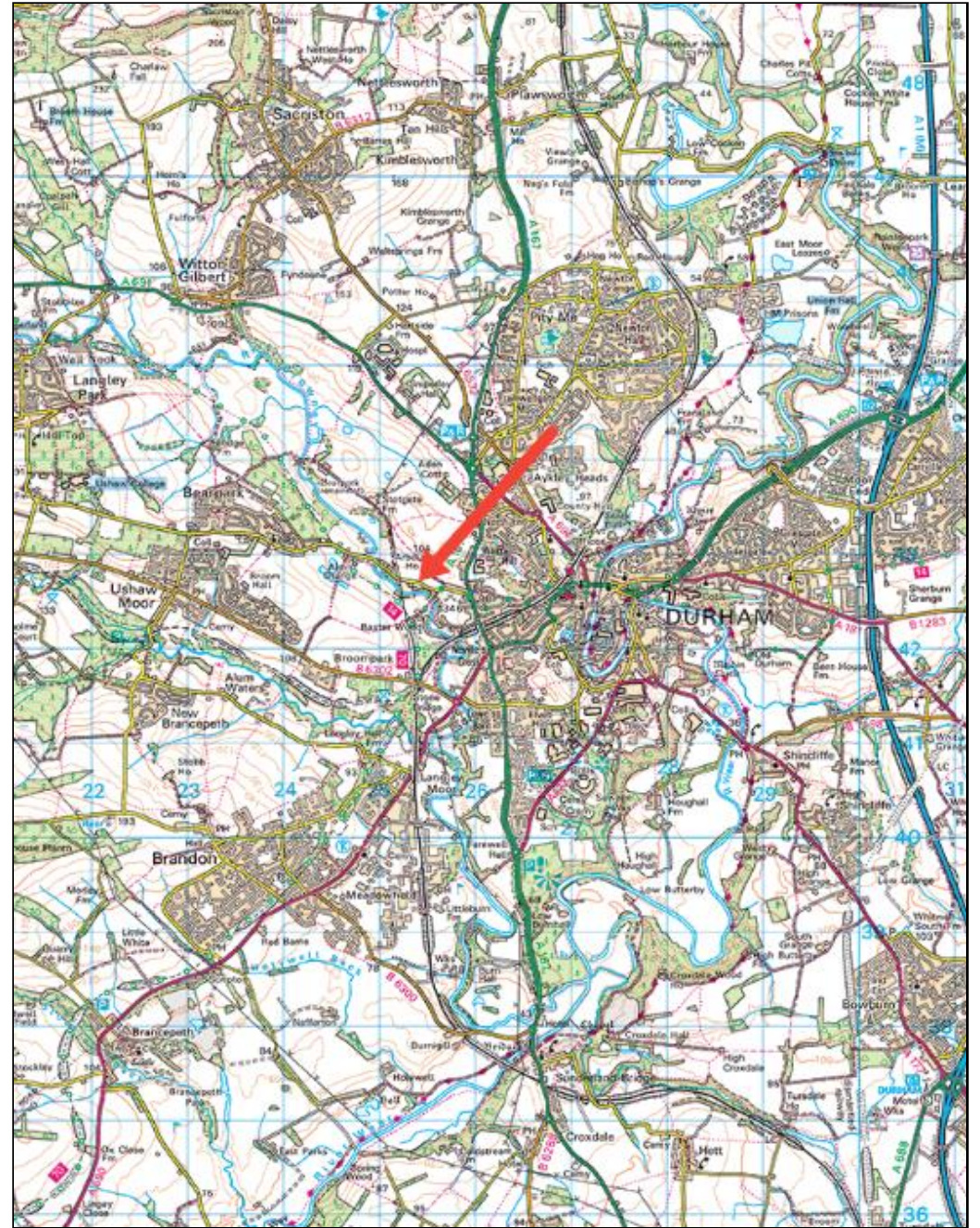
Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.

Created especially for H&H Land by Vue3sixty Ltd





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