



**Woodland with planning consent for holiday lodges**  
Wingate, County Durham

**youngsRPS** 

# Woodland with planning consent for holiday lodges, Wingate, Co Durham

## Offers Over £500,000

An exciting opportunity to purchase land with planning consent for development of 10 holiday lodges within attractive, mature woodland in an accessible location in the heart of County Durham.

FOR SALE AS A WHOLE BY PRIVATE TREATY

### LOCATION

The woodland is located just to the west of the County Durham village of Wingate and to the south of the junction of the A181 and Durham Road, Wingate. Wingate is a former pit village offering local amenities and shops.

There are excellent road links via the A181 to other nearby North Eastern conurbations with Durham City 9.7 miles to the west and Hartlepool 9.1 miles to the south east. The beautiful Durham Coast is 4.1 miles to the East at Blackhall Rocks.



Youngs Sedgfield 01740 622100



## DESCRIPTION

The site extends to approximately 5.90 hectares (14.59 acres) of mature, mixed woodland, providing ample space for 10 secluded holiday lodge plots, each with their own parking areas and private outside garden areas.

## PLANNING

Full Planning Permission was granted on 16 November 2016 (DCC ref DM/16/03318/FPA) for the construction of 10 holiday lodges along with access and landscaping.

A further application was approved on 25 March 2021 to Discharge conditions 3, 8 and 9 of the initial planning consent (DCC ref DRC/20/00193).

Photographs were provided to Durham County Council following Discharge of Conditions to confirm that the application had been implemented.

Details of the planning consent can be found on Durham County Council's online planning portal.

## ACCESS

Access is available to the site from the public highway at the point marked with an "X" on the Sale Plan.

The purchaser will be granted a right of way (4 m width) for use at all times, with or without vehicles, in connection with the holiday lodge plots between the points marked A - B, B - F and D - E on the Sale Plan, subject to a contribution toward maintenance on an according to user basis.

## RESTRICTIVE COVENANTS

A Deed of Release and Variation has been agreed by the vendor with the Coal Authority, who have agreed to release their Restrictive Covenant on the land to allow use for afforestation, agricultural and construction and use of ten holiday dwellings as per planning consent DM/16/03318/FPA.

## SERVICES

Interested parties are to make their own enquiries into services.

## 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.

## THIRD PARTY RIGHTS OF WAY

A right of way (4 m width) is to be reserved to the seller between the points B - C - D as marked on the Sale Plan. This will be a right of way for use at all times, with or without vehicles and for all purposes.

## PUBLIC RIGHTS WAY

There are no public rights of way affecting the property.

## BOUNDARIES

The vendor is to erect, and thereafter maintain, a fence around the boundary of the site within 3 months of completion. The exact position of the boundary fence will be confirmed prior to exchange of contracts.

## TENURE

The land is available freehold with vacant possession on completion.

## VIEWINGS

Viewing is permitted at any time, on foot only, during daylight hours, with a copy of these Sales Particulars as permit.

## LOCAL AUTHORITY

Durham County Council  
Telephone 03000 260 260.

## LAND REGISTRY DETAILS

Title DU111462 (part of).

## MINERAL RIGHTS

The mines and minerals together with ancillary powers of working are reserved to a third party.

## SPORTING RIGHTS

Sporting rights are owned and included with the sale.

## INFORMATION PACK

The following information is available on request from the sole selling agents:

1. Planning documents
2. Land Registry Title & Plan DU111462
3. Deed of Release and Variation

## ACREAGES

The gross acreages have been assessed in accordance with Ordnance Survey and interested parties should satisfy themselves in this regard.

## 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 Purchasers' passport, together with a copy of the Purchasers' driving licence or a recent utility bill as proof of residence.

## ACCEPTANCE

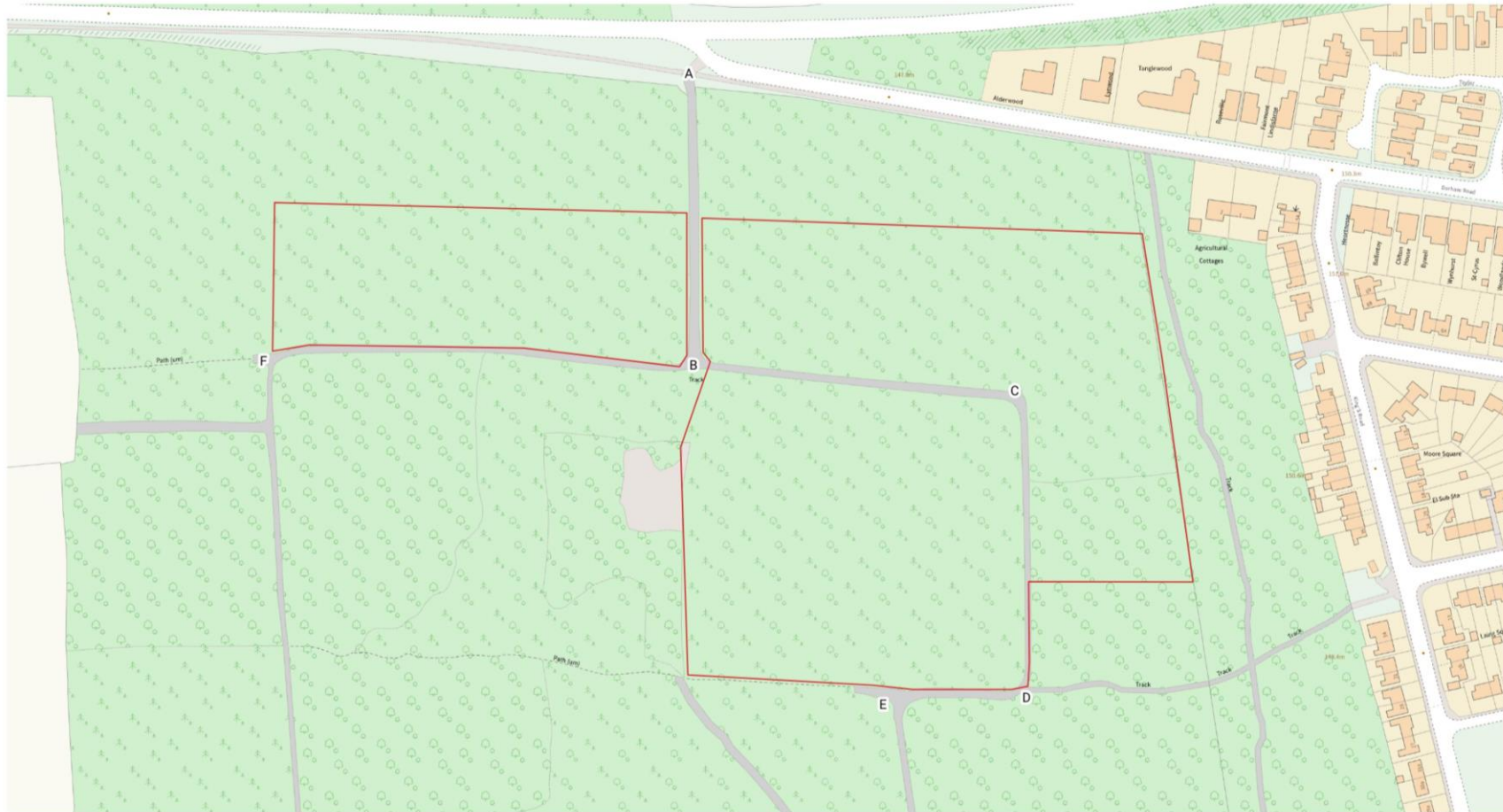
The vendor reserves the right not to accept any nor the highest Offer.

## NOTES

Photographs taken: April 2022

Particulars prepared: April/May 2022

## SALE PLAN



Plan not to scale – for identification purposes only.

**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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