

Vickers & Barrass

— Est. 1973 —

Land and Estate Agents



- Planning Permission Granted
- 3 Bedroom Detached House
- Generous Plot Size
- Rural Location
- Garage
- Additional Land Available By Separate Negotiation

Plot 2, Conversion at Fir Tree Farm, Cornsay Colliery
Offers In The Region Of £100,00

Plot 2, Conversion Fir Tree Farm

Fir Tree Farm is located just 0.5 miles southwest of Cornsay Colliery in the heart of rural County Durham, surrounded by scenic open countryside. Located a approximately 4 miles from the historical village of Lanchester which offers excellent amenities including schools, a post office, bank, butcher, baker, greengrocer, hardware shop, small supermarket, pharmacy, restaurant, public houses and takeaways.

The Historic City of Durham is located approximately 7.5 miles north east via the B6302, with main line rail connections north and south and easy access to A1M. The metropolitan city of Newcastle upon Tyne and Gateshead are also located approximately 20 miles north east less than 1 hours drive also within good commuting distance and offers a regional centre of culture with venues such as Sage Gateshead, Baltic and the Theatre Royal. Large shopping complexes such as The Metro Centre and Eldon Square are also located in the Gateshead and Newcastle area.

Description

Plot 2 forms part of the wider development and conversion of the agricultural buildings at Fir Tree Farm. The plot currently consists of a timber framed pole barn and adjoining single storey brick building, both of which are currently used for agricultural storage. Additional land for a pony paddock may be available by separate negotiation.

Planning

Planning reference DM/20/01943/FPA

Proposal: Change of use of existing barns to two dwellings including alterations in heights, with associated car parking, private gardens and driveway.

Approved: 29th September 2020

The conversion of the buildings within Plot 2 will create a 3 bedroom detached dwelling with attached garage as shown on the floor plans, elevations and proposed site plan contained in these particulars. A copy of the approved elevations and floor plans and associated planning documents are available on request from our Darlington office.

Services

Mains electricity and water are close to the site and the relevant easements and wayleaves shall be granted to the purchaser over the vendors retained land. The purchaser

would need to make connections to these services at their own cost. The purchaser shall be granted the right to install a Sewage Package Treatment plant in the adjacent field.

Third Party Rights

The site is sold subject to and with the benefit of all rights of way, water, drainage, watercourses, light and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

Tenure

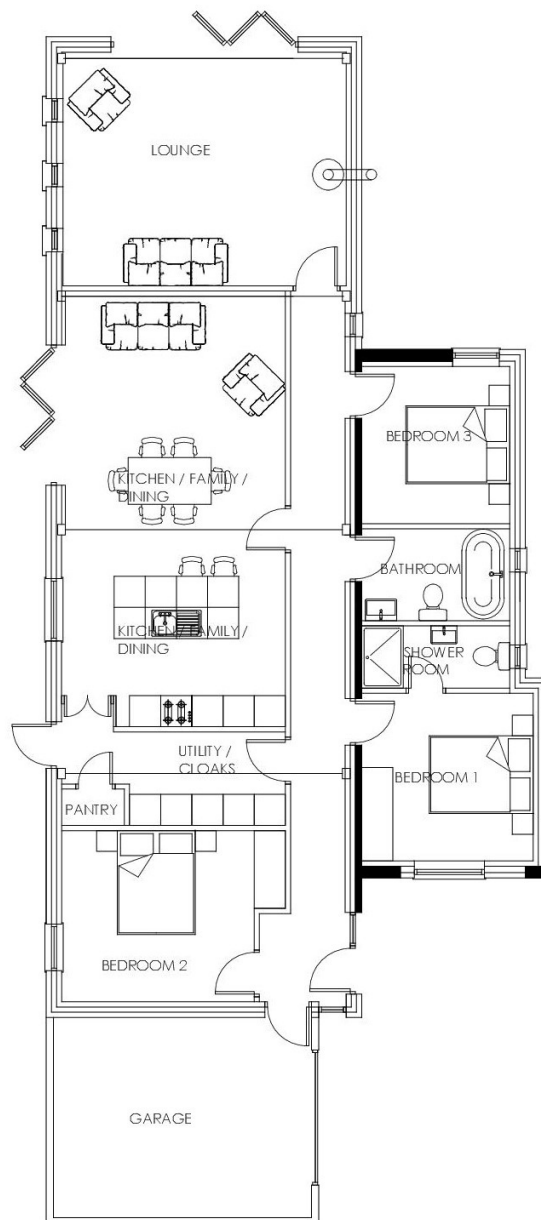
Freehold with vacant possession upon completion.

Local Authority

Durham County Council www.durham.gov.uk

Viewing

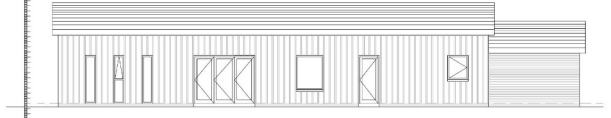
Strictly by appointment with the sole selling agents, Vickers and Barrass Darlington office.



The above drawing is not to scale and is for illustrative purposes only.



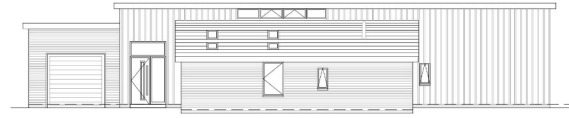
PROPOSED EAST ELEVATION / COURTYARD VIEW
Scale 1:100



PROPOSED SOUTH ELEVATION
Scale 1:100

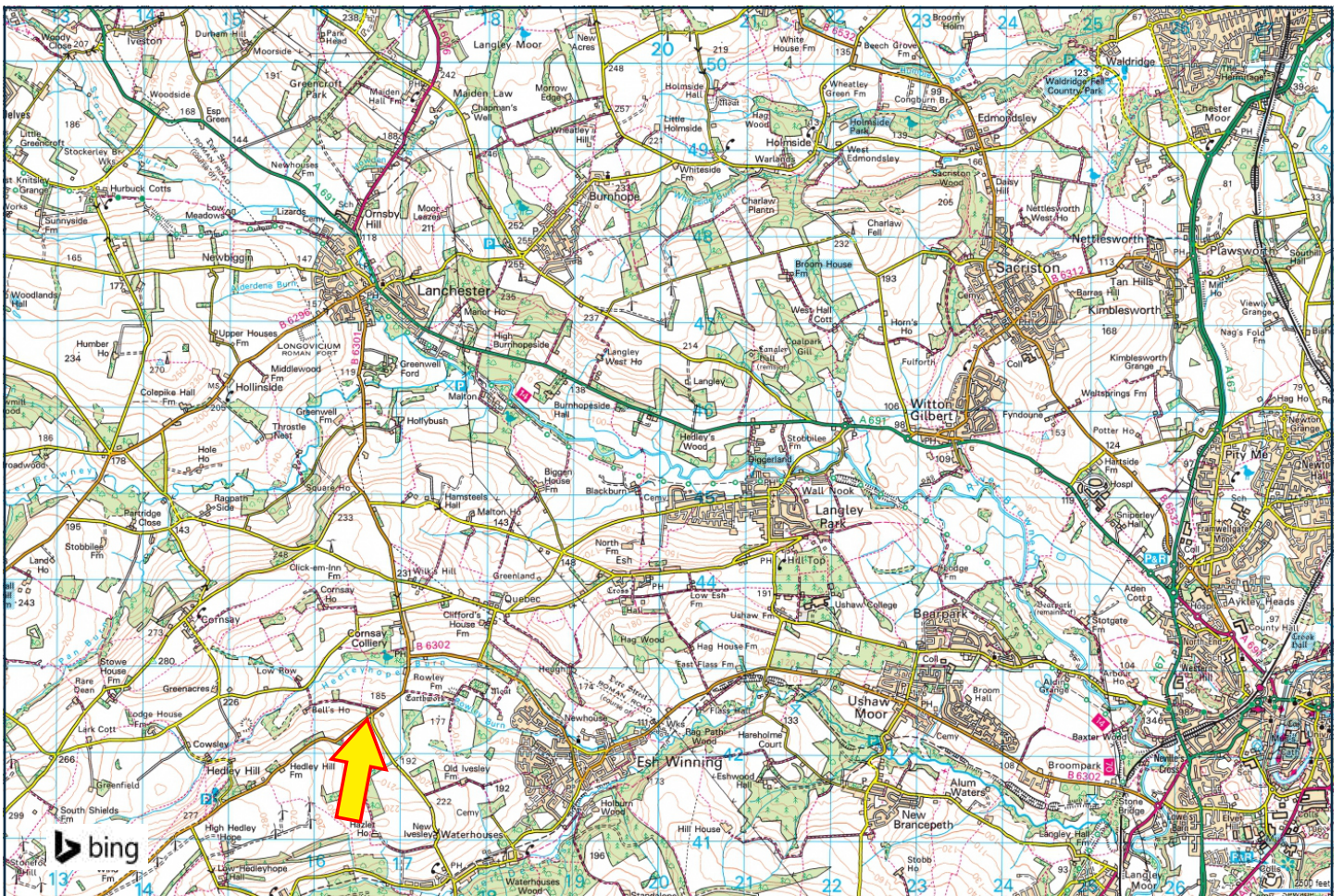


PROPOSED WEST ELEVATION / FOREST VIEW
Scale 1:100



PROPOSED NORTH ELEVATION / COUNTRYSIDE VIEW
Scale 1:100

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 OnTheMarket.com



ONE DOME

Tow Law Office

16/17 Castle Bank
Tow Law, Bishop Auckland
DL13 4AE

T: 01388 730095

E: info@vickersandbarrass.co.uk

Darlington Office

Humbleton Park
West Auckland Road, Darlington
DL2 2YH

T: 01325 728 084

E: darlington@vickersandbarrass.co.uk



www.vickersandbarrass.co.uk