



Land at Snowden Terrace, Willington, Crook, County Durham, DL15 0QJ  
Guide Price £25,000

**Vickers  
& Barrass**  
— Est. 1973 —  
Land and Estate Agents



An opportunity to acquire amenity land located to the east of Snowden Terrace, Willington

- Amenity land
- Extending to 183.62m<sup>2</sup>
- Quiet location
- Possible development potential
- Energy performance rating exempt



[www.vickersandbarrass.co.uk](http://www.vickersandbarrass.co.uk)

## LOCATION

Willington is a former colliery town and offers a range of amenities including schools, a post office, supermarket, pharmacy and several independent shops, public houses and takeaways. Bishop Auckland and Crook town centers are a short drive away offering a wider range of school, college and a larger mix of shopping, leisure and recreational facilities.

what3words ///lyricism.revisit.unlimited

## DESCRIPTION

This amenity land extends to 183.62m<sup>2</sup> and has fence and wall boundaries. The land is situated to the east of Snowden Terrace having vehicle access from Snowden Terrace to the southwest corner of the plot.

The site would lend itself to a number of uses including as a garden or allotment, off street parking or subject to obtaining the necessary consents may be suitable for residential development. Prospective purchasers should perform their own due diligence in respect of this.

The site is being sold without the benefit of planning permission.

## SERVICES

The land is not connected to any services, but we understand that mains water, sewerage, electricity and gas are available close by for connection. Prospective purchasers should perform their own due diligence in respect of this.

## TENURE

We are informed by the current vendors that the property is held freehold.

## METHOD OF SALE

The property is offered for sale as a whole by private treaty.

## MATERIAL INFORMATION

The land is not subject to Council Tax and does not require an Energy Performance Certificate. It is understood that the land has good outdoors mobile phone signal in this area. With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea. The land is within an area that has experienced historical mining works. A mining search is recommended as part of your conveyancing which a solicitor can advise on.

## COSTS

Each party is to bear their own costs.

## MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

## VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

## LOCAL AUTHORITY

Durham County Council  
[www.durham.gov.uk](http://www.durham.gov.uk)  
03000 26 0000

## NOTES

Particulars prepared – March 2025  
Photographs taken – March 2025

## PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw and to generally amend the particulars or method of sale.

The property is sold subject to reserve (s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

#### Tow Law Office

16/17 Castle Bank

Tow Law, Bishop Auckland

DL13 4AE

☎ 01388 730095

✉ info@vickersandbarrass.co.uk

#### Darlington Office

Humbleton Park

West Auckland Road, Darlington

DL2 2YH

☎ 01325 728084

✉ darlington@vickersandbarrass.co.uk

[www.vickersandbarrass.co.uk](http://www.vickersandbarrass.co.uk)



rightmove

ZOOPLA

OnTheMarket

ONE DOME

**Vickers  
& Barrass**  
— Est. 1973 —

Land and Estate Agents