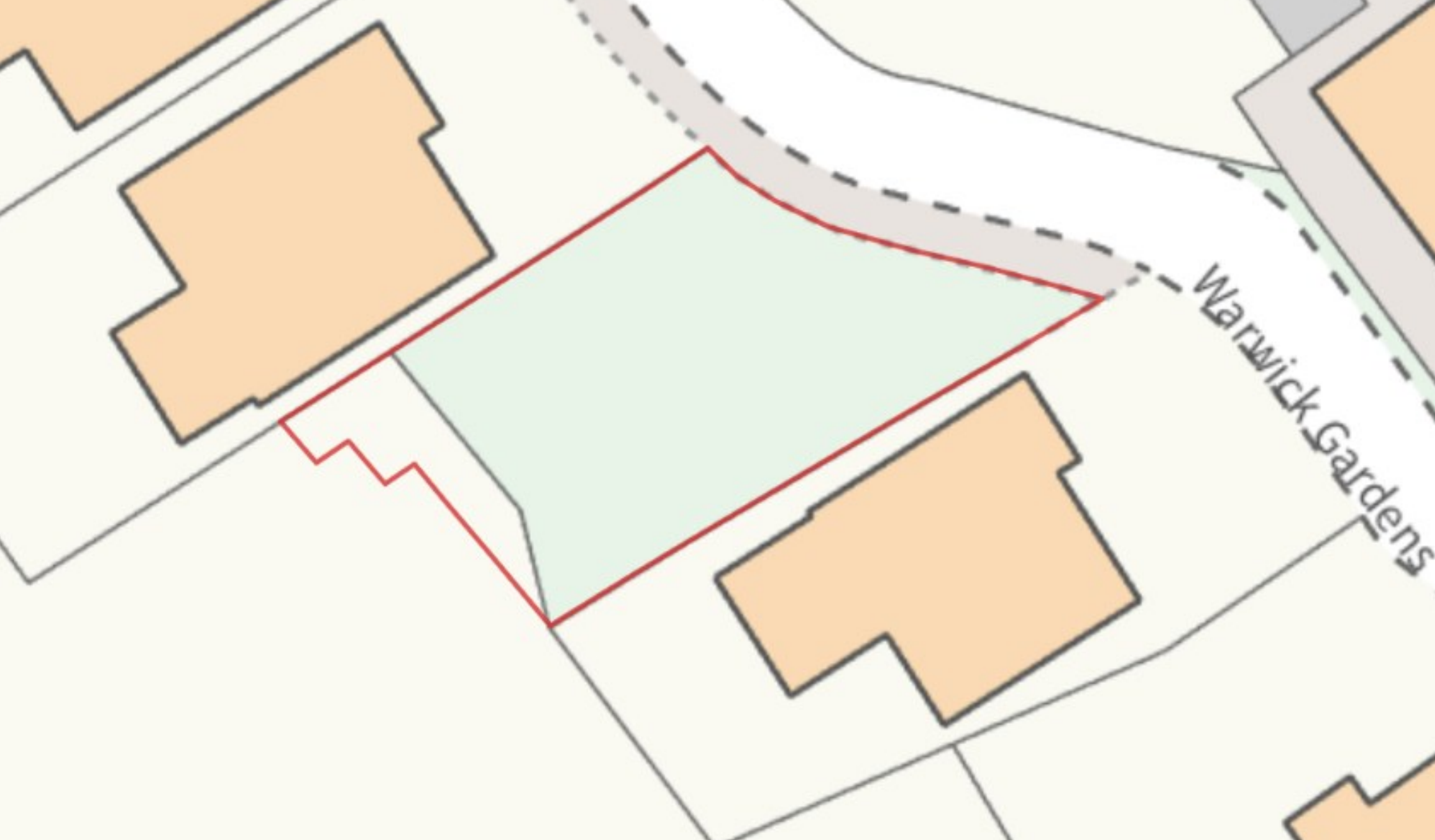




Building Plot at 3 Warwick Gardens, Byers Green, DL16 7BD
Guide Price £50,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

A rare opportunity to purchase a building plot with residential development potential in the popular village of Byers Green. In 2008, outline planning permission was approved on the site for a detached, four bedroom house.

- Building plot extending to approximately 240.63m²
- Outline planning permission for a detached, four bedroom house
 - Private driveway
 - Garden
 - Garage
 - Accessible location



www.vickersandbarrass.co.uk

LOCATION

The plot is situated in the quiet cul-de-sac of Warwick Gardens in Byers Green, County Durham. The village is surrounded by countryside, offering a rural charm, yet remains within close proximity to the larger towns of Willington, Spennymoor and Bishop Auckland.

Byers Green offers a range of local amenities including a post office, public house and primary schooling. Bishop Auckland is located approximately 5 miles south, where a wider range of amenities can be found.

Durham, which is 8 miles to the north, and Newcastle, which is 30 miles to the north, both have east coast main line train stations with direct links to Edinburgh and London. There are international airports at Teesside and Newcastle.

what3words ///help.shins.salmon

DESCRIPTION

The building plot extends to approximately 240.63m² and had outline planning permission granted in 2008. for a detached, three storey house with four bedrooms, a garage, driveway parking and a rear garden. A historic right of access does exist to the northern perimeter of the site.

Further details on the planning permission can be requested from the agent or alternatively found on County Durham Council's Planning Portal with reference 7/2007/0620/DM.

SERVICES

It is understood that mains water, drainage and

electricity are at the site ready for connection. Interested parties would need to carry out their own investigations into service connections.

MATERIAL INFORMATION

The plot is not subject to Council Tax due to it currently being land, nor does it require an Energy Performance Certificate.

It is understood that the property has access to an ultrafast broadband connection and has good mobile phone signal in this area. We would advise prospective purchasers to perform their own due diligence in respect of availability.

With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the property is held freehold over three titles.

COSTS

Each party is to bear their own costs.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council

www.durham.gov.uk

03000 26 0000

NOTES

Particulars prepared – August 2025

Photographs taken – August 2025



PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide

only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors 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 by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

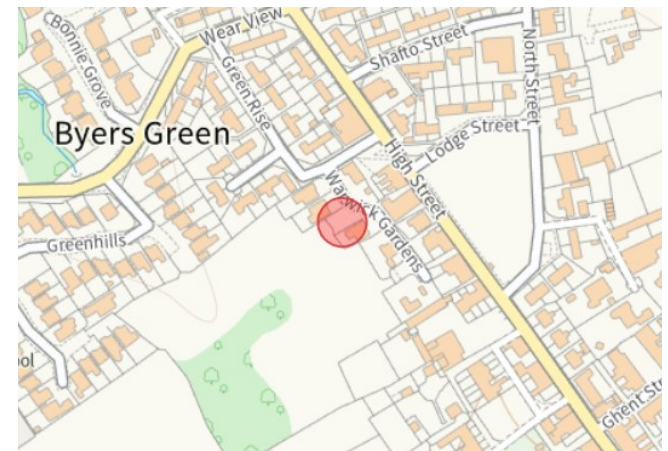
Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, and to generally amend the particulars or method of sale.



The property is sold subject to reserve (s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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