



Commercial Development Site at Inkerman Road Industrial Estate,  
Tow Law

Guide Price £230,00

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Prime industrial development land with planning permission for the construction of two light commercial units with office spaces above together with onsite parking and electric vehicle charging points.

- Planning permission in place
- Close to major regional transport links
  - Plot with road frontage
- Suitable for a range of purposes

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## LOCATION

Tow Law is a small market town situated just off the A68 which links the North East to Scotland, making it ideally situated for both commuters, and for supply and distribution networks for businesses.

Durham is approximately 12 miles to the east, whilst Darlington, to the south, and Newcastle to the north are both around 23 miles away, both provide access to the A1, and to international airports.

The town of Tow Law itself has range of shops and businesses including a small supermarket, public houses and a primary school with a wider range of shops and facilities being available at nearby Crook and Bishop Auckland which are both a few miles to the south east.

What3words ///unheated.computers.advancing

## DESCRIPTION

Inkerman Industrial Estate has recently been transformed from a site of historic heavy industry

into a modern space focused on commerce and light manufacture, together with workshop space and offices.

The industrial estate is accessed directly from the A68 (North Road) on to a privately owned road which benefits from a pedestrian and vehicular right of way to the site. The development plot itself is situated in a prime road fronted location set amongst a range of several other modern steel framed buildings, and offers a wide scope for a variety of commercial enterprises.

Planning permission is in place for the construction of two workshops/ commercial units including WC's with stairs rising to the second floor where there is office space, staff facilities and further WC's. The planned development also has provision for ample parking and includes installation of electric vehicle charging points. Full details of the planning permission can be viewed on the Durham County

Council Planning Portal using reference DM/23/02541/FPA.

## SERVICES

The property is not currently connected to services, but mains electricity, water, drainage and gas are available for connection close by.

## MATERIAL INFORMATION

The £5,300 contribution mentioned in the planning permission towards the offsetting of biodiversity net loss caused by the development has already been paid by the vendor.

It is understood that the property has access to a good broadband connection and that there is good mobile phone signal in this area. We would advise prospective purchasers to perform their own due diligence in respect of availability.

With reference to data from the Environment Agency's Flood Warning Information Service there is a low risk of flooding from surface water, and a very low risk from rivers and seas.



The property is not currently subject to council tax, however prospective purchasers should be aware that business rates will be applicable once the development is completed.

### COSTS

Each party is responsible for 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.

### 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.

### 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 – July 2026

Photographs taken – July 2026

### 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.

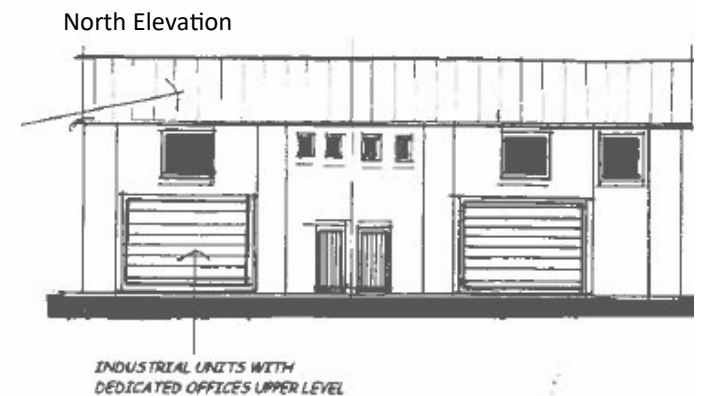
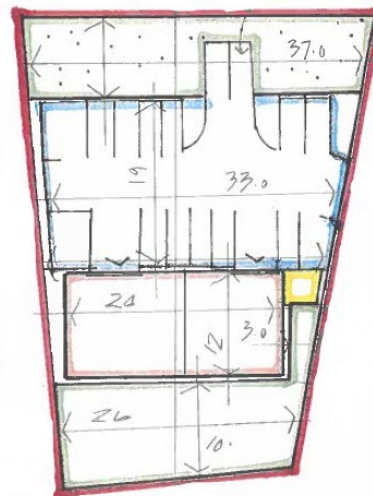
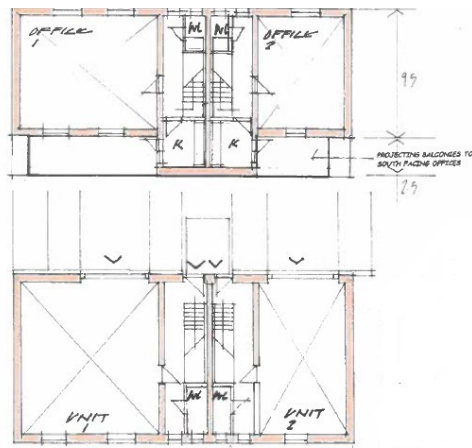
The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

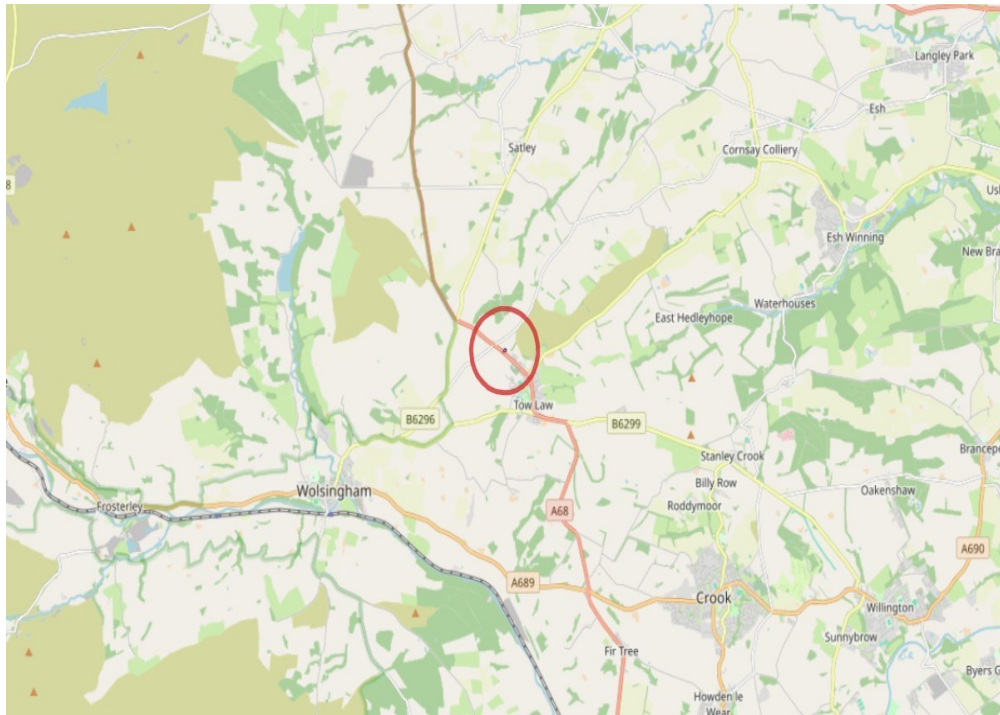
Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time 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.

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