



FOR SALE *Residential Development Opportunity (Subject to Planning)*

Manor House, 87 Manor Road, Medomsley, Consett, DH8 6QN

Site area approximately 1.992 hectares (4.922 acres)



MEDOMSLEY

Consett, DH8 6QN

LOCATION

The site is located off Manor Road in Medomsley, an attractive village situated approximately 2 miles northeast of the town of Consett in County Durham. Nestled in a semi-rural setting with scenic views of the surrounding countryside, the village offers a good local amenity including a shop, several country pubs, and a village hall.

Medomsley is a popular residential area and its proximity to the A692 road offers convenient access to the A1, making it a popular commuter location for Newcastle, Gateshead and the wider region.

DESCRIPTION

The site occupies an area of 1.992 hectares (4.922 acres), and currently comprises the Manor House, a former residential care home and adjacent land. The care home has been vacant for a number of years and is in a poor state of repair.

We understand that mains electric, gas, water and drainage are close by, but buyers should make their own enquiries in relation to these.

The site borders woodland to the west, to the north, the site borders undeveloped greenfield land and contains a tree line which extends round to the residential properties which abut the site to the east. The south of the site is bound by Manor Road which provides the primary access. The predominant use of the immediate surrounding area is Use Class C3 residential.

PLANNING

The site may be suitable for a residential development and a previous consent was granted in 2015 for the development of 14 dwellings through conversion and new build (Ref. No: DM/14/03553/FPA).

The vendor is currently seeking planning advice in respect of the potential demolition of the existing property to facilitate the development.

All interested parties must satisfy themselves with relevant information from Durham County Council.

LOCAL AUTHORITY

Durham County Council - www.durham.gov.uk - 03000 260000

TENURE

The site is offered for sale as freehold with vacant possession upon completion.



PRICE

Offers Invited.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction unless otherwise agreed.

VIEWING

Viewings strictly by appointment through Knight Frank.

ANTI-MONEY LAUNDERING

In accordance with the UK Government's 5th Anti-Money Laundering Directive, counterparty due diligence will be required on the purchasing individual/company including proof of identity for any beneficial owners.





For further details please contact:



Patrick Matheson MRICS
0191 594 5015
patrick.matheson@knightfrank.com

Erin Percy
0191 594 5010
erin.percy@knightfrank.com

Subject to Contract



Connecting people & property, perfectly.

IMPORTANT NOTICE: (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed. (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) VAT: The VAT position relating to the property may change without notice. (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions. (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>. Brochure and photos dated November 2024. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.