



Durham Road, Darlington
Offers in the region of £795,000

Vickers
& Barrass

— Est. 1973 —

Land and Estate Agents

Durham Road Darlington

A three bedroom detached house with an extensive range of workshops, garages, stables, parking and a field. The whole site extends to approximately 0.81 hectares (2 acres) with access directly off the A167 'The Great North Road'. The property would suit a range of commercial and residential uses or redevelopment subject to the necessary planning consents.

LOCATION

Darlington is a busy market town located in the Tees Valley. Famous for its railway heritage, Darlington Victoria Embankment Railway Station is situated on the East Coast main line with regular services south to London, Kings Cross and north to Edinburgh, Waverley.

Darlington town centre is serviced by a wide range of well know branded high street shops, cafes and restaurants. Recreational facilities are located throughout the town offering many sport and leisure activities. South Park is a well-established Victorian public park located in the heart of the town and has won many awards in the annual Northumbria in Bloom competition and is well worth a visit. There is also a wide range of schools and higher education establishments throughout the town.

Airport links are available from Teesside International Airport which offers a range of family and business destinations with further links available at Newcastle International Airport.

DISTANCES (Approximate)

Darlington Town Centre - 4 miles
Newton Aycliffe - 3.5 miles
Teesside International Airport - 9.5 miles
Stockton-on-Tees - 12 miles
Middlesbrough - 16.5 miles
Durham City Centre - 19 miles
Sunderland - 27 miles
Newcastle City Centre - 33 miles
Newcastle International Airport - 38 miles
York - 59 miles
Leeds - 71 miles

GROUND FLOOR

Reception Hallway

Solid wood entrance door and staircase leading to first floor.

Cloakroom

Fitted with a w.c. and wash hand basin.

Lounge

6.55m x 4.27m

Spacious reception room with solid marble fireplace and hearth. Two central heating radiators, bay window to the front elevation with two further side windows and coving to ceiling.

Kitchen/Dining Room

8.08m x 4.27m

Fitted with a wide range of units, corresponding work surfaces, ceramic double sink with tiled splash backs, central heating radiator, bay window to the front elevation, window to the rear elevation and timber rear door.



FIRST FLOOR

Landing

Giving access to all first floor rooms.

Bedroom One

4.27m x 3.05m

Central heating radiator, wall lights and two windows.

Bedroom Two

4.28m x 2.67m

Bedroom Three

3.96m x 3.50m

Central heating radiator, wall lights and two windows.

Bathroom

Fitted with a marble effect suite with wash hand basin in vanity unit, fully tiled shower cubical and window.

EXTERNAL

Gardens

The whole property equates to approximately 0.81 hectares (2 acres). The house is set back from the main road and is surrounded by lawn, mature shrubs, trees and a disused pond. The oil storage tank and vegetable garden are located to the west side of the property. To the rear of the property lies a further well maintained private lawned garden.

Paddock & Circular Manege

Circular horse exercise manege and a 0.26 hectares 0.65 acres paddock.

Parking

Accessed via a secure fenced and gated entrance off the A167. There is a large tarmac parking area with ample parking for a wide range of vehicles. A tarmac driveway leads to further parking, yard and vehicle storage areas.

SHOWROOM & GARAGE

Showroom

15.04m x 10.27m

Canteen

5.96m x 3.49m

Office One

5.60m x 3.38m

Office Two

5.65m x 2.81m

Workshop/Warehouse

15.20m x 13.87m

Female Toilets

1.92m x 1.07m

Male Toilets

1.65m x 1.18m

OUTBUILDINGS & STABLES

Stable Block

12.98m x 3.68m

Containing three stables.

Stable Block

17.38m x 4.90m

Including two stables a store, tack room and two garages.

Stable Block

7.44m x 3.70m

Containing two stables.

Steel Portal Framed Building

13.90m x 9.00m

Three bay open fronted building with mezzanine section to one end.

BOUNDARIES

The vendor will only sell such interest, if any, that they have in the boundary walls to the property.

RIGHTS OF WAY

There are no known public rights of way running over the property.

MINES AND MINERALS

The mines and minerals are excepted and reserved.

TENURE

The subject property is registered freehold.

SERVICES

The property is served by oil fired central heating, mains electricity, mains water and drainage systems.

COUNCIL TAX BAND

Council Tax Band D

RATEABLE VALUE

The warehouse and premises is presently assessed for business rates. The Valuation Office Agency website www.voa.gov.uk shows a rateable value of £8,400. There is a Gross Internal Area of 468.54 square metres.

COSTS

Each party is to bear their own costs.

VIEWING

Viewing is strictly appointment only by contacting Vickers & Barrass, Darlington office.

WHAT 3 WORDS

Every three meter square of the world has been given a unique combination of three words. Visit what3words.com or download the free App which is available for iOS and Android smartphones and use the unique sequence of words below to accurately pinpoint this property.

Web: [//what3words.com/agent.audio.tape](http://what3words.com/agent.audio.tape)

App: [///agent.audio.tape](http://agent.audio.tape)

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.

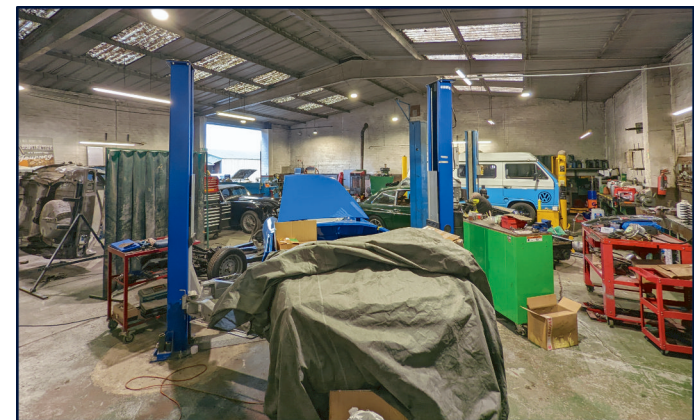
The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale. The property is sold subject to reserve(s).

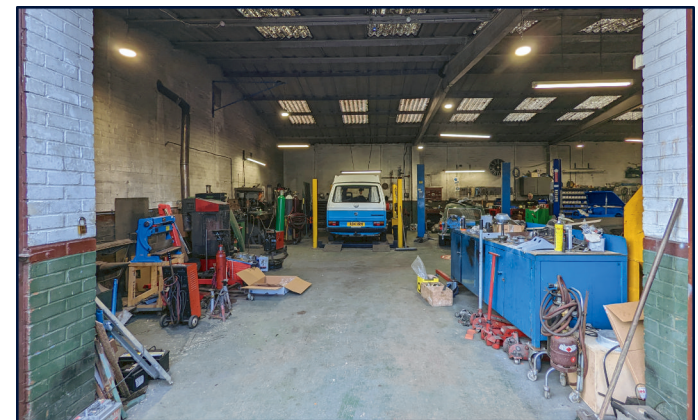
Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer. The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

NOTES

Particulars prepared - October 2022

Photographs taken - September 2022







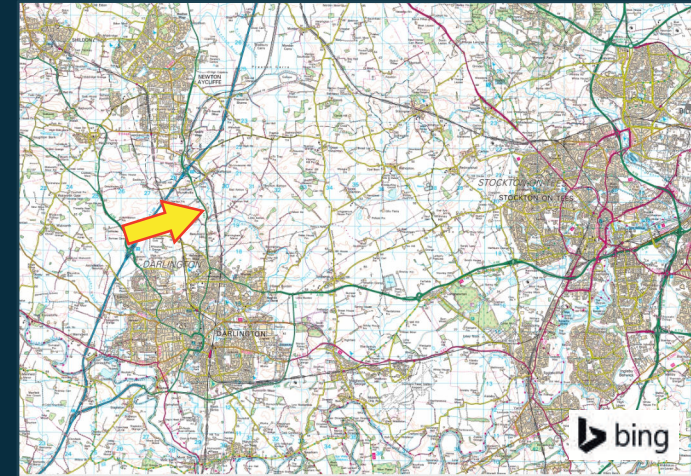
www.vickersandbarrass.co.uk



www.vickersandbarrass.co.uk



LOCATION PLAN



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	16 G	

Vickers and Barrass Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties 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 person in the employment of Vickers and Barrass Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

rightmove

Zoopla
Smarter property search

Boomin

nTheMarket.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

**Vickers
& Barrass**

— Est. 1973 —

Land and Estate Agents