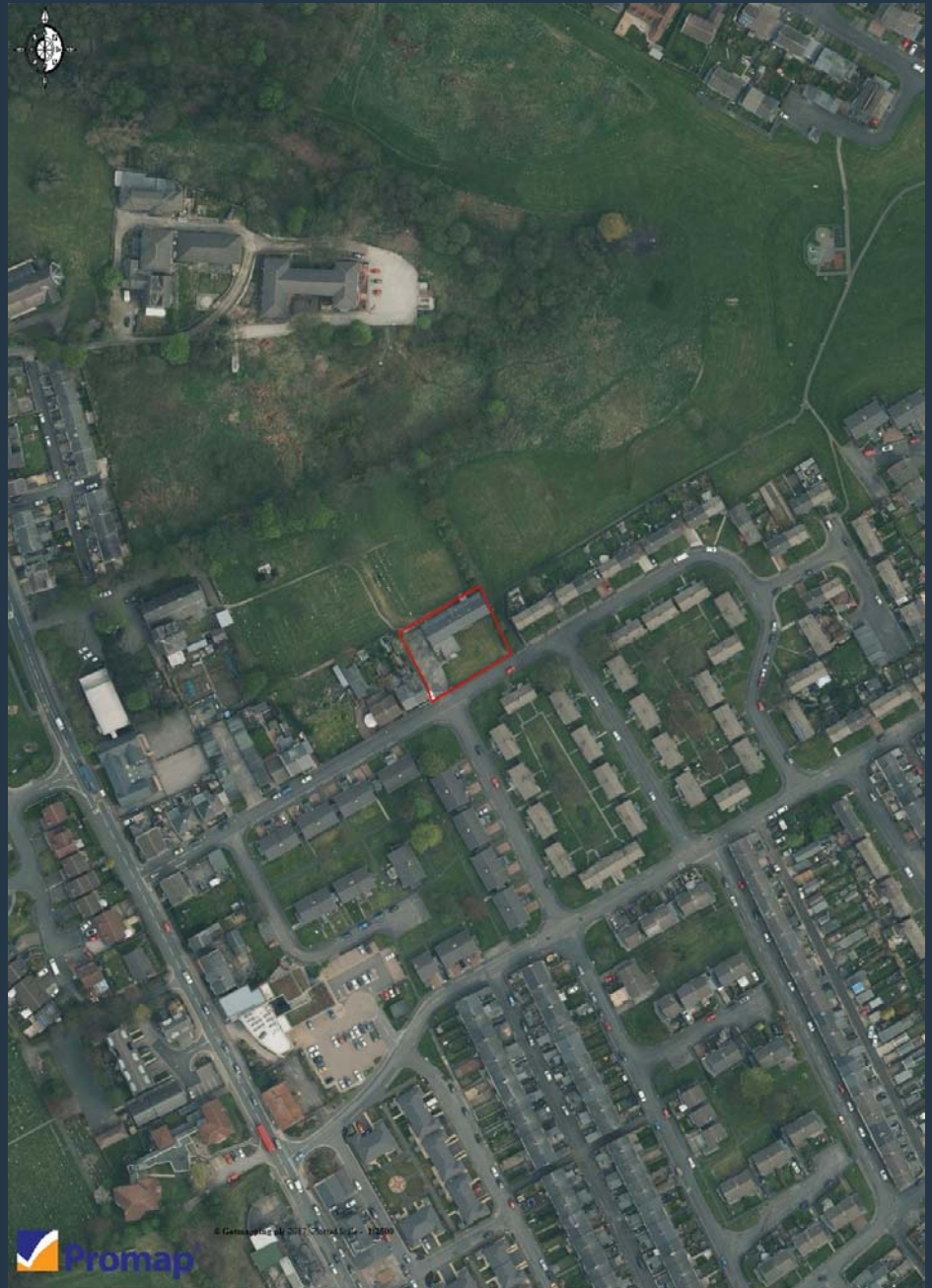


For sale

—
Former Sacriston
Catholic Club

Church Street
Sacriston
County Durham
DH7 6AB

January 2018



- Excellent development or conversion opportunity
- Close proximity to local amenities and public transport
- Site area 0.11Ha (0.27 acres)
- Offers invited by noon **Wednesday 7th March 2018**

Former Sacriston Catholic Club, Church Street, Sacriston, DH7 6AB

Location

The property is located to the north of Sacriston village within County Durham. Sacriston offers semi-rural living whilst being within convenient driving distance to Durham City and Chester le Street which are located 5 miles to the south east and 4 miles north east respectively. Waldrige Country Park is located 2 miles to the north east.

The village is served by the B6532 from the north and south and the B6312 from the east and west; both of which connect to the A691 to the south and A167 to the east and in turn link to the A1 and wider road network.

The site benefits from its open aspect to the north whilst being within close proximity to the village centre to the south west.

Description

The site comprises approximately 0.11 Ha (0.27 acres), is regular in shape and currently accommodates the former Club building which extends to circa 2,500 sq. ft. GIA.

It is bounded by residential dwellings to the east and west with Church Street creating the southern boundary. The grounds of Saint Bede's Catholic Church are located immediately to the north.

The surrounding area is made up primarily of residential dwellings to the south, and open space to the north.

Services

We are advised that services are available; however, interested parties should make their own enquiries of the utilities companies.

Planning

The property currently has D2 Assembly and Leisure use class consent. The site is not allocated for any specific use under the current adopted local planning policy.

It is our view that the site may be suitable for residential development, subject to statutory planning permission.

Tenure

Freehold with vacant possession.

VAT

VAT will not be chargeable on the purchase price.

Viewings

Viewings can be arranged through sole selling agents GVA.

Legal & Surveyors Costs

Each party is to be responsible for their own costs incurred.



Former Sacriston Catholic Club, Church Street, Sacriston, DH7 6AB

Method of Disposal

We are instructed to invite offers, accompanied by proof of funds, by noon **Wednesday 7th March 2018**. Bids should be submitted to the following:

FAO Glenn Laws
GVA
Central Square
Forth Street
Newcastle upon Tyne
NE1 3PJ

Alternatively, bids can be emailed to glenn.laws@gva.co.uk or david.craig@gva.co.uk.

Please note that our client is not obliged to accept the highest or any offer. Bids which GVA or our client consider to have onerous or unusual conditions may not be considered.

EPC

An EPC has been commissioned and is available on request.



For further information
please contact:

Glenn Laws

0191 269 0064

glenn.laws@gva.co.uk

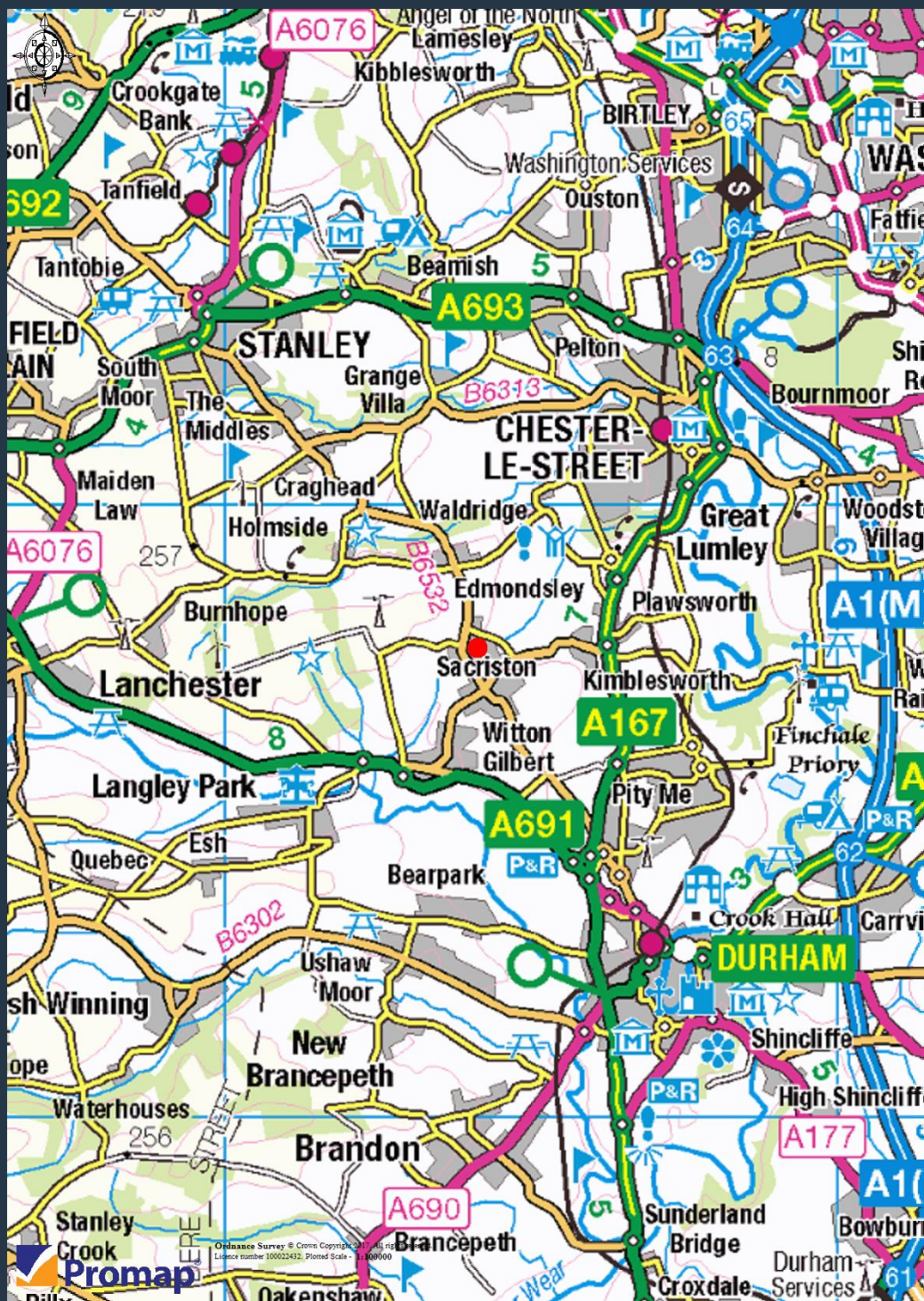
David Craig

0191 269 0510

david.craig@gva.co.uk

Property ref

gva.co.uk/13569



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