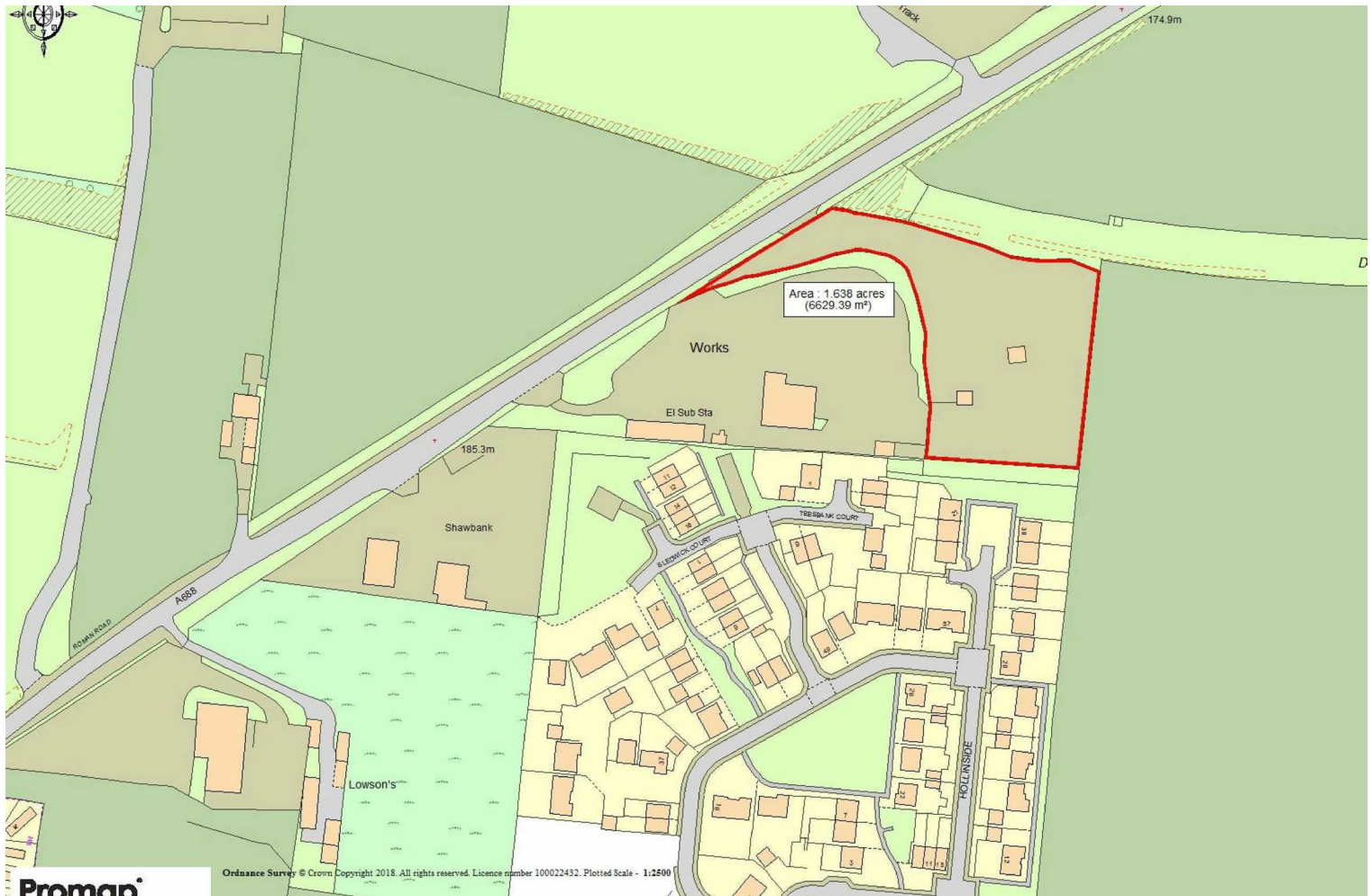




GSC GRAYS

PROPERTY • ESTATES • LAND



Land At Shawbank

Barnard Castle, County Durham, DL12 8TD

Offers In Excess Of £500,000



Land At Shawbank

Barnard Castle, County Durham DL12 8TD



SITUATION AND AMENITIES

The site is located adjacent to the A688 on the outskirts of Barnard Castle and was formerly used as a stonemason's yard.

The site has excellent access to the A66, A67 and A688 and from those to the A1 and Darlington (15 miles), Bishop Auckland (15 miles), Durham (24 miles), Carlisle (58 miles). Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School.

Barnard Castle has seen recent development with new housing off the A67 east of the town centre and in Startforth. Significant investment by GSK in their facilities in the town have been announced recently.

DESCRIPTION

The site is located adjacent to the A688 on the outskirts of Barnard Castle and was formerly used as a stonemason's yard.

SITE AREA

The site extends to approximately 1.63 acres or thereabouts as shown edged red on the attached plan.

PLANNING

The site to the south of the property has been developed by

Taylor Wimpey. Banks Group have also have an outline application submitted for 100 units on the site to the south adjacent to the Taylor Wimpey Development. Furthermore planning permission was granted late last year for the erection of a new Lidl Supermarket and Home Bargains Store located on the A688 closer to the Town.

Given the proximity of this development, it is envisaged that the site has the potential for residential or commercial development. On a strategic level, the site lies to the west of land that will be safeguarded for a potential Barnard Castle bypass, linking the A688 and A67. Consequently, the site is well placed in terms of the current road network but also that which is being planned for by the County Council.

SERVICES

The site benefits from three phase electricity and a water supply.

BASIS OF OFFER

We are inviting offers for the purchase of the property or the letting of the site as a commercial site as a whole or in parts.

Purchase

Offers are invited on a green field basis with a realistic estimate of planning costs and deductible costs. We anticipate a buyer undertaking site investigation works in order to satisfy themselves of any remediation costs (if any)

before both parties commit to sale on an agreed price.

The property will be sold freehold with vacant possession upon completion.

Lease

The site is also available for lease of the whole or part. Terms for a lease are to be agreed upon application.

LOCAL AUTHORITY

Durham County Council.

WAYLEAVES , EASEMENTS AND RIGHTS OF WAY

The site is subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not, areas, measurements and other information have been taken from various records and are believed to be correct but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

VIEWINGS

Parties are permitted to view the land from the public highway. Site viewings must be by appointment only with GSC Grays on 01833 637000.

The drawings included are for indicative purposes only.

PARTICULARS

These particulars were prepared in April and July 2018. The plan provided is for illustrative purposes only.

