

FOR SALE – Offers Over £550,000

Residential Development Site

West Newbiggin Farm, Sadberge, Darlington, DL2 1SU

Planning consent for conversion to 9 dwellings.

Additional Permitted Development for 3 dwellings (recently expired)

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SITUATION/LOCATION

The site is nestled in a rural location approximately 1.5 miles east of Sadberge and accessed from Norton Back Lane via an adopted single track road with passing places. West Newbiggin Farm is situated equidistant from Darlington and Stockton with swift access to A66, A19 and A1(M) providing excellent commuter links across the region with swift access to surrounding commercial districts. West Newbiggin Farm lies approximately 8 miles from Darlington and Stockton, 12 miles west of Middlesbrough and 25 miles south of Durham.

SITE

The site is of generally rectangular proportions bound by open countryside comprising a range of redundant agricultural buildings most of brick construction under pitched clay tiled roofs.

Total site area approx. 2.4 acres (9,728sq.m.)*

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*Site boundary to be agreed.

*Measured from Promap Mapping Service

DEVELOPMENT POTENTIAL/ PLANNING PERMISSION

1. Planning permission was granted April 2008 for conversion of the existing buildings to form 9 dwellings with parking and associated landscaping. Our client has undertaken preliminary works perpetuating the planning consent.
Ref: 07/01151/FUL
2. An alternative scheme to form 4 dwellings was granted July 2014 and has now lapsed.
Ref 13/00799/FUL
3. Additional consent to convert two other buildings to form 3 dwellings was obtained Aug 2015 through permitted development rights (expired Aug 2018).
15/00647/ATH

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

TENURE

Freehold



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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