

FOR SALE – Offers in the Region of £145,000

**1 Byerley Road, Shildon, Co. Durham,
DL4 1JJ**

**Investment Property with development potential (STP):
2 FLATS AND LAND/ GROUNDS – 0.2 Acres**

CARVER

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SITUATION/LOCATION

The property fronts Byerley Road at its roundabout with Main Street approximately 200m from Shildon town centre. The immediate vicinity is a predominantly residential neighbourhood incorporating local amenities including a convenience store and public house. Shildon lies approximately 2 miles south of Bishop Auckland, 10 miles north of Darlington and 12 miles south of Durham. Shildon is well served for transport links across the region with access to the A688 linking with the A1(M) at Newton Aycliffe and A66 at Darlington

DESCRIPTION

Grade II Listed two storey premises of traditional stone construction held beneath a pitched and slate tile covered roof.

The property is arranged to provide 2 flats each separately served for the purpose of utilities and heated by way of separate gas fired central heating systems. The flats incorporate fitted kitchens and bath/ shower rooms.

There is vehicular access via the drop kerb from the front providing access to a parking drive and enclosed yard at the rear.

The yard in turn provides access to the extensive external grounds which are presently unmade and used as garden space. The grounds may suit a variety of re-development opportunities subject to any necessary statutory/ planning consents.

TENURE

Freehold

ACCOMMODATION/ TENANCY SCHEDULE

Both flats are occupied by way of standard AST's:-

Ground Floor Flat	2 bed	£400pcm
First Floor Flat	1 bed	£350pcm

Total Site Area Approx 835sq.m. (0.2 Acres)
(Measured from Promap Mapping Service)

Gross Annual Income £9,000pa

COUNCIL TAX

Band A

VAT

We are advised by our client that VAT is not applicable to the purchase price.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

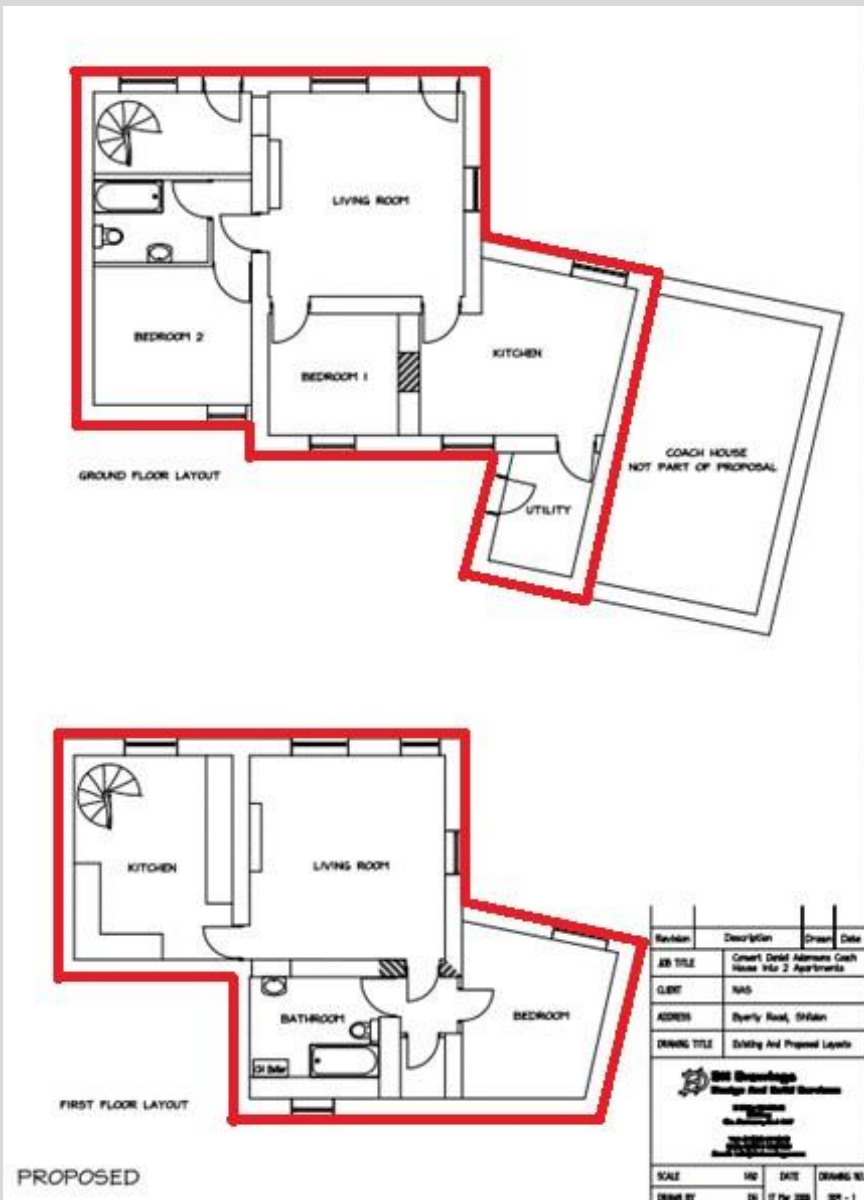
C-71



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