



Residential Development Site, Elliott Street, Crook
Guide Price £150,000

An exciting development opportunity situated in the centre of Crook. Full planning permission has been granted for the conversion of a detached commercial building into four residential apartments.

- Town centre location overlooking the market place
 - Close to local amenities and schools
 - Early viewing is recommended
 - Enclosed rear yard area
 - Energy Performance Rating D
 - Vacant Possession

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

www.vickersandbarrass.co.uk

LOCATION

Crook is a small market town located on the A690, 5 miles north of Bishop Auckland and 9 miles west of Durham. The town centre comprises a selection of independent retailers and several high street chains.

There are primary schools within Crook, and secondary schools located in Bishop Auckland, Willington and Wolsingham.

The property is well placed for commuting, the A68 is 5 minutes to the west and the A1(M) is 20 minutes to the east. Durham and Newcastle have east coast mainline train stations with direct links to London Kings Cross and Edinburgh. There are international airports at Teesside and Newcastle.

What3words/// spend.foreheads.ghost

DESCRIPTION

Full planning permission has been granted for the conversion of the existing detached building to four residential apartments. Planning permission was granted on 23 April 2023 and is valid for a period of 3 years. The building has permission to be converted into four apartments; three of which comprise two bedrooms with a kitchen and living room and a one bedroom apartment with kitchen and living room. There will be two separate entrance lobbies which provide access to the ground floor and first floor apartments. Full details of the planning application can be found on Durham County Council Planning Portal reference DM/23/00020/FPA.

SERVICES

The property is served by mains electricity, water, gas and drainage systems.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser(s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the property is held freehold.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000

NOTES

Particulars prepared – August 2023
Photographs taken – October 2015

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.

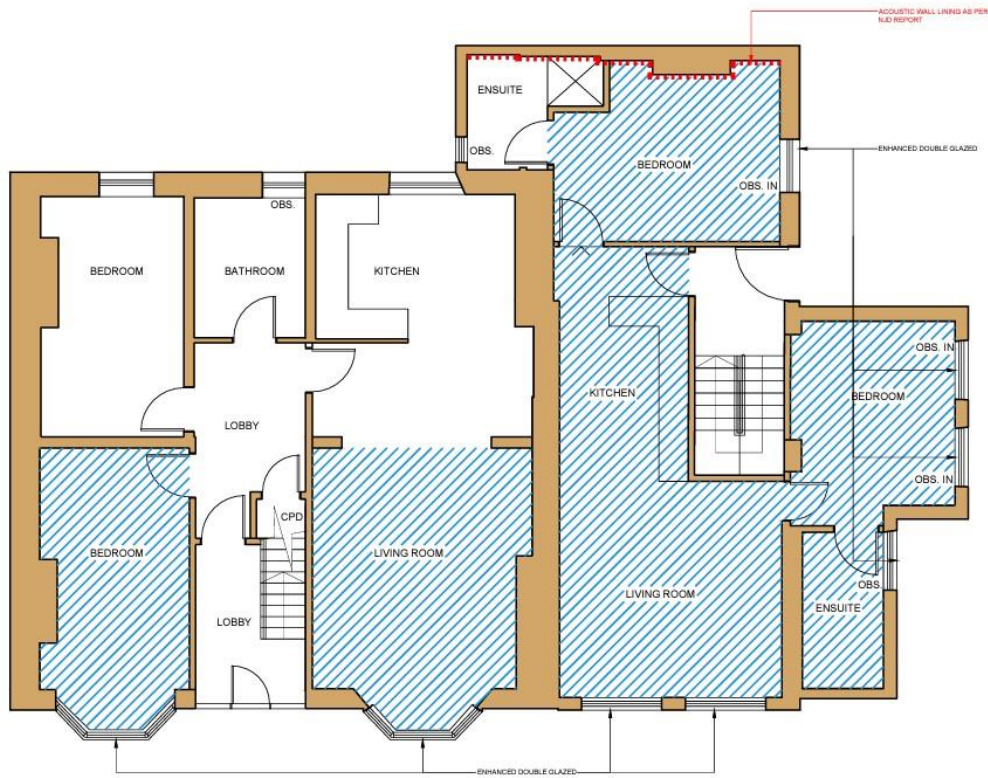
The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

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.

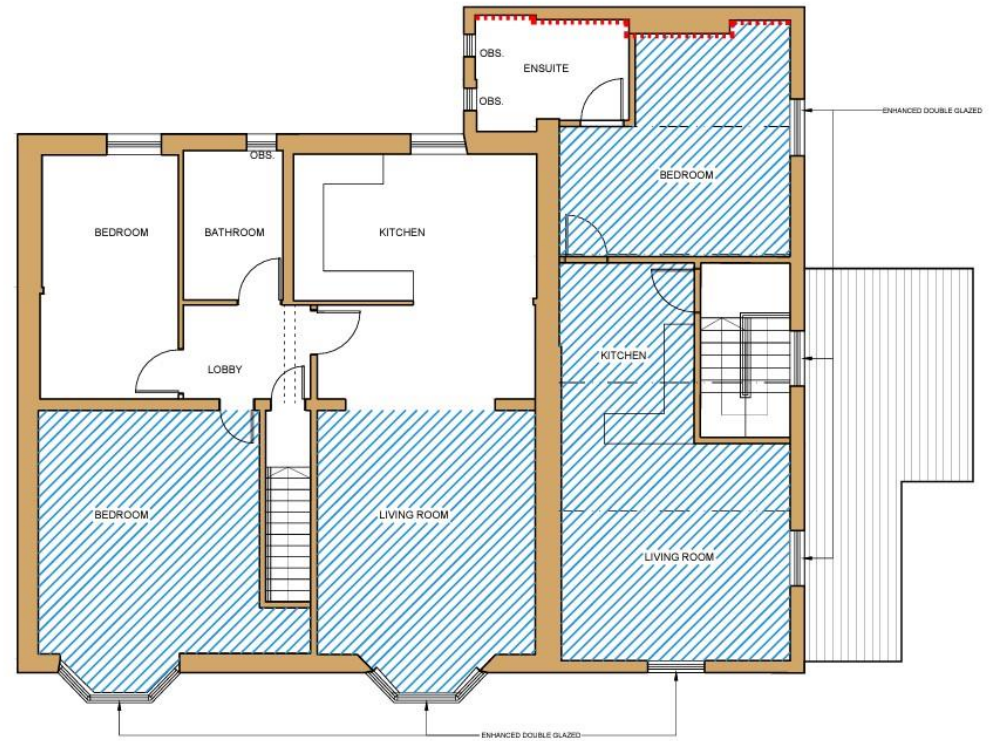
The Vendors reserve the right to generally amend the particulars or method of sale.

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.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

/// ACQUSTIC MECHANICAL VENTILATION





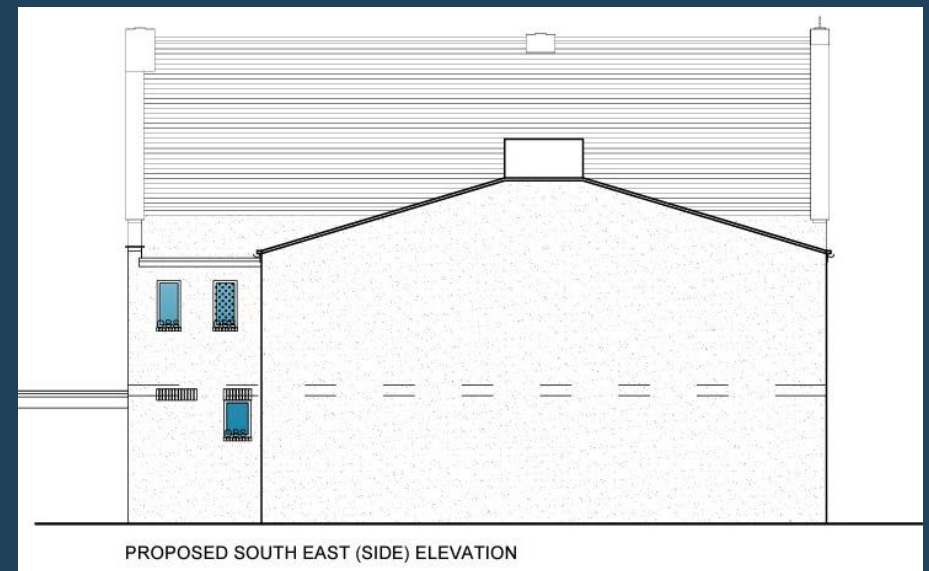
PROPOSED NORTH EAST (FRONT) ELEVATION



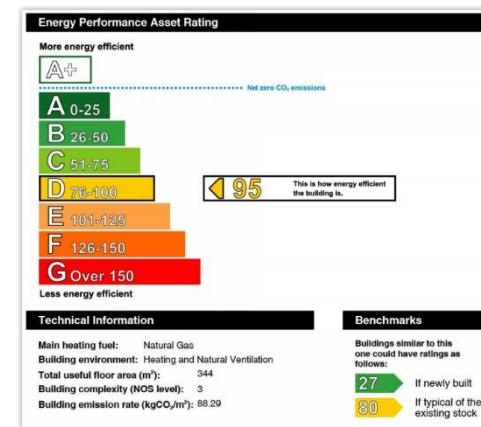
PROPOSED NORTH WEST (SIDE) ELEVATION



PROPOSED SOUTH WEST (REAR) ELEVATION



PROPOSED SOUTH EAST (SIDE) ELEVATION



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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