GSC GRAYS
PROPERTY • ESTATES • LAND

BUILDING PLOT CHURCH LANE

Denton, DL2 3TY





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.

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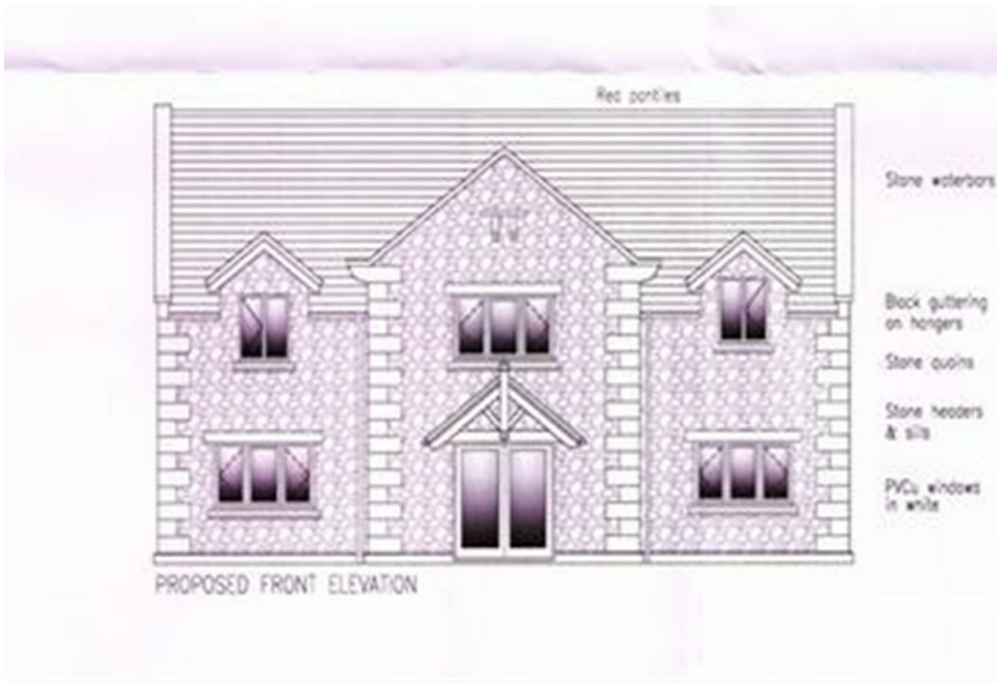
BUILDING PLOT WITH FULL PLANNING PERMISSION WITH EXTENSIVE GARDENS OCCUPYING A TOTAL PLOT OF APPROXIMATLEY 0.52 ACRES. The permission including a detached family home with detached garage nestled in the highly sought after hamlet of Denton, with easy access to Darlington.





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Situation & Amenities

The building plot on Church Lane sits in the hamlet of Denton. The nearby village of Ingleton benefits from a primary school, public house, mobile post office and active village hall community. Educational opportunities (primary, comprehensive and private) including the well known Barnard Castle School, can be found in Barnard Castle, Staindrop and Darlington. The property is within the catchment area for Hummersknott academy in Darlington. Both Barnard Castle and Darlington benefit from a selection of both independent and national retailers. Main line train stations can be found at Darlington and Durham, with International Airports at Newcastle and Leeds Bradford. The A1 (M) is easily accessible bringing many areas within commuting distance.

Planning

Full planning permission was approved under Reference 16/01134/FUL/ and subsequent amendments under a Section 73 notice 23/01140/FUL to create a detached dwelling with detached garage. For further information please contact Darlington Borough Council or Durham County Council planning portal using the planning references. Footings have been started. Plans and application by Anderson, Ellis Architectures Ltd, Darlington.

Wayleaves, Easements & Rights of Way

The plot 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 or covenants whether disclosed or not.

Services

There are no services to the site, although mains water, electricity and drainage are understood to be within close proximity. None of these services have been tested for location. Prospective purchaser's must rely on themselves as to their availability and capacity.

Local Authority & Council Tax

Darlington Borough Council Tel: 03000 26 00 00.
For Council Tax purposes the property is to be confirmed

Health & Safety

We ask prospective purchasers to be as vigilant as possible when making an inspection of the site, for their own safety and no liability is excepted.

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.

Tenure

The property is offered freehold with vacant possession upon completion.

The Site

The site can be viewed during daylight hours subject to having a set of particulars in hand. If a site inspection is required this must be strictly made via an appointment with the agent GSC Grays on 01833 637000.

Conditions of Sale - Anti Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

