



WOODHAY HALLIWELL FARM

Heighington, County Durham DL2 2UX



GSC GRAYS

PROPERTY • ESTATES • LAND

WOODHAY HALLIWELL FARM

Heighington, County Durham DL2 2UX

An opportunity to purchase a stunning four bedroom semi-detached family home, on an outstanding development with views over open countryside with double garage and private driveway. The property is available as a water-tight shell or completed to a purchasers own specification.

The A67 and A1(M) are easily accessible from Halliwell Farm, providing road links for commuters. There are mainline train stations at Durham and Darlington and International Airports at Newcastle and Leeds/Bradford. Darlington 6 miles, Bishop Auckland 7 miles, Newton Aycliffe 3 miles, Durham 15 miles, Newcastle 35 miles (please note all distances are approximate).



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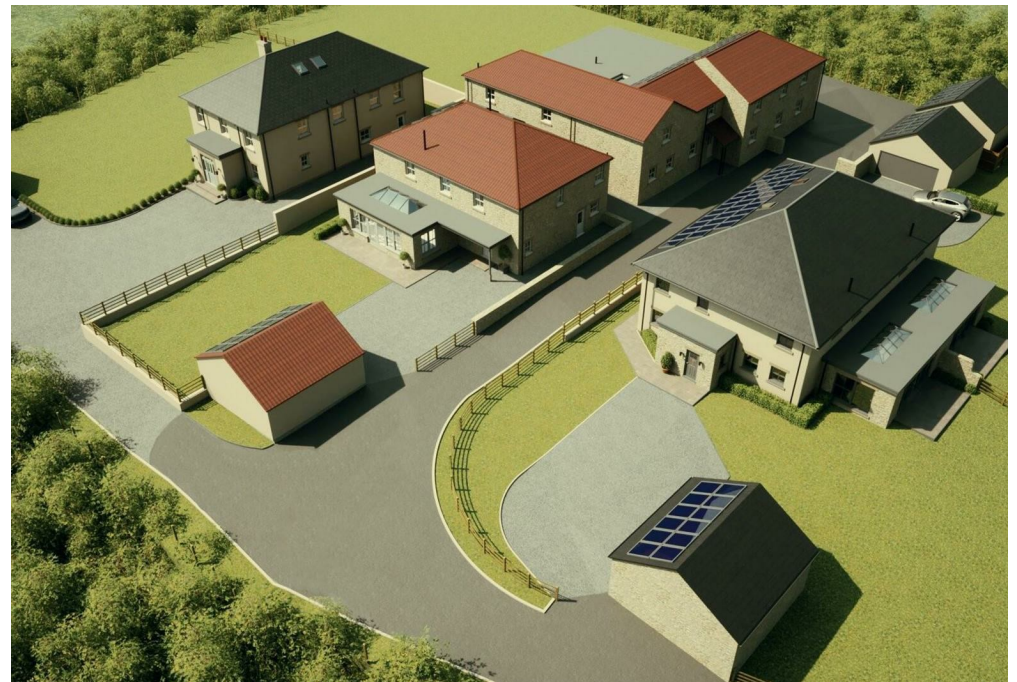
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Key Features

* Semi-Detached Four Bedroom Family Home * Double Garage * Generous North and West Facing Gardens * Private Driveway and Parking * Air Source Heating System * Private Biodisc Klargester Drainage System * Electric Car Charging Provision * 5G Internet connection available

Woodhay

The property occupies a plot of approximately 13,444 sq ft and offers 2,256 sq ft of accommodation over two floors comprising entrance hallway, snug, boot room, utility, spacious kitchen/living area, pantry, garden room, master bedroom with en-suite, three further double bedrooms, house bathroom. To the exterior, the property features private parking and separate double garage as well as extensive gardens to the north and west. * The property also benefits from planning permission for a single garage with 1 bedroom accommodation above.

Pricing

The pricing of the property is subject to two options

- 1) A watertight shell - Price on Application (subject to specification)
- 2) A completed price - Price £684,995 (subject to specification)

Planning Permission

Approved planning via Darlington Borough Council reference number 23/00345/full

Wayleaves, Easements and Rights

Woodhay is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Services

Mains water and electricity, drainage via individual biodisc Klargester. Air source heating system.

Energy Performance Certificate

The property does not yet have an EPC. A report will be commissioned should the property be sold as a completed unit.

Local Authority and Council Tax

The property is believed to be offered Freehold with vacant possession upon completion.

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is yet to be banded.

Viewings

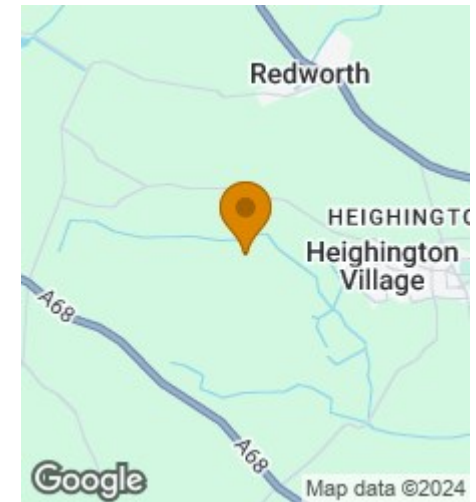
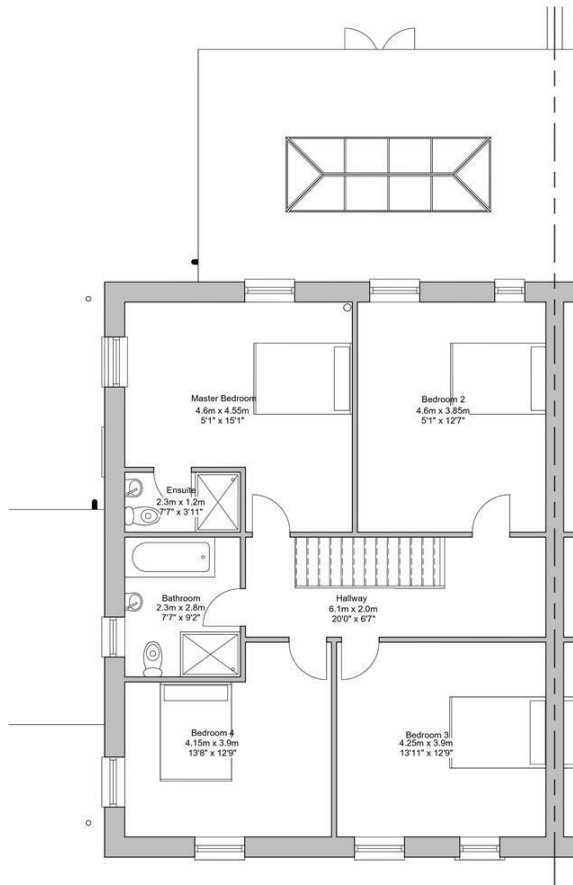
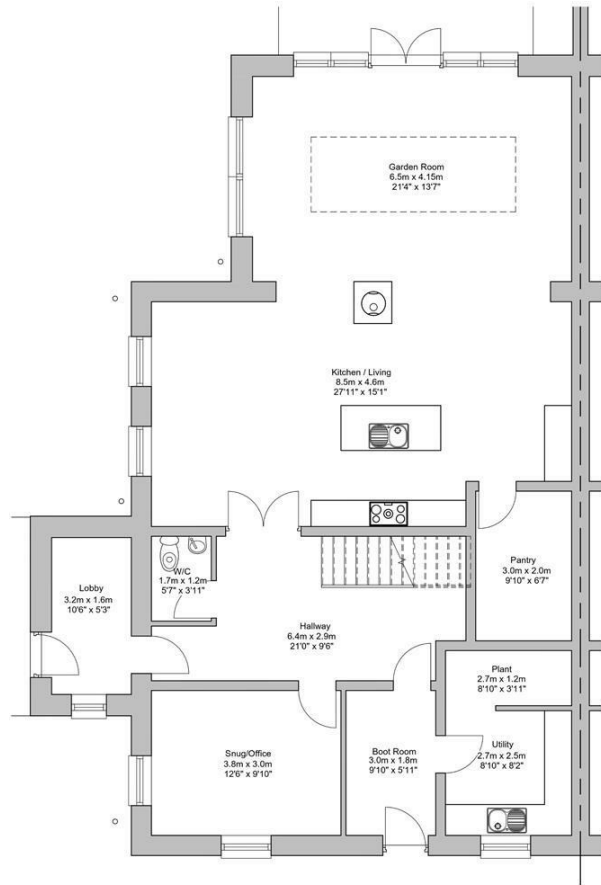
Strictly by appointment via GSC Grays.

Particulars

Particulars written in June 2024.

Plans produced in June 2024.





Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.