



country properties
village properties
town homes
barn conversions
building plots

Elton Parade
Darlington, DL3 8PJ

Offers over £100,000

NICK & GORDON
CARVER
RESIDENTIAL

A rare chance to purchase this prime west end building plot with full planning passed for a detached two bed house with private parking and gardens.

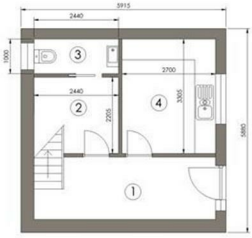
*****RARE WEST END BUILDING PLOT***SITUATED BEHIND ELTON PARADE***PERMISSION GRANTED FOR DETACHED TWO BEDROOM HOUSE WITH PARKING AND GARDEN***TUCKED AWAY LOCATION***FULL PLANNING PERMISSION CAN BE VIEWED AT <https://publicaccess.darlington.gov.uk/online-applications/> Planning ref 19/01182/FUL**

Partial demolition and extension of the existing outbuilding to create a two-bedroomed detached dwelling, creation of footpath from Elton Parade and street lighting.

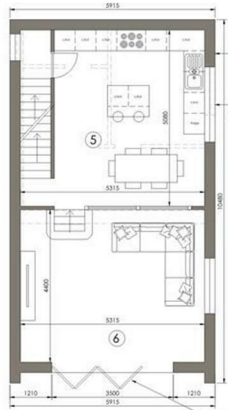


Planning

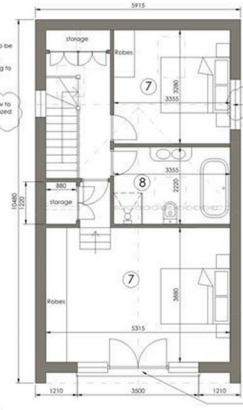
1. hall
2. cloaks
3. wc
4. utility
5. kitchen
6. lounge
7. bedroom
8. bathroom



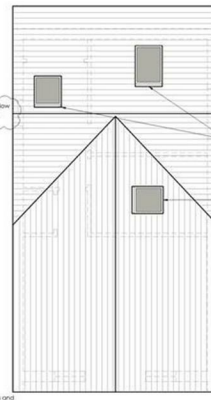
Proposed Lower Ground Floor Plan
scale 1:50



Proposed Upper Ground Floor Plan
scale 1:50



Proposed First Floor Plan
scale 1:50



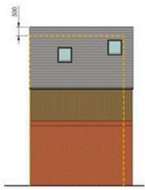
Proposed Roof Plan
scale 1:50

SCALES

0	1m	2m	1:50
A1	0	1	1:100
0	1	2	1:100
A3	0	2	1:200

- NOTES
1. This drawing is to be read in conjunction with all relevant architects & engineers drawings & specifications.
 2. All dimensions to be checked and confirmed on site by the contractor. Any discrepancies to be reported to PJDesign Consulting Ltd immediately.

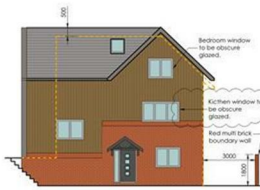
Value rooflight over bedroom, bathroom and stairs.
Value rooflight over bathroom to be unobscured with obscure glazing if required.



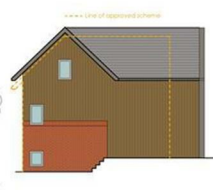
Proposed Rear Elevation
scale 1:100



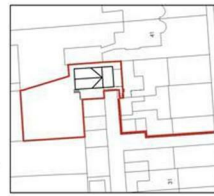
Proposed Front Elevation
scale 1:100



Proposed Side Elevation
scale 1:100



Proposed Side Elevation
scale 1:100



Proposed Block Plan
scale 1:500



Existing Site Location Plan
scale 1:1250

Legend

- Structure
- Structure under
- Structure over

P3	20/20	01	Additional notes
P2	21/20	01	Comments to be added
A1	20/20	01	Issued for ground
A3	20/20	01	Issued for ground

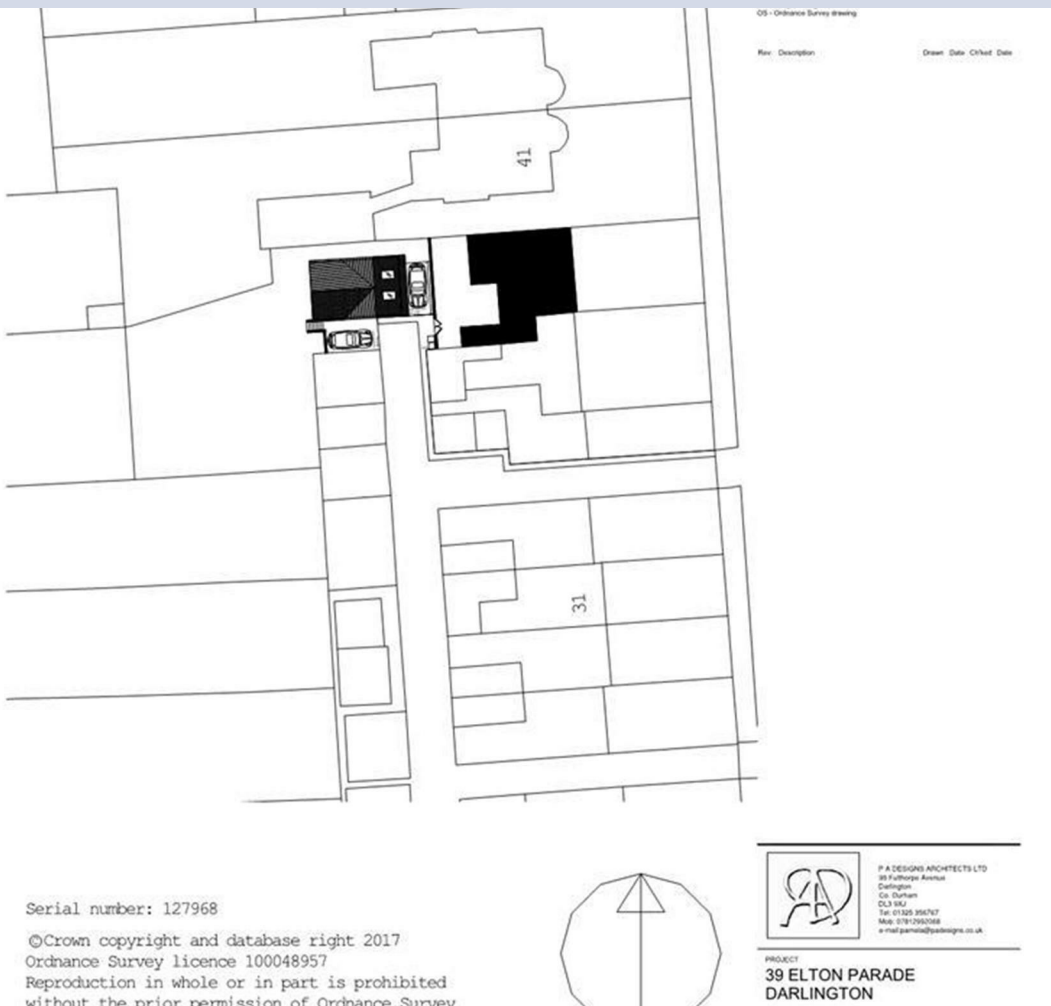
Marty & Ashley Clement
Elton Parade
Darlington
DL1 8JZ

Project Name
Proposed New Dwelling

Drawing No.
Proposed Floor Plans, Elevations & Sections

PJ design consulting
01723 711133 www.pjdesign.co.uk
Registered Office
20/12/19
219509
Darlington
DL1 8JZ
1:50, 1:100&A1
1:100, 1:200&A3
P01 P3

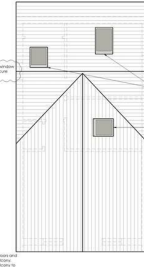
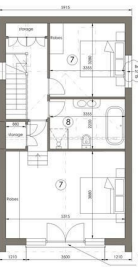
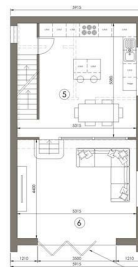




- RARE WEST END BUILDING PLOT
- TUCKED AWAY LOCATION
- OFF STREET PARKING
- PLANNING FOR A DETACHED DWELLING
- PRIVATE GARDEN

Planning

1. hall
2. cloak
3. wc
4. utility
5. kitchen
6. lounge
7. bedroom
8. bathroom



DOORS		MTR	
TYPE	NO.	TYPE	NO.
A1	1	A1	1
A2	1	A2	1
A3	1	A3	1

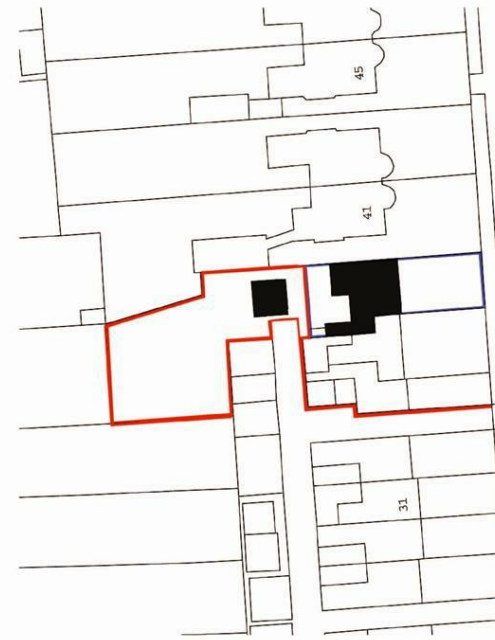
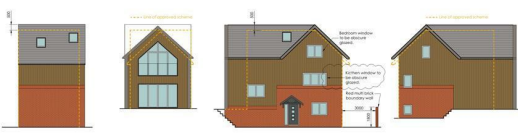
1. All drawings to be read in accordance with all relevant Building Regulations and Planning Regulations.
2. All dimensions to be checked and confirmed on the ground in situ. Complete any missing dimensions.

Notes:
 1. All drawings to be read in accordance with all relevant Building Regulations and Planning Regulations.
 2. All dimensions to be checked and confirmed on the ground in situ. Complete any missing dimensions.

Legend

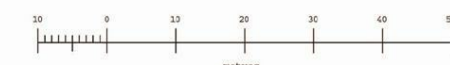
Symbol	Description
(Symbol)	Proposed New Building
(Symbol)	Proposed Floor Plans, Details & Sections

n design consulting
 17146 i.OS01 A



Notes:
 1. All drawings to be read in accordance with all relevant Building Regulations and Planning Regulations.
 2. All dimensions to be checked and confirmed on the ground in situ. Complete any missing dimensions.

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n design consulting
 17146 i.OS01 A

PROJECT:
 33 ELTON PARADE
 DARLINGTON

DRAWING TITLE:
 EXISTING LOCATION PLAN

Date:	Drawn by:
15/08/2019	PMM
Checked by:	Date:
	20.01.19
Drawing No:	Revised:
17146 i.OS01	A

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 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202

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