



# Residential Development Site For Sale

Former Wishing Well Public House, The Avenue,  
Burnhope, Co. Durham DH7 0DB

**REF: NE1190**



**Site Area circa 0.16 Ha. (0.4 acres)**

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## Residential Development Opportunity Former Wishing Well Pub, DH7 0DB.

### Location

This site is located just to the south of the main road, Holmside Lane, running through the centre of the village. Burnhope is a civil parish in County Durham located in the Craghead Valley opposite Stanley.

The village lies 8 miles north west of Durham City and has good road links to the south via the A691 and also to the north and east via the A693. The village comprises mainly residential accommodation and there have been a number of new build schemes completed within the village recently.

### Description

The subject site extends to circa 0.4 acres and is ideally suited for housing. Planning was approved in December 2016 for 2 detached dwellings with associated car parking, gardens and landscaping areas but the site may be suitable for other uses subject to a new planning application.

### Terms

Our client is looking to sell the Freehold interest.

### Asking Price

**OFFERS OVER £160,000**

### Legal Costs

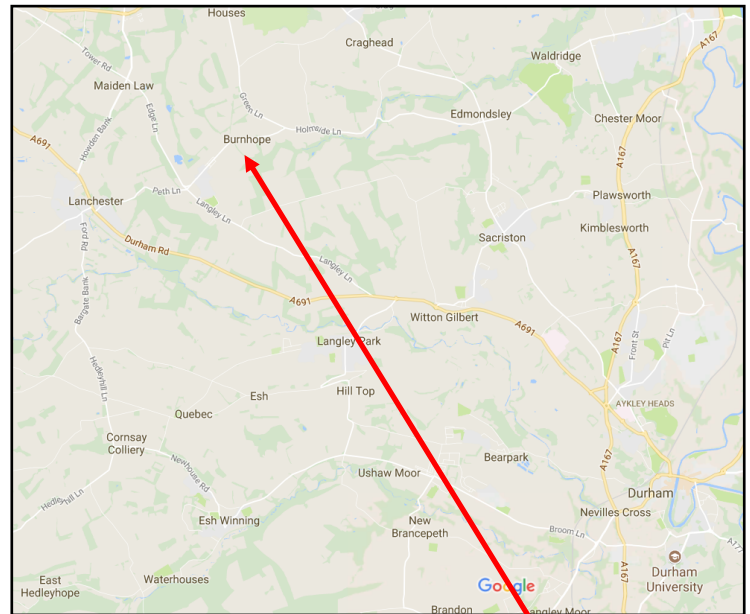
Each party will be responsible for their own costs.

### Money Laundering Regulations:

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.

### Viewing

Strictly by appointment arranged by this office.



### Planning

Planning was granted on behalf of the current owner a for a scheme reference **DM/16/02929/FPA**. Naturally, any new scheme would have to go through the requisite planning process.

### Local Authority

Durham County Council  
Planning Development (North)  
Room 4/86-102  
County Hall  
Durham  
DH1 5UL

**Tel; 03000 262 830**

### For further information please contact:

0191 487 8566

Regulated by RICS.



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