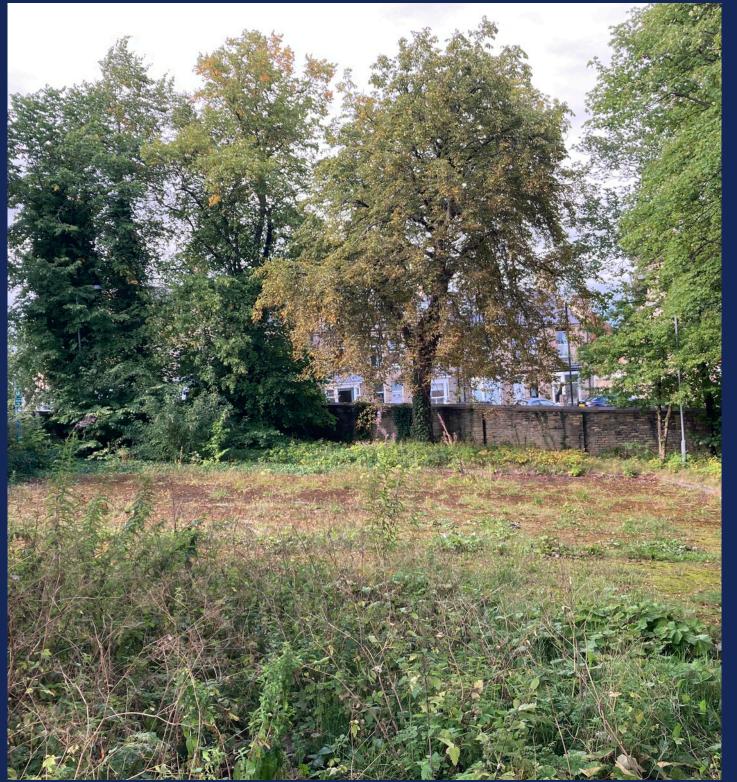


FOR SALE DEVELOPMENT OPPORTUNITY



Sanderson Weatherall



# **Description**

In addition there are extensive grounds comprising a large car park and rear garden that offers a possibility of additional redevelopment of the site (subject to obtaining all relevant consents).

#### **Accommodation**

We understand that the property has an approximate Net Internal Area as follows:

NIA: 968 sq m (10,419 sq ft)

**Total Site Area: 0.65 acres (0.26 hectares)** 

# **Asking Price**

Offers are invited in the region of £300,000 (Three Hundred Thousand Pounds) for our client's Freehold interest, subject to contract. Please note our client reserves the right not to accept the highest or any offer received.

#### **Business Rates**

Interested parties are advised to make their own investigations with Local Rating Authority (Durham County Council).

#### Location

The property is situated on the corner of Princes Street and Etherley Lane in Bishop Auckland, less than half a mile from the City Centre. Transport links are provided by Bishop Auckland Rail Station.

This key route links to the major north south A68, which is easily accessed via roundabouts to the west of the town. For travel further afield, the A688 provides a direct connection to the A1(M) Motorway to the east of Bishop Auckland.

#### **Services**

We understand that the property benefits from all mains service connections, however, any interested party is advised to make their own investigations regarding this matter.

## **Energy Performance Certificate**

An EPC is being commissioned and will be available for inspection shortly.

## **Planning**

In December 2022 Durham County Council approved under permitted development rules (ref: DM/22/02672/FPA):

"Change of use to 19 bed apart-hotel (Class C1)".

## **Anti Money Laundering**

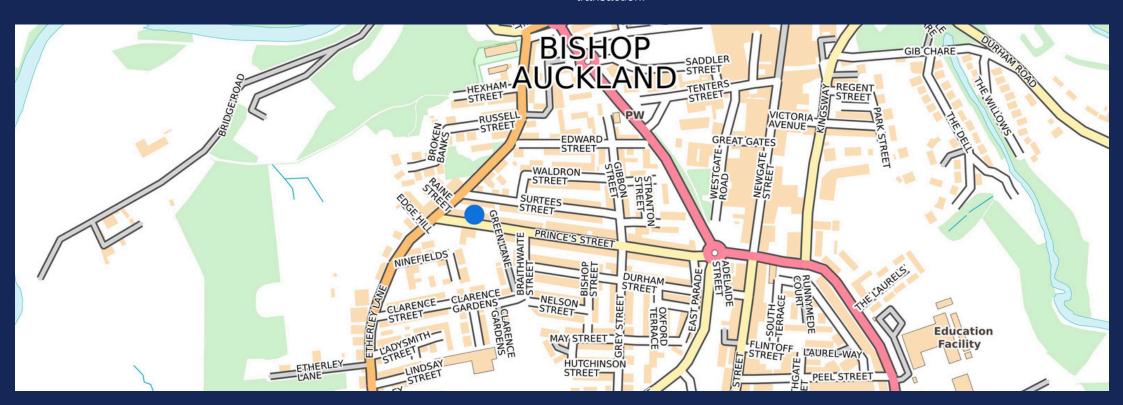
In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful purchaser.

#### **VAT**

All figures quoted are deemed exclusive of VAT where chargeable.

# **Legal Costs**

Each party are to be responsible for their own legal costs incurred throughout any transaction.





Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLPRegistered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LSI 4DL

# **Contact**

For further information or to arrange a viewing please contact the sole agents:



**Mark Convery** 



07525 872 141

mark.convery@sw.co.uk



**Kevin McGorie** 



07901 710 671

kevin.mcgorie@sw.co.uk



Sanderson Weatherall