

DEVELOPMENT SITE FOR 5 DWELLINGS WHITEHOUSE FARM, BEARPARK, DURHAM, DH7 7DW

A 1.01 acre site with full planning permission for four 4/5 bedroom detached family homes and one 5 bedroom barn conversion

**For Sale by Private Treaty
Offers in the region of £500,000**



Summary

A 1.01 acre site with full planning permission for five dwellings. The permission extends to two 4 bedroom houses, one 5 bedroom barn conversion and two further 5 bedroom houses.

Location

The site is situated on the edge of Bearpark village approximately 4 miles west of Durham. The site has stunning views extending over the surrounding countryside.

Directions

From Durham, take the A167 road towards Darlington. Just after Durham Johnston School, turn right at the traffic lights, signposted Bearpark and Ushaw College. Follow this road for approximately 1 mile, entering the village of Bearpark. Carry on through the village until you reach Hilltop Road on your right hand side. Just after this turn right up a steep driveway.

Description

Plot 1

North facing plot with permission for a 5 bedroom house and views over the surrounding country side.

Plot 2

North facing plot with countryside views and permission to convert the existing stone barn into a 5 bedroom house.

Plot 3

South facing plot with permission for a 4 bedroom house.

Plot 4

South facing plot with permission for a 4 bedroom house.

Plot 5

An east facing plot with permission for a 4/5 bedroom dwelling.

Planning Consent

The site benefits from full planning consent. Prospective buyers are advised to make their own planning enquiries with Durham County Council. The relevant planning consents can be found on the Durham County Council website under the following reference number: DM/15/02819/FPA.

Boundaries

The boundaries are as shown on the sale plan overleaf. The Buyer would be responsible for erecting a fence around the development site/finished property as indicated by the red line on the site plan.

Services

There are no services connected to the property. We believe there are connections to services on the main road. Interested parties should speak directly to the specific utility companies for further information on this. The existing water, electric sewerage and telephone connections to the retained property must be preserved.

Access

Permission for a new access has been granted directly off Hilltop Road. The contract for sale will include a reserved right of way through the site for the current owners for the purposes of accessing their retained land.

Viewing

Viewing arrangements are strictly by prior appointment with the sole selling agents H&H Land and Property.

Method of Sale

The property is offered for sale by private treaty. Interested parties are advised to register their interest with the selling agent at an early stage as a closing date may be set following a period of initial marketing. The Sellers reserve the right to amalgamate, withdraw or exclude any of the property shown at any time or to generally amend the particulars.

Health and Safety

The Sellers and Selling Agents accept no responsibility for any loss as a result of an accident whilst on the property.

Exchange of Contracts and Completion

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

Burdens

The property is sold subject to all rights including rights of way, whether public or private rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars.

Money Laundering Regulations

Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations. The extent of the required documentation will be confirmed to the Buyer after acceptance of an offer.

Restrictive Covenant / User Clause

In the event that the Buyer or their successors in title obtain planning consent for more than six units, they will pay 50% of the net uplift in value to the seller, or their successors. This provision will run for 30 years from the date of purchase. There will also be a restrictive covenant in the sale contract that will restrict the development to no more than 6 dwellings and no uses will be permitted that would cause a nuisance or affect the sellers retained land.

Tenure

The property is offered for sale Freehold.

Selling Agent

For further details or a confidential discussion please contact the Selling Agent: **Helen Forbes**, H&H Land and Property, Blackmoor Court, Durham Moor, Durham DH1 5ER.

T:0191370 8530. E: helen.forbes@hhland.co.uk

IMPORTANT NOTICE

H&H LAND AND PROPERTY Ltd for themselves and for the Seller or Lessors of this property, whose Agents they are, give notice that:

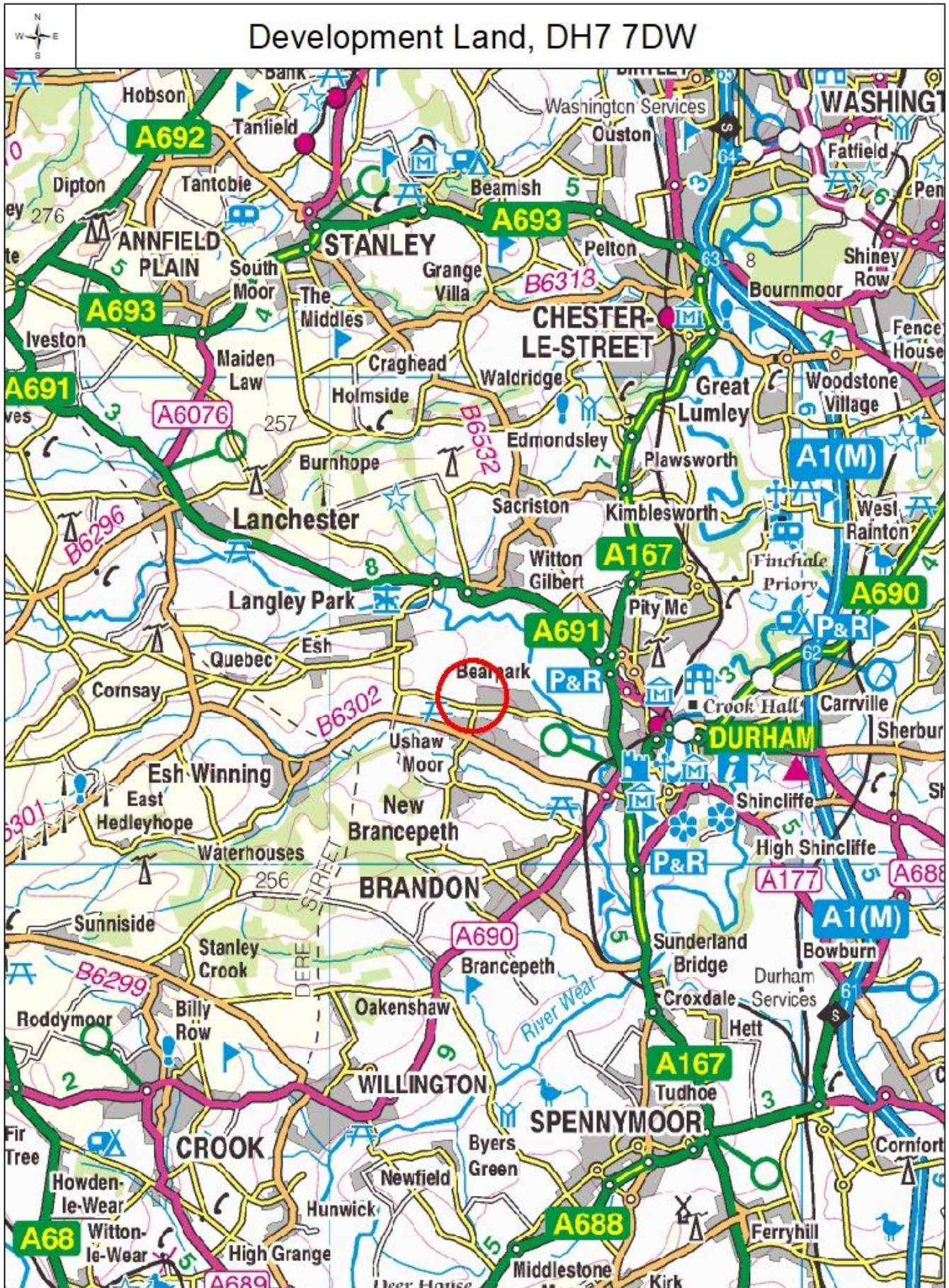
- (i) the particulars are set out as a general outline only for the guidance of intending Buyer or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Buyers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them; no employee of H&H LAND AND PROPERTY Ltd has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by H&H LAND AND PROPERTY Ltd. or the Sellers or the Lessors of this property.
- (iii) The making of any offer (bid) for this property will be taken as an admission by the intending Buyer that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND AND PROPERTY Ltd in good faith. Prospective Buyers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) The sellers reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) The property is sold subject to reserve(s).
- (viii) H&H LAND AND PROPERTY Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: June 2018



Development Land, DH7 7DW



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Licence number: 100020449

Date: March 2018
Our Ref: DS3i
Plan No:
Scale @ A4: 1:100,000



0 1,375 2,750 5,500 Meters

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