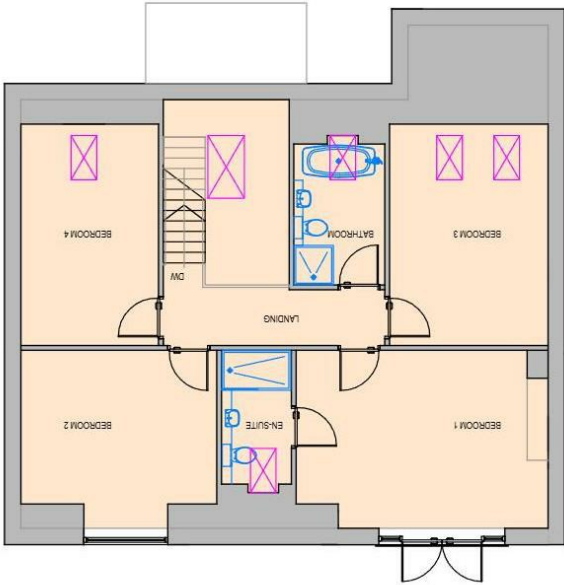


- GSC Grays gives notice that:
1. These particulars are a general guide only and do not form any part of any offer or contract.
 2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts 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.

Disclaimer Notice



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



BUILDING PLOT FRONT STREET

Staindrop, Darlington, DL2 3NH



BUILDING PLOT FRONT STREET

Staindrop, Darlington, DL2 3NH

Nestled in the charming village of Staindrop, this exceptional building plot offers a unique opportunity for those looking to create their dream home. The land is conveniently located just off Front Street, providing a peaceful and secluded setting while still being close to local amenities.

Barnard Castle 6 miles, Bishop Auckland 8 miles, Darlington 12 miles, Durham 20 miles (please note all distances are approximate). The site is located in the desirable village of Staindrop, a popular village ideally situated for easy access to local towns of Darlington, Bishop Auckland and Barnard Castle. The village of Staindrop benefits from both a primary and secondary school, post office, a number of shops and public house.



12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ
01833 637000
barnardcastle@gscgrays.co.uk
GSCGRAYS.CO.UK



The Site

This exceptional building plot offers a unique opportunity for those looking to create their dream home. The land is conveniently located just off Front Street, providing a peaceful and secluded setting while still being close to local amenities. With planning approval already in place, the site is ready for the construction of a spacious four-bedroom, two-bathroom detached family home. This thoughtful design ensures ample space for family living, making it an ideal choice for those seeking a comfortable and modern residence. The plot also includes provisions for a driveway and an integral garage, adding convenience and practicality to the future home. The surrounding area is known for its picturesque landscapes and friendly community, making it a wonderful place to settle down. This is a rare opportunity to secure a prime piece of land in a desirable location, perfect for families or individuals looking to build a bespoke home tailored to their needs.

Planning Permission

Full Planning permission was approved under reference DM/24/00106/VOC dated 19th March 2024, pursuant to planning permission DM/21/03286/FPA to alter the footprint and design of dwelling. For further information, please go to Durham County Council Planning Portal using the planning reference.

Wayleaves, Easements and Rights of Way

The site 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 main water, electricity and drainage are understood to be within the vicinity. None of these services have been tested prospective purchaser must rely on themselves as their availability and capacity.

Local Authority

Durham County Council Tel: 03000 26 00 00.
Council Tax to be confirmed.

Health & Safety

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

Area, 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.

Tenure

Freehold

Viewings

The site can be viewed during daylight hours subject to having a set of sales particulars to hand. If a site inspection is required this must be strictly by appointment and through the sellers agents at GSC Grays at 01833 637000.

Particulars

Particulars written May 2026

Condition 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.

