

# Plot 1 Front Street

Shotton Colliery, Durham, DH6 2NE

£45,000

## RESIDENTIAL BUILDING PLOT

An excellent opportunity for an experienced developer or a first time builder looking to develop their own home, either for their own occupation or to sell on. This is a compact, level and cleared site, with a frontage to front street of 10.2m approximately and a total site area of 570 sqm approximately. It is located in an area which has seen exceptional upgrading in recent years. It is well situated for access to village amenities, as well as good local bus services and access to the A19 and Peterlee.

## **Planning Permission**

Planning permission has been granted by Durham County Council (DM/17/0284/OUT) for a larger development area around Sandgate Bungalow, and this parcel forms part. The plans shown demonstrate a number of examples of how this site can be developed. It would equally suit development as four semis or a terrace of houses or, alternatively, as two executive detached houses. All variations from the original planning permission will need to be applied for as a variation from the original planning. Interested parties are invited to make their own enquiries of Durham County Council.

## **Tenure**

We are advised that the land is freehold

## **Services**

We understand that all mains services are available to the site, but will be subject to the usual utility company connection charges.

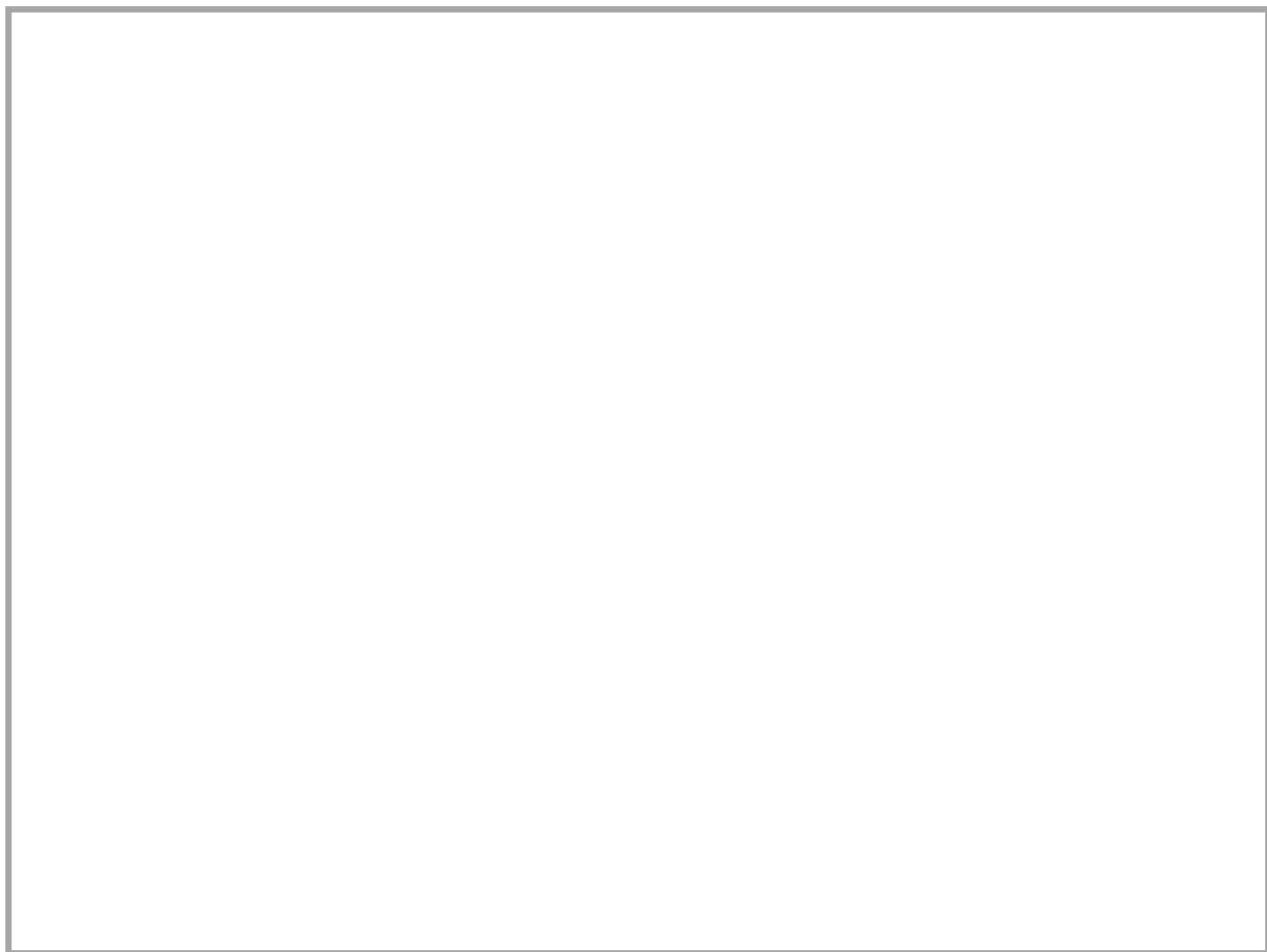
## **Reservation**

We will require a reservation fee of £2,000 to secure this land. Reservation fees will only be accepted from those who have proof of funds, either cash or borrowings, not subject to the sale of alternative properties.

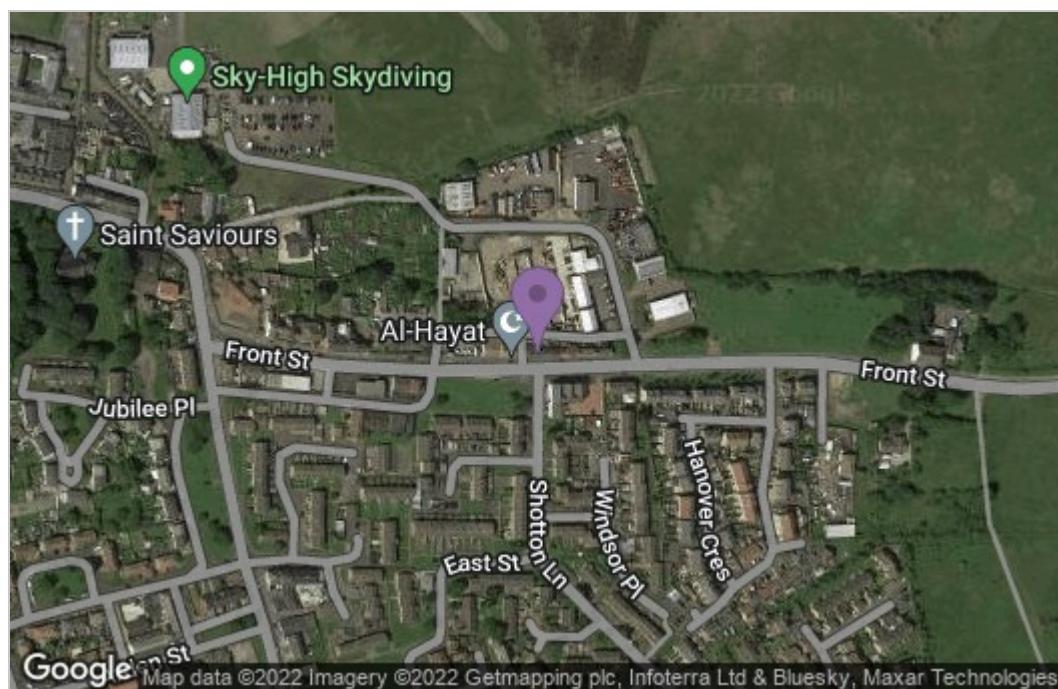
## **Disclaimer**

Kimmitt & Roberts Estate Agents Ltd gives notice that these particulars have not been checked and verified by the current owner. Therefore, they should not be assumed to be accurate until further verification.

## Floor Plan



## Area Map



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.