

Site of former Wardles Bridge Inn, Holmside Lane, Edmondsley, County Durham DH7 6EX

\*GUIDE PRICE: £360,000 (plus fees)



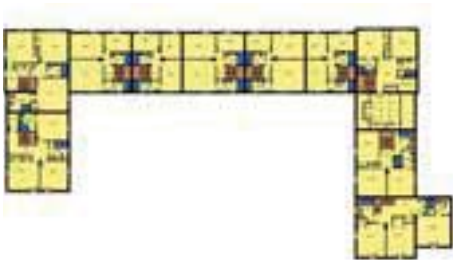
Residential Development Site with Planning for 10 Three Bedroom Houses in a Courtyard Development

The property is the site and grounds of the now demolished Wardles Bridge Public House situated in the village of Holmside, approximately 3km east of Burnhope, midway between Chester le Street some 5 km to the north east and Lanchester approximately 5km to the south west. The site extends to approximately 1.34 acres and benefits from planning consent (ref 14/2012/0062/83957) from Durham County Council for the erection of 10 new three bedroom houses in a Courtyard Development. The typical layout of these houses are as follows:

Ground floor: entrance hall, lounge, kitchen, w.c./cloak (4 houses include utility room and 1 includes a basement garden room).

To the first floor there are three bedrooms and family bathroom (5 of the houses include en-suites).

As part of the planning permission there is a Section 106 Agreement which states that one of the units is to be "affordable". Further details available in the legal pack and from Durham County Council website.



Tenure: See Legal Pack  
Local Authority: Durham County Council  
Energy Performance Certificate (EPC): Current Rating N/A

Additional Fees  
Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.  
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.