

For Sale

Sniperley Farm
Durham
DH1 5RA

January 2018



- Excellent conversion opportunity in prime location
- Planning permission for 11 houses
- Joint Venture proposals considered
- Site area 0.7 Ha (1.74 acres)

Location

The site is located to the north of the A691 approximately 1.5 miles to the north west of Durham city centre. Durham is located 19 miles south of Newcastle and 21 miles north of Darlington.

The city is highly accessible being within close proximity to the A1 to the east, along with being served by the East Coast Mainline which offers regular links to London and other major cities.

The site benefits from its secluded positioning and attractive views whilst being close to Durham city centre. The surrounding area has a wide range of nearby facilities and easily accessed transport routes including the city's Park and Ride scheme which is within 5 minutes walking distance of the site.

Description

The site currently accommodates a two storey Farmhouse along with a series of former farm buildings. It extends to 0.7 Ha (1.74 acres) and is accessed from the south west via an existing road which connects to the A691.

The site is bounded by a small track and access road to the south, with a series of fences, hedgerows and trees creating the eastern, western and northern boundaries. A tree area is located to the west of the site adjacent to the access road.

The surrounding area is predominantly undeveloped agricultural land to the north, east and west with Durham Fire Station located to the south.

Services

We are advised that mains services are available; however, we would recommend that interested parties make their own enquiries of the utilities companies.

Planning

The site has the benefit of detailed planning permission for the development of 11 houses and associated access and landscaping. The development will provide a total of approximately 20,000 sq. ft. over a range of two, three and four bed houses.

The site offers developers the opportunity to deliver a high quality scheme within an attractive landscaped setting in a highly desirable and sought after location.

Title

The site is to be sold freehold with vacant possession.



Plan for indicative purposes only

Method of Disposal

We are instructed to invite offers in excess of £2.5 million for our clients freehold interest.

Please note that our client is not obliged to accept the highest or indeed any offer.

Legal Costs

Each party is to be responsible for their legal costs.

VAT

Not applicable.

For further information please contact:

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06 April 2017

File number: 15B401454

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