

R/O 5B The Spinney, Middleton St. George, County Durham, DL2 1HD

Asking price £259,950

marcus alderson estate agents

Marcus Alderson
7 King Street, Richmond, North Yorkshire, DL10 4HP
Tel: 01748 822711
Email: info@marcusalderson.co.uk
Website: www.marcusalderson.co.uk

R/O 5B The Spinney, Middleton St. George, County Durham, DL2 1HD

A SUPERB LOW-DENSITY DEVELOPMENT SITE (former paddock) of about 0.70 acres in all, with PLANNING PERMISSION for 2 large DORMER-STYLE HOMES on about 0.44 acres (Planning Notice 16/00500/FUL) - NB: The foundations have been laid on the 2-PLOT SITE securing the planning permission… Further adjoining POTENTIAL SINGLE-PLOT site (subject to planning) available on an option basis.
The 2 Detached Dormer Dwelling living space will comprise: 4 Double Bedrooms (5.72m x 5.64m/18'9" x 18'6" Master Suite), an amazing 10.37m x (4.58m max) 3.93m/34'0" x (15'0" max) 12'10" 'Living-Kitchen', Sitting Room, Dining Room & Family Room/Snug; Utility Room & Cloakroom/WC. Integral Double Garage double, ample Parking & large Gardens.
Pleasant open but screened setting, close to Middleton St. George with its local amenities, primary schooling etc, & excellent accessibility: Dinsdale station (London kings Cross 2.5 hours), Teesside airport & the A67, A66 & A1(M) routes.

GENERAL

A SUPERB LOW-DENSITY DEVELOPMENT SITE (former paddock) of about 0.70 acres in all, with PLANNING PERMISSION for 2 large DORMER-STYLE HOMES on about 0.44 acres (Planning Notice 16/00500/FUL) NB: The foundations have been laid on the 2 PLOT SITE securing the planning permission…
The 2 Detached Dormer Dwelling living space will comprise: 4 Double Bedrooms (5.72m x 5.64m/18'9" x 18'6" Master Suite), an amazing 10.37m x (4.58m max) 3.93m/34'0" x (15'0" max) 12'10" 'Living-Kitchen', Sitting Room, Dining Room & Family Room/Snug; Utility Room & Cloakroom/WC. Integral Double Garage double, ample Parking & large Gardens.
Pleasant open but screened setting, close to Middleton St. George with its local amenities, primary schooling etc, & excellent accessibility: Dinsdale station (London kings Cross 2.5 hours), Teesside airport & the A67, A66 & A1(M) routes.

NB: Further POTENTIAL ONE-PLOT site subject to planning. (The remaining GREENFIELD SITE is for sale via an Option - agreed non-refundable (but inclusive) option fee with an agreed balance to follow should planning be successful).

PLANNING

19/00183/FULL: Application under Section 73 of the Town and Country Planning Act 1990 for variation of condition no. 4 (approved plans) attached to planning permission 16/00500/FUL to permit changes in design and siting of 2 no. dormer bungalows and external landscaping works | 5B The Spinney
MIDDLETON ST GEORGE DARLINGTON DL2 1HD.

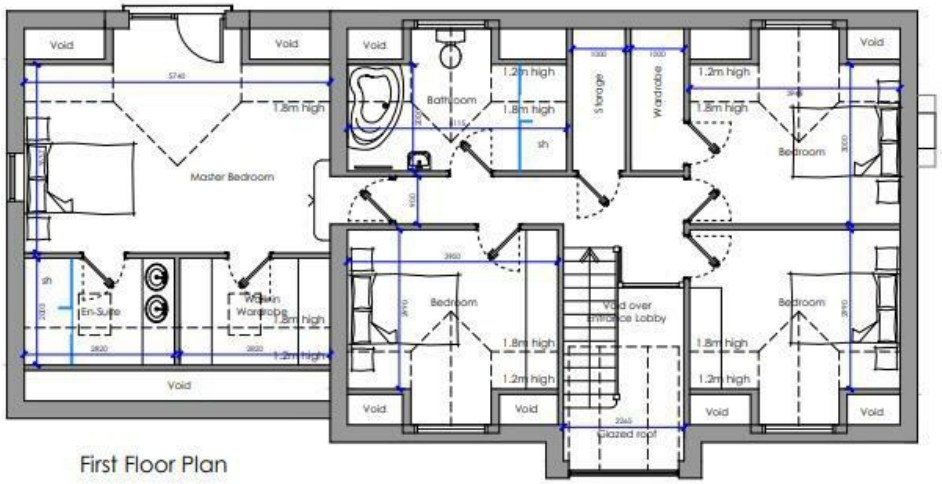
SERVICES

Mains Drainage, Water, Electricity & Gas available nearby.

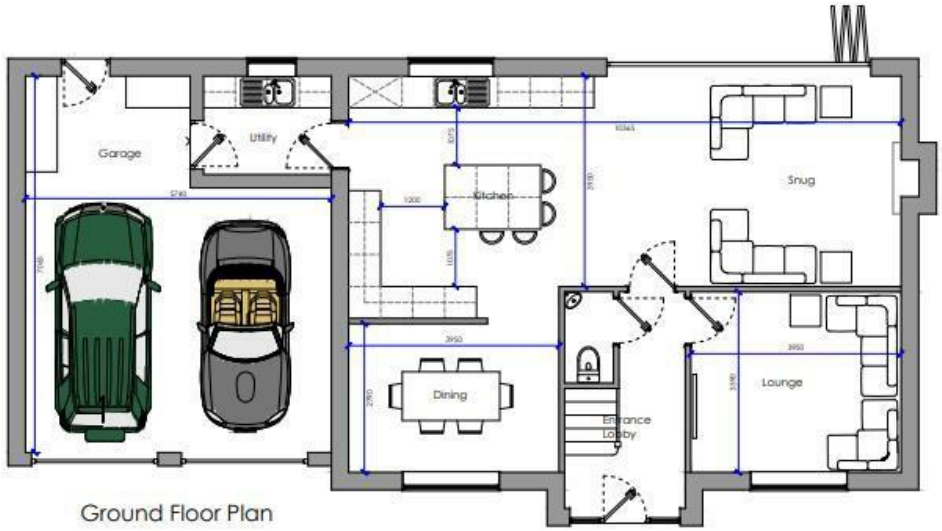




ASKING PRICE £259,950



First Floor Plan



Ground Floor Plan

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	







