



Plot 1, Land At Mainsforth,  
Mainsforth, Spennymoor District,  
County Durham

**Offers in excess of: £140,000**

 **Reeds Rains**

[reedsrains.co.uk](http://reedsrains.co.uk)

## Plot 1, Land At Mainsforth, Mainsforth, Spennymoor District, County Durham

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A rare opportunity to purchase LAND WITH PLANNING PERMISSION in a SOUGHT AFTER LOCATION, in the picturesque village of Mainsforth. Being surrounded by areas with a conservation order, the plots sit within the grounds of what was the historic Mainsforth Castle and still has the original listed gates.

### Offers

0 x 0

The land is offered for sale via the selling agent Reeds Rains at Durham. The vendor is seeking to dispose the plots individually or together. However, negotiation on the two plots together, or a variation in the exact size of the individual plots would also be welcomed by the seller.

All offers must be made in writing to Reeds Rains. Offers invited at 150,000 per plot.

### Viewings

0 x 0

Interested persons can only view the site by appointment by contacting Reeds Rains Estate Agents on 0191 384 1222. Please note that all sales particulars and images are for marketing and illustrative purposes only.

### Services

0 x 0

We understand the mains services are located close to the site. However we urge interested parties to make their own enquiries with the various utility companies.

### Town Planning

0 x 0

The 2 plots are approximately 0.5 acre each and has planning permission (Planning Ref: DM/17/03532/FPA) for the development of a 4-5 bedroom detached house on each plot.

Interested parties can contact the local planning department at Durham County Council (Tel 03000 262 830).

### Tenure

0 x 0

The Land is available on a freehold basis.

Reeds Rains Limited Registered in England at 2nd Floor, Gateway 2, Holgate Park Drive, York, YO26 4GB  
Registered Number 2568254. VAT Reg No. 842 795 983.

All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.