



Build Plot Campbell Street

Tow Law, Bishop Auckland, DL13 4DX

Offers Over £45,000

A unique build plot in Tow Law which has planning permission for a detached 3 bedroom dwelling with integrated garage.

Tel: 01434 609000

www.youngsrps.com



LOCATION

Tow Law is situated on the A68 and is approximately 9 miles to the north west of Bishop Auckland, 11 miles to the west of Durham and 4 miles to the east of Wolsingham. Tow Law is a rural village benefiting from two primary schools, a post office, Co-op supermarket and doctor's surgery.

DESCRIPTION

An exciting and interesting opportunity to purchase a unique build plot in Tow Law. Planning permission has been granted for the erection of a two storey, three bedroom detached dwelling with integrated garage. Proposed floor plans are included in this brochure. Externally there will be a yard/garden to the rear. Planning permission was granted on 23rd May 2005, this was extended on 6th April 2010 and the conditions 3, 4, 5, 6, 8 and 10 discharged for this application on 28th May 2013. Details of the application can be found on Durham County Council website, planning references 3/2005/0205, 3/DC/2013/0013, 3/2010/0047. The footings have been dug for the dwelling.

The site is shown in its entirety edged red on the sale plan and is for sale as a whole by private treaty.

ACCESS

The site is situated on Campbell Street which is accessed by turning off the A68 onto an un-named road; this is situated between the Premier convenience store and the Golden Fry fish and chip shop. Take the second right along this road onto Campbell Street and the site is situated approximately 30 metres along on the right hand side.

SERVICES

We are advised that mains drainage, water, gas and electricity are available to connect to the property however buyers would need to satisfy themselves in this regard.

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) effecting the same and all matters registerable by any competent authority pursuant to statute.

LEGAL FORMALITIES

Exchange of contracts will take place as soon as possible, but in any event no later than the expiry of 8 weeks from instructing solicitors, with completion 7 days thereafter.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Money Laundering Regulations in the form of a copy of the purchaser's passport, together with a copy of the purchaser's driving licence or a recent utility bill as proof of residence.

TENURE

The land is available freehold with vacant possession on completion.

VIEWINGS

Viewing is strictly by appointment, arrangements can be made by contacting YoungsRPS Hexham on 01434 609000.

LOCAL AUTHORITY

Durham County Council 03000 260 000.

Particulars Prepared - December 2021. Photographs taken - December 2021

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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