



Plot 2, Land At Mainsforth,
Mainsforth, Spennymoor District,
County Durham

Offers in excess of: £140,000

 **Reeds Rains**

reedsrains.co.uk

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Mainsforth is a pleasant village, surrounded by leafy green countryside and lies within close proximity to local amenities and schools. It is located approximately nine miles from the Cathedral city of Durham, and is a short drive from the A1m and A19 major routes making it easily accessible to Newcastle, Darlington and Teeside. The site would suit a wide market of potential buyers for the purpose of development. EPC exempt.

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.

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.

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.

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.

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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.