

FOR SALE

Land at Fairfield Cottage

East Lane, Stanhope, County Durham, DL13 2YX



Key Highlights

- Excellent development opportunity (STP)
- 1.30 acres (0.53 hectares)
- Lapsed planning permission for the development of nine residential dwellings
- Informal sealed tenders sought by **noon Wednesday 9th November 2022**

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Location

The site is located within the sought after village of Stanhope in Weardale, 20 miles west of Durham City. Acting as a gateway village to the surrounding North Pennines Area of Outstanding Natural Beauty (AONB), the village provides a range of facilities including a primary school, a hospital, post office, a petrol station, a pub and a collection of independent shops.

Road access to Stanhope is provided from the A689 which links to the A68 to the east, in turn connecting directly onto the A69 and A1(M).

The village forms part of a heritage railway line which is currently undergoing improvement works. Once reopened, the line will connect Stanhope to the market town of Bishop Auckland to the east.

Description

The site is rectangular in shape, undeveloped in nature and extends to 1.30 acres (0.53 hectares). It gently slopes in gradient running down to the south, providing attractive views over the Weardale valley.

The site is bounded by undeveloped land to the north, a guesthouse to the west and East Lane to the east and south. It is currently utilised for grazing purposes and is made secure by various dry stone walls.

Planning

The site is not allocated for any specific use in the County Durham Local Plan (adopted 2020) and is therefore considered to be 'white land'.

The site previously benefitted from planning permission for the development of nine residential dwellings which was granted in June 2015 under application reference number 3/2014/0008. Details of this application are provided in the information pack. All interested parties are advised to make their own enquiries in respect of planning permission.

It is our view that the site presents developers with a rare and unique opportunity to deliver a high quality housing development on a site which benefits from panoramic and picturesque views located in a sought after village of Weardale.



Services

We are advised that services are available; however, interested parties are advised to make their own enquiries of the utilities companies in respect of service provision to the site.

Tenure

The site is to be sold freehold with vacant possession.

VAT

All offers received will be deemed to be exclusive of VAT.

Legal and Surveying Fees

Each party is to bear their own costs incurred.

Information Pack

An information pack is available upon request and includes the following:

- Title information; and
- Submission documents associated with planning application 3/2014/0008.

Method of Disposal

We are instructed to dispose of our client's freehold interest via an Informal Sealed Tender. Tenders for the site are requested by **noon Wednesday 9th November 2022**. Tenders are to be submitted directly to glenn.laws@savills.com or emma.young@savills.com.

Bidders are asked to provide the following information:

- Purchase price and deposit;
- Details of any conditions attached to the offer;
- Proof of funds;
- Written confirmation of source of funding;
- Two forms of identification of the purchasing entity;
- Timescales for exchange and completion; and
- Full solicitor details.

Please note that our client is not obliged to accept the highest or indeed any offer. All offers received are Subject to Contract. Our client is not obliged at any point to exchange contracts.



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Viewings

Interested parties are strictly forbidden from entering the site without prior approval from Sole Selling Agent Savills.



Site layout plan showing an indicative housing development of nine dwellings. Plan prepared by Mawson Kerr which is not to be relied upon.

Contact

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September 2022

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