

LOT

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Earlstone House, 181 Coniscliffe Road, Darlington, County Durham DL3 8DE

Guide price* £280,000+



A substantial detached dwelling (around 7,600 square feet) set in gardens and land of around 0.67 acres in a highly sought after residential area, offering unique and superb potential.

Location

The house and land occupies a prestigious location within the heart of the ever sought after West End of Darlington, the road which is lined with mature trees offers a high degree of privacy to the buyer and features numerous large detached dwellings. The property is within close walking distance to the town centre with an array varied amenities nearby including, local shops and public transport links with train station located close to the town centre. The property is in the catchment area of highly desirable primary and secondary schools. For the commuter the A67, A66 and A1M provide excellent major commercial centres of the North East, also is within easy

travelling distance to local airports.

Description

Earlston House is set back from the road with large driveway, garaging and enclosed mature gardens. The property has been extended to create around 15 bedrooms and various communal rooms/kitchens and bathrooms in its current layout which had been previously operating as a secure residential institution and rehabilitation unit with C2 consent, the building now stands empty and is available vacant. The mature lawned gardens measure around 0.67 acres and the property has accommodation over 3 floors of around 7,600 square feet in total, there is gas central heating, majority

double glazing and many of the properties original style features have been retained. A pre application planning enquiry has been submitted to the Council by the current vendor in view of future development; please refer documents in the legal pack. The sale of this property and land offers the buyer a superb and unique opportunity to purchase for either owner occupiers wanting to create a large family home or for those interested in future development which of course will be subject to all necessary planning applications, consents and approvals.

Accommodation

Ground Floor Original hallway and stairs with feature block tiled flooring,

eleven bedrooms, lounge, dining room, games room, office space and various bathrooms/WCs, kitchens and a laundry room.

First Floor Four bedrooms, three offices, a kitchen, a bathroom, WC and a walk in store.

Second Floor Three attic rooms (former bedrooms) with further loft space extending into the eaves. Separate bathroom/WC.

Outside The property is set back from the road with gravelled driveway for multiple vehicles and mature shrubs, plants and trees. There is a detached garage incorporating the central heating boilers and control panels which are alarmed and have remote access via the site manager. To the rear are beautiful mature lawned gardens with established flowerbeds, borders, trees and planting. Along with patio seating areas, gravelled pathways and timber shed.



Tenure

Freehold

EPC

Energy Efficiency Rating D

Auction Valuer

Lucy Crapper ANAVA

Note

Plans shown are for information only and are not to scale. Site sold as seen. The Promap shown is for approximate identification purposes only and is not to scale. Crown copyright reserved. Land Registry Title No DU42026. There are a number of trees on the site protected by way of a Tree Preservation Order. Buyers are advised to make their own enquiries regarding the location of the Trees covered by Orders. Please see the legal pack.

Planning Permission

A planning application seeking a change of use would be required to allow the property

to be used for any other purpose falling outside of Use Class C2. It is recommended that any prospective purchaser make their own enquiries with Darlington Council regarding a change of use or the comprehensive redevelopment of the site. Darlington Borough Council on 01325 405777 or www.darlington.gov.uk/environment-and-planning and for a copy of the most recent Pre App in respect of redevelopment please refer

to the legal pack online www.blundellspropertyauctions.co.uk For further information and advice regarding future planning please contact Richard Trow our Strategic Land Partner at Countrywide on 07834 961008 or email richard.trow@countrywide.co.uk

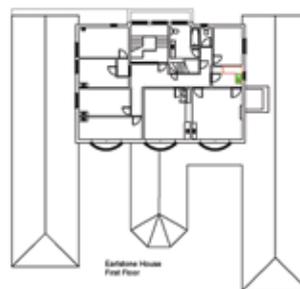
Viewing

Strictly by appointment only with joint agent Bridgfords Darlington office on 01325 381800. We will require a minimum of 24 hours' notice and will be conducting set open viewings so please call well in advance to book an appointment. No

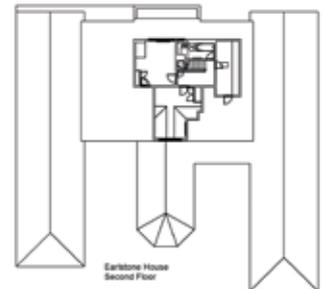
unaccompanied visits to the property are allowed. For any other general auction enquiries please call the auction team on 0114 254 1185 Any viewers of this property are strongly advised to take care, suitable footwear required for a vacant property and gardens and no children are allowed. Countrywide Auctions, Bridgfords Estate Agents and their clients take no responsibility for any accidents losses or injuries incurred whilst visiting the site.



Earlstone House Ground Floor



Earlstone House First Floor



Earlstone House Second Floor