

DEVELOPMENT OPPORTUNITY FOR SALE

Crossgate, Durham, DH1 4PR

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



For indicative purposes

- Development opportunity for sale
- Full planning approved
- Site measures approximately 7,000ft²
- Popular City Centre Location
- Planning reference: DM/18/03785/FPA

Offers in excess of £300,000

LOCATION

The subject site is in Durham City Centre. The city boasts the world heritage sites Cathedral and Castle complex in the heart of the city Centre. Crossgate is an affluent area, walking distance from the business of the city centre retail and leisure areas.

DESCRIPTION

The subject site comprises of approximately 7,000ft² which is available for immediate development for a unique city centre development comprising 4 terraced townhouses. See overleaf for proposed plans.

The purchaser will be required to rely on their own site investigation surveys.

PLANNING PERMISSION

Our client has submitted and been granted planning permission of four city town houses.

Further planning information can be found on Durham County Council's Planning Portal using reference: DM/18/03785/FPA or details can be obtained from Bradley Hall.

ASKING PRICE

The site is available Freehold with offers invited in excess of £300,000 (Three Hundred Thousand Pounds)

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

VIEWING

For general enquiries and viewing arrangements please contact Peter Bartley at Bradley Hall.

Tel: 0191 383 9999

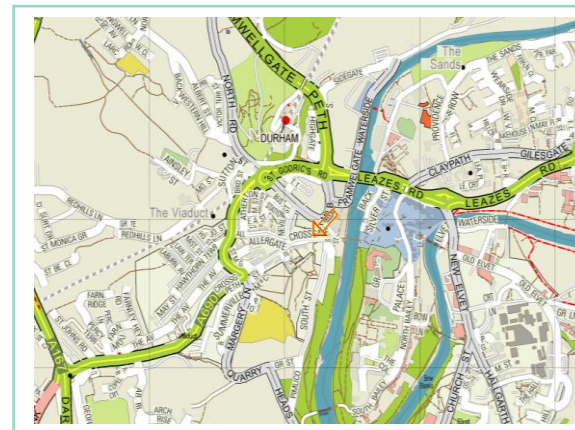
Email: Peter.bartley@bradleyhall.co.uk

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasebusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

**IMPORTANT NOTICE**

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers 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.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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1 Hood Street, Newcastle upon Tyne, NE1 6JQ.



Bus stops located on North Road 0.1 miles away



0.3 miles from Durham Train Station



3.2 miles from A1(M)



25.9 miles from Newcastle International Airport



