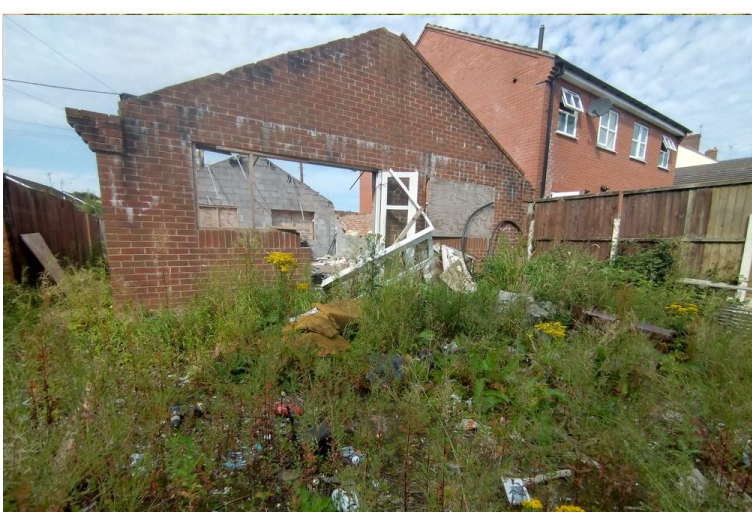




High Street Rookery, ST7 4RL

- DEVELOPMENT SITE
 - PART BUILT DETACHED BUNGALOW
 - ref at Newcastle Borough Council 10/00705/FUL
 - LOTS OF POTENTIAL
 - SEMI RURAL LOCATION
 - FURTHER DETAILS ON THE PLANNING PORTAL
 - CONVENIENT LOCATION
 - EASY ACCESS TO THE A500/A34
- £65,000**





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a development site with the construction of a detached bungalow commenced. Planning Consent was granted in 2011 ref at Newcastle Borough Council 10/00705/FUL The plot offers great potential for the developer or owner/project to complete the project. We gather services gas, water, electric, are close by but not connected. Our vendor informs us there is a sewerage connection on site. The property once completed will be a located within a popular convenient location with all facilities close by yet within a semi rural tucked away location. An end value of a new build 2 bedroom bungalow could be approx £160k in this location. Viewing by appointment. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for postcode ST7 5RS enter in to Church Street and the property can be found on the right hand side as identified by our for sale sign.

Please note, all of our properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

SAFETY NOTICE

Please would all applicants who view the site wear adequate foot wear and be very careful of any trip hazards etc on the site

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND - TBC

EPC RATING (PDF available online)

Current: Potential: