



Potential Development Site, Milton Street, Crook, DL15 9JJ  
Reduced to £175,000

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

A rare opportunity to purchase a site which has residential or commercial development potential extending to approximately 0.21 hectares (0.51 acres) in total. The site is currently grassland and is located on Milton Street to the north of Crook.

- Site with development potential
- Direct access from Milton Street, Crook
  - 0.21 hectares (0.51 acres)
- Services located in Milton Street



## LOCATION

The site is situated on Milton Street, to the north of Crook. Crook has a range of amenities including schooling, supermarkets and restaurants.

Crook is located approximately 6 miles to the north of Bishop Auckland and 9 miles to the west of Durham.

Crook is well placed for commuting, the A68 is 5 minutes to the west and the A167 and A1(M) are approximately 20 minutes to the east. Newcastle which is 26 miles north, and Durham, 9 miles east both have east coast main line train stations with direct links to Edinburgh and London. There are international airports at Teesside and Newcastle.

## DESCRIPTION

A rare opportunity to purchase a site with commercial and/or residential development potential. Any change of use and planning permission would be subject to obtaining consent from the Local Planning Authority. The site has residential streets to the south and east, there are commercial units to the north. The site extends to approximately 0.21 hectares (0.51 acres) in total and is currently grassland.

## ACCESS

The site is accessed directly from the adopted highway Milton Street and a right of access will be granted across the hatched area on the Sale Plan.

## THIRD PARTY RIGHT OF ACCESS

The site is not subject to any third party rights of way.

## PUBLIC RIGHTS OF WAY

The site is not subject to any public rights of way.

## SERVICES

There are no services directly to the site, but they are available on Milton Street. Interested parties would need to carry out their own investigations into service connections.

## MINERAL RIGHTS

The mineral rights are excepted.

## EASEMENTS AND WAYLEAVES

The land is sold subject to and with the benefit of all rights of way, water, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

## 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](http://www.durham.gov.uk)

03000 26 0000

## NOTES

Particulars prepared – November 2023

## 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.

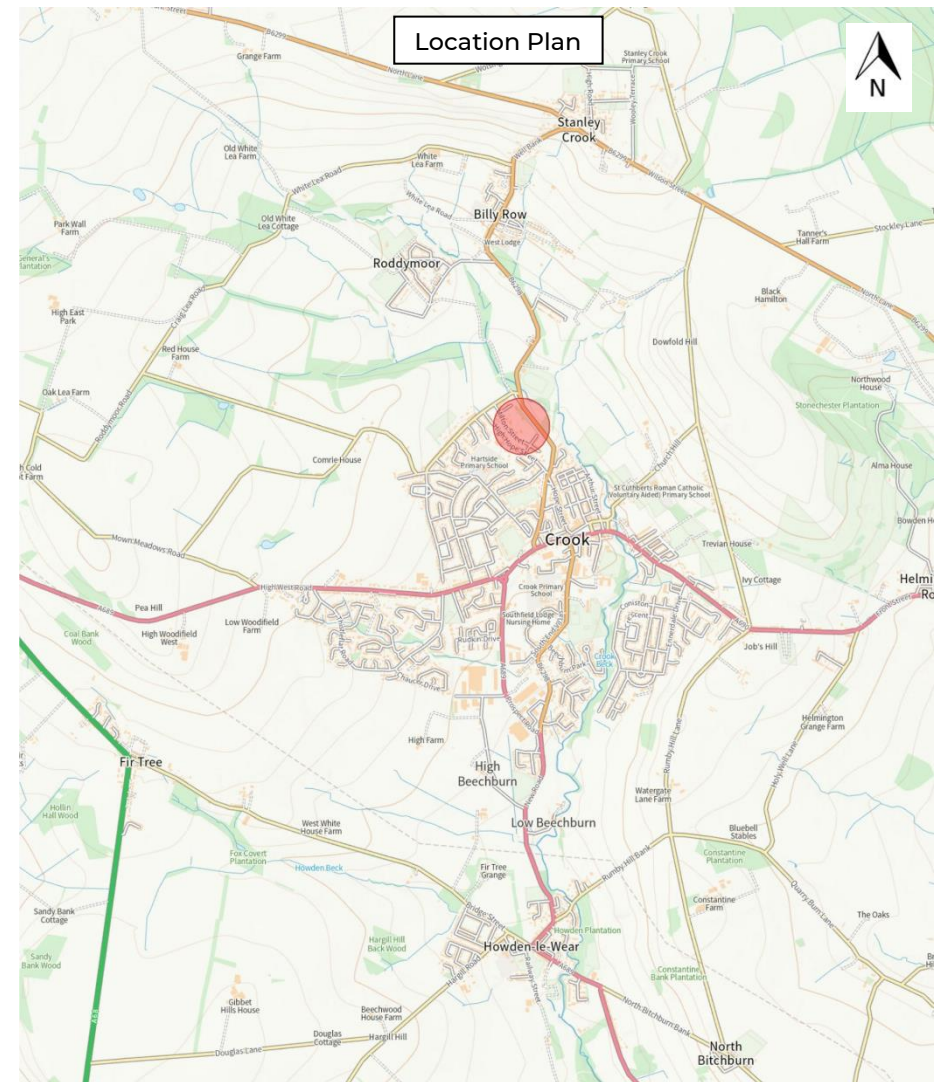
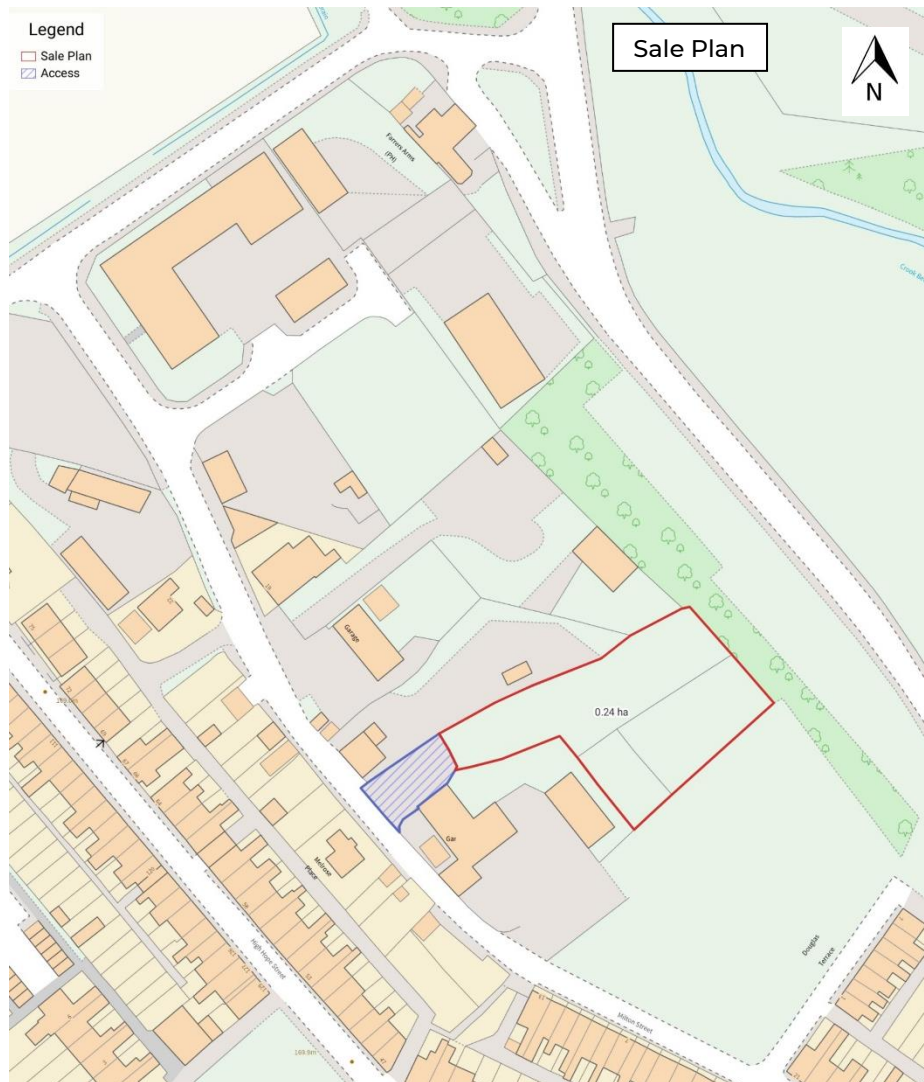
Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

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 amalgamate, withdraw or exclude either of the lots shown at any time and 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.



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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