



GSC GRAYS

PROPERTY • ESTATES • LAND



Land at Stillington,
Stillington, Stockton-On-Tees, TS21 1FN
Offers In Excess Of £500,000



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Description

An opportunity to purchase circa 1ha (2.4ac) of pasture land which is accessed through Victory Garden's development. The land is bound to the north by Allotment gardens and playing fields, private gardens to the east and a private lane to the west. There are a number of redundant sheds on the site that were historically part of the allotments. Directly south of the site lies Victory Gardens, a small social housing development which received planning consent in 2017. Situated on the edge of the village of Stillington, the size and arrangement of the parcel lends itself to a potential infill development (subject to necessary consents). No planning advice has been sought in relation to the site and a Purchaser would have to make their own enquiries with Stockton Borough Council. The land forms Title Number CE125718.

Location

Stillington is a small village located northwest of Stockton-on-Tees and East of Newton Aycliffe. The village is well served with a church, primary school, post office, pub and doctors' surgery. Stockton is approximately 5.4 miles away; Darlington approximately 10 miles and Newton Aycliffe approximately 8 miles away. A main line train station can be found at Darlington providing easy links to London Kings Cross and Edinburgh. Stockton Train Station on the Durham Coastline runs between Newcastle and Middlesbrough via Hartlepool. National and international flights are available from Teesside and Newcastle airports. The A1(M) and A19 are easily accessible bringing many areas within commuting distance.

Access

The land has retained access through the Victory Gardens Development. This is the main access point into the land via an extension of the hammerhead in the northwest corner. The Purchaser will have the right to construct a road from

here into the site and to an adoptable standard.

There is a benefit of a right of way over the Estate Roads, for the benefit of the purchaser to pass on foot and with or without vehicles and equipment over the Victory Gardens development.

Overage

As a consequence of its future development potential the land will therefore be sold subject to a 30 year overage based on 50% of the uplift in value, arising from the grant of planning consent being payable to the vendor. This is to be protected by a restriction on the title in favour of the vendors. Depending on the offer level, the vendor may consider removing the overage clause. The Vendor would also consider a conditional sale, subject to planning permission by separate negotiation.

Services

Mains water, electricity, foul and surface water drainage is understood to be available in the vicinity, but Purchasers should undertake their own enquiries. None of the services have been tested and prospective Purchasers must satisfy themselves as to their availability and capacity. A right has been retained in favour of the Vendor to use any service apparatus and sewers from the Victory Garden's development to connect and upgrade the services to benefit the land for residential development.

Wayleave Easements and Rights of Way

The site is sold 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 other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Local Authority

Stockton Borough Council (01642 526022).

Guide Price

Offers In Excess Of £500,000.

The land is offered for sale by private treaty, with vacant possession upon completion. We reserve the right to conclude the sale by any other means at our discretion. All potential Purchasers are requested to register with the selling agent, GSC Grays Barnard Castle Office, so that they can be advised as to how the sale will be concluded. All offers must be confirmed in writing. Purchasers will be required to provide proof of identification to comply with Money Laundering Regulations.

VAT

Any guide prices quoted are exclusive of VAT. In the event that the sale of the property, or any part of it, or right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

Viewings

Viewings are by private appointment with the selling agents. Please take care when viewing the property. For your own personal safety, you should remain as vigilant as possible.

Areas Measurements and Other Information

All 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.

Particulars

The particulars were updated in March 2024. Photographs were taken in May 2022.

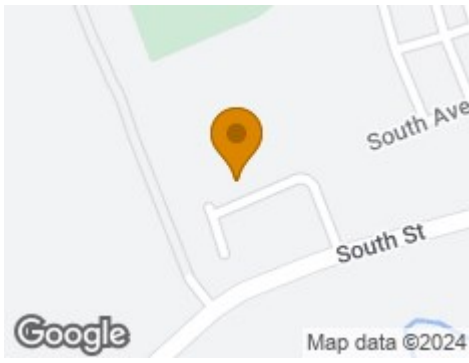
Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Viewing

Please contact our Barnard Castle Office on 01833 637000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

