



## SITUATION

Located at the junction with Whitfield Street and close to both Hope Street and Commercial Street in the town centre, nearby branches of **Greggs, Heron Foods** and **William Hill** and a variety of other retailers. Crook lies approximately 20 miles north-west of Darlington and 13 miles south-west of Durham with the A1(M) being some 13 miles to the east.

## PROPERTY & ACCOMMODATION<sup>1</sup>

Comprising a **Rectangular Plot of Land** (formerly the site of a church which has been demolished). The land is surrounded by Heras Fencing.

Site Width 60'0"  
Site Depth 85'0"  
Site Area **Approx. 5,100 sq ft**

<sup>1</sup>Not inspected by Barnett Ross. Area provided by Vendor.

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION.**

**Note: There may be potential to develop a residential scheme on this site, subject to obtaining the necessary consents.**



© Crown copyright. All rights reserved. Licence number 100040809 – Plan not to scale

# Vacant Land

The Surveyors dealing with this property are  
**Jonathan Ross** and **Steven Grossman**

## Vendor's Solicitors

Warcup Law Firm Limited  
Tel: 01665 606 100 Ref: Mark Warcup  
Email: mw@warcuplawfirm.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

