

DEVELOPMENT OPPORTUNITY FOR SALE



Land at Greenhills Farm,
Wheatley Hill, DH6 3QS

Bradley Hall

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33 – 39 Grey Street, Newcastle upon Tyne, NE1 6EE



Key info



OFFERS IN THE
REGION OF
£1,750,000



Development
Opportunity (Subject
To Planning)



Approximate Size
Totaling: **4.3 Acres (1.74
Hectares)**



Planning
permission for a
proposed single
dwelling



St Godrics Catholic
Primary School -
Located 1.03 Miles From
Site



Freehold with the
option for a leasehold
on an additional c.17
acres



Located approximately
10 miles from Durham
City Centre

Location & Description

The site is located to the east of Wheatley Hill and north of Wingate, approximately 10 miles from Durham City Centre. Greenhills farm extends to approximately 4.3 acres of land and accommodates a large plane hanger, restaurant, executive dwelling building plot and an existing, temporary house.

Thornley Station Industrial Estate is located to the east of the site, and a small, residential development, 'The Crosslings', is located to the immediate western boundary of the site.

The site is currently used as 'Greenhill Farm Airstrip' and the current landowners rent additional land to the south of the site which measures approximately 17 acres. The subject site benefits from full planning permission for one executive dwelling with a double garage, with foundations in place.

On site, there is an impressive restaurant is partially complete, with views over the airfield and a temporary chalet.

Planning Permission

The site could be suitable for a number of uses, subject to planning permission including both residential and commercial uses or is available in it's current use as an airfield.

Further information for the planning permission of a single dwelling is available on Durham County Council's Planning Portal. Reference: DM/18/00540/FPA

Our planning team are happy to assist with any planning queries.

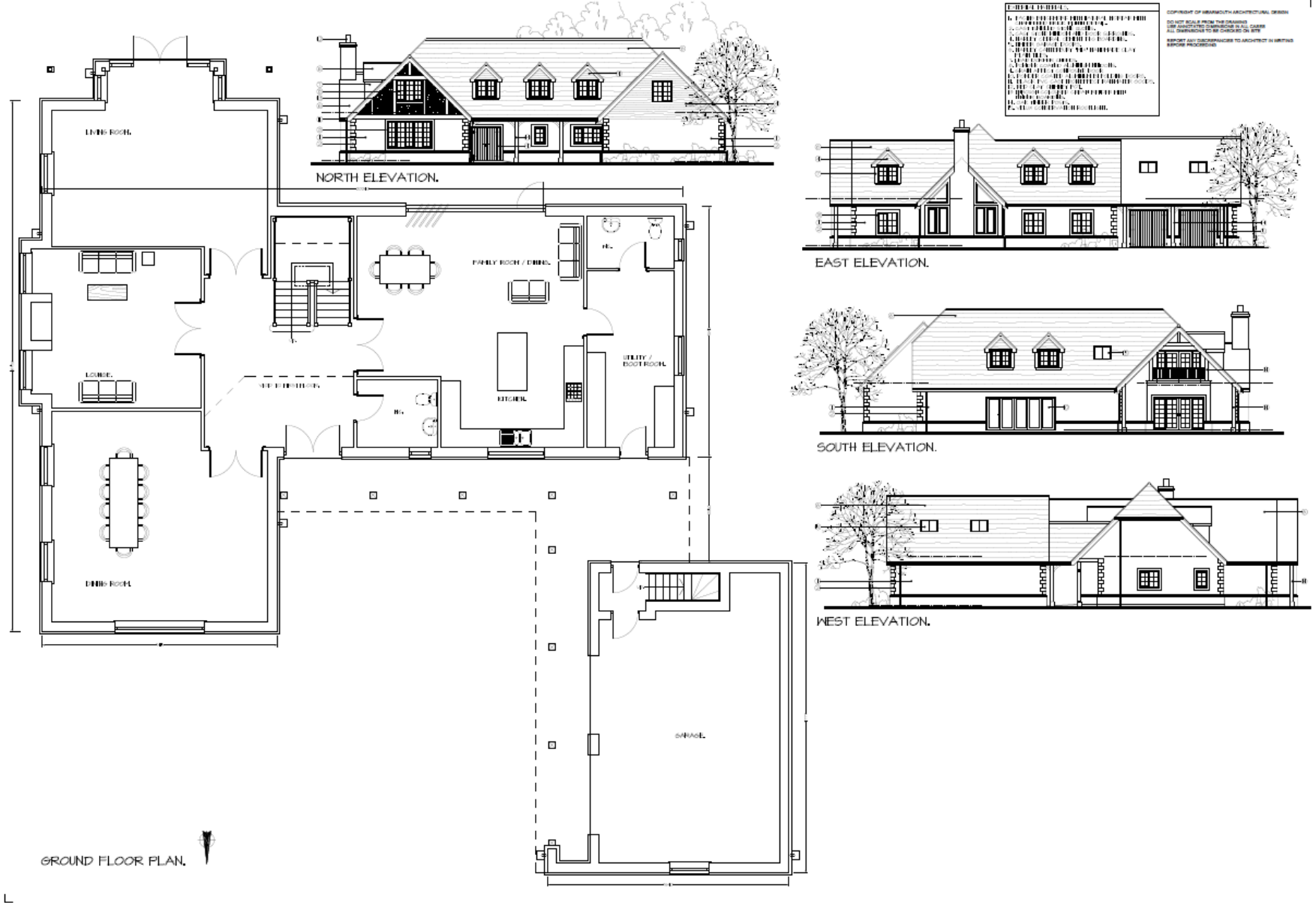


Proposed Floor Plans and Elevations

Gross Internal Area (GIA)

- Garage 52 m²
- Ground Floor 210 m²

Further information for the planning permission of a single dwelling is available on Durham County Council's Planning Portal. Reference: DM/18/00540/FPA

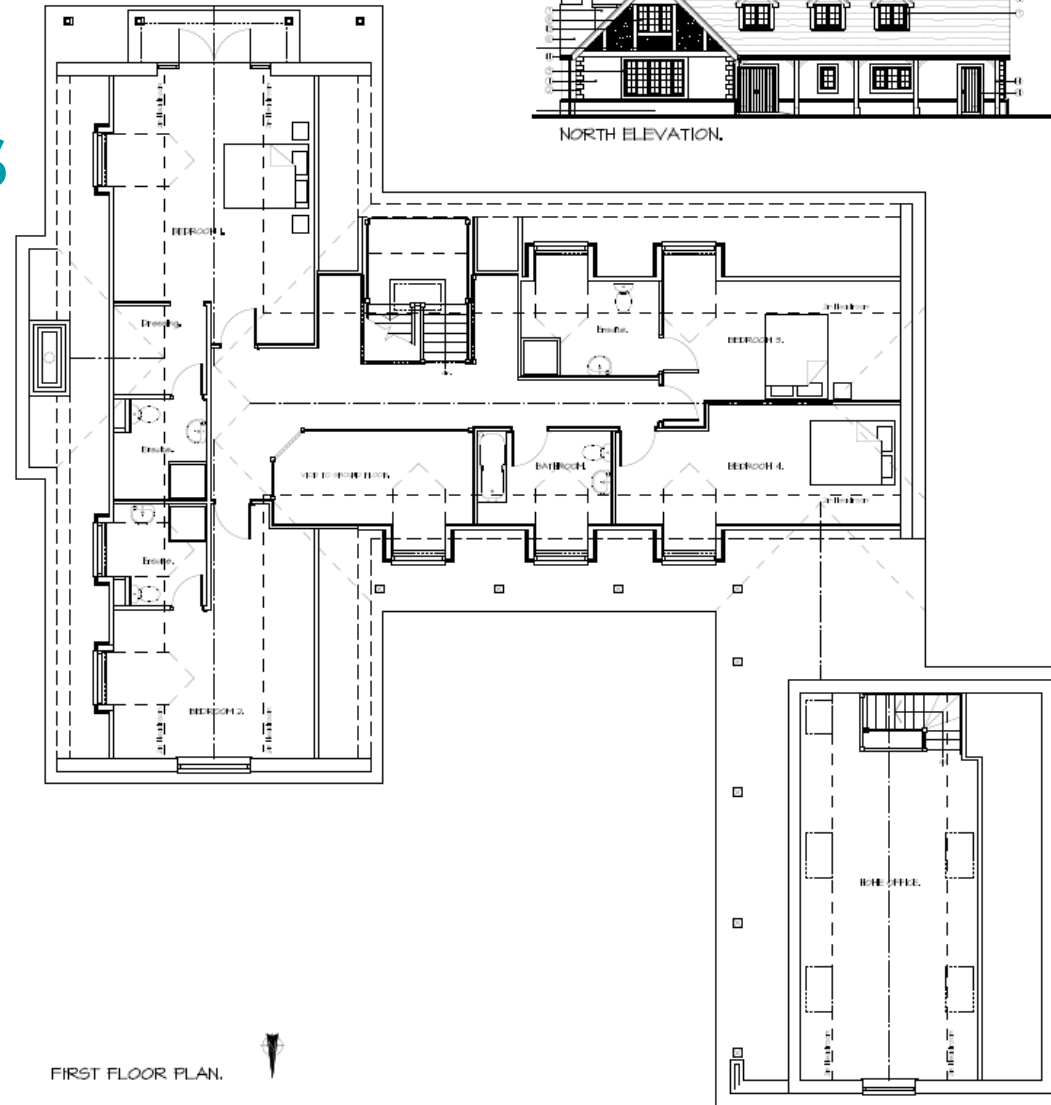


Proposed Floor Plans and Elevations

Gross Internal Area (GIA)

- Upper Garage 38 m²
- First Floor 167 m²

Further information for the planning permission of a single dwelling is available on Durham County Council's Planning Portal. Reference: DM/18/00540/FPA



FIRST FLOOR PLAN.

NORTH ELEVATION.

EAST ELEVATION.

SOUTH ELEVATION.

WEST ELEVATION.

EAST ELEVATION.

WEST ELEVATION.

NORTH ELEVATION.

GENERAL NOTES	
1.	These drawings are intended to be used in conjunction with the planning permission granted for the proposed development.
2.	The drawings are based on the information provided by the applicant and are not to be used for any other purpose without the written consent of the architect.
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DO NOT SCALE FROM THE DRAWING
SEE INSTRUCTIONS TO NEW CONSOLE ON SITE
REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY
BEFORE PROCEEDING

Tenure

The site is to be sold freehold with vacant possession.

Terms

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

VAT

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

Legal Costs

All parties are to bear their own legal costs in the transaction.

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IMPORTANT NOTICE

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

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- 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.
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- 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. Registered in England No. 07236458
- 5) All details are provided Subject to Contract

Viewing & further information

For all enquiries and viewing arrangements please contact Callum Armstrong or Mae Gordon

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