

land & development in DH6

Brackenhill House, Shotton Colliery,
Durham, DH6 2RA

£250,000

- ✓ Residential Building Plot
- ✓ Outline Planning Permission
- ✓ Freehold Title
- ✓ Secluded Grounds
- ✓ New Build Development Opportunity

COMMERCIAL



Summary

- Property Type: Land & Development - Parking: Allocated Price: £250,000

Description

Pattinsons are delighted to offer a residential building plot located within the grounds of the very unique Brackenhill House.

Each of the residential building plots of land benefit from the outline grant of permission to develop. The design detail of each plot of land is subject meeting the applied planning conditions.

Brackenhill House is set in approximately eight acres of parkland and woodland. The house enjoys an impressive sense of arrival, with a private enclosed drive from Shotton Lane.

Location

Brackenhill House and its grounds are situated adjacent to the A19 to the hinterland of Shotton Village. The site benefits from connections to major roads, the East Coast Rail Link and Newcastle International Airport is approximately 25 miles away.

Major commercial centres Newcastle, Durham, Darlington, Sunderland and Teeside are easily reached. Durham station is eight miles away, giving ready access to London by rail main line link.

Within a short drive access to the Durham Dales, Wearside National Park and Durham Moors is gained, beyond the delights of North Yorkshire, the Lake District and the East Yorkshire Coast.

Planning Permission and Development

Planning permission is granted for the construction of six executive dwellings. All proposed developments are subject to planning conditions.

The appeal reference number is APP/X1355/W/15/3022942.

The intention is to retain the existing landscape features, structures and noteworthy existing trees. The existing buildings are to be retained for refurbishment.

Development Details

PLOT SIX: THE TENNIS COURT PLOT

This plot is to the west of Brackenhill House and is served by a separate access drive. The dwelling proposed is located on the existing tennis court and permission is granted for a 4 bedroom detached dwelling with an attached double garage and workshop/utility space. The site area is 1.56 acres and is bounded by a wildlife corridor. This acts as a shelter belt to the whole site and has maintained the original privacy of the site site for over a century.

Tenure

Freehold. Title number DU33541.

VAT

We are advised that VAT is not payable on this transaction.

Additional Information

For further information please contact our office direct on 0191-425-1507, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Brackenhill House, Shotton Colliery, Durham, Durham, DH6 2RA

Contact your local branch today for more information on this property:

2 Hill Street , Gateshead, Tyne & Wear, NE8 2AS, Tel: 0191 425 1507, Fax: 0191 222 0314, www.pattinson.co.uk

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