

BY DESIGN



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PLOT 2, THE PASTURES

LANCHESTER DURHAM DH7 0BT

£280,000

The last self build plot in an exclusive development of fourteen, with full detailed planning permission for a striking five bedroom home.

KEY FEATURES

- Last remaining plot in an exclusive development of 14 self build homes
- Outline planning permission granted for a striking five bedroom, two storey home
- Full planning permission approval imminent
- Generous plot extending to approximately 6,684 sq ft
- Bespoke architect designed scheme with integral double garage
- Set in Lanchester, one of County Durham's most sought after villages, just eight miles from Durham city
- Mature tree belt to the rear boundary for natural screening and privacy

DESCRIPTION

An exceptional opportunity to acquire the final plot within an exclusive development of fourteen self build homes at The Pastures, Lanchester. Plot 2 has outline planning permission for a striking five bedroom home extending to approximately 327.9 sqm (3,530 sq ft), with full planning permission approval imminent. The scheme is designed by Architects Group to sit comfortably alongside its neighbours with twin two storey gables, dual pitched roofs and a contemporary palette of red brick masonry and grey cladding.

Lanchester is one of County Durham's most sought after villages, prized for its historic character and strong community feel, while sitting just eight miles from Durham city itself. A mature tree belt to the rear boundary provides natural screening, and the plot is ready to build, with vehicular access already established from the B6301 via West Drive and The Paddock.

FLOOR PLANS



Ground floor 184.6 sqm. First floor 143.3 sqm. Total 327.9 sqm (3,530 sq ft approx), including integral double garage. Indicative layout, subject to detailed design and structural coordination.

ACCOMMODATION

Bedrooms	5
Bathrooms	4 (3 en suite, 1 family)
Reception rooms	2
Plot size	6,684 sq ft approx (621 sqm)
Total GIA	3,530 sq ft approx (327.9 sqm)
Tenure	Freehold
Planning	Outline granted, full approval imminent



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SITE PLAN



Plot 2 sits within the established layout of The Pastures, with its own tree protection area to the rear boundary and a permeable driveway serving the integral double garage. Plan shown for guidance only, subject to detailed design.

ELEVATIONS



Red brick masonry with a grey concrete tiled roof, dark grey framed windows and rainwater goods, and a Juliet balcony to the principal bedroom. Elevations shown for guidance only, subject to detailed design and planning conditions.

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