



## Plot 4 BUILDING PLOT The Pastures, Lanchester, Durham. DH7 0HW

FINAL SELF BUILD PLOT REMAINING- Lanchester is a highly sought-after village situated in North West Durham with good communication links via the nearby A691. Durham City, with its world heritage sites of the Castle and Cathedral, is situated only 8 miles to the South East.



**£200,000 Not Applicable**

## PROPERTY DESCRIPTION

Take advantage to build your dream home at The Pastures, Lanchester! FINAL SELF BUILD PLOT REMAINING!

Lanchester is a highly sought-after village situated in North West Durham with good communication links via the nearby A691. Durham City, with its world heritage sites of the Castle and Cathedral, is situated only 8 miles to the South East.

The village has a variety of local and national shops along its quiet front street together with local pubs and restaurants. Unlike most Co. Durham villages, Lanchester's economy was centred around Agriculture and not coal, hence having a different feel and vibrancy with a wide variety of housing types.

The village has the benefit of two very good schools for primary and secondary education (All Saints Lanchester E.P and Saint Bedes Catholic school and sixth form college).

There are a number of well-regarded state and private schools in the nearby Durham City as well as private nurseries nearby.

Contact our team for further information

## FEATURES

- STUNNING COUNTRYSIDE LOCATION
- SPACIOUS AND FULLY SERVICED
- SELF BUILD PLOT
- DESIGN AND BUILD TO YOUR OWN SPECIFICATION, (Subject to planning)
- SELF BUILD MORTGAGE ADVICE AVAILABLE
- INDICATIVE PHOTOS WITH PLANNING
- PLANNING PERMISSION GRANTED 2021

**PASTURES**  
The  
LANCHESTER VILLAGE

**Now is the perfect time to build your dream home at the Pastures...**

**Own your own piece of land in the charming village of Lanchester, County Durham.**

Set in the delightful River Brownley Valley, this self-build site has outline planning for 14 detached executive homes all overlooking the picturesque village.

The village has a quiet centre with shops, pubs and restaurants whilst the village green is edged with attractive stone cottages and is steeped in history. There are several schools in the village all rated 'good' or 'outstanding' in their last reports.

The cities of Newcastle and Durham are easily commutable from Lanchester with the A166 north and south just a 20 minute journey.

Enjoy all the benefits of the perfect rural location with the attractions of the city a short drive away.

**Live Rural**

**Welcome Home**

Outdoor living  
Outstanding natural beauty on your doorstep  
Build your dream home  
City life close

Build your home your way  
Perfect rural village to raise a family  
Stunning views from your own plot

## ROOM DESCRIPTIONS

### Location

#### Description

The Pastures comprises of a large rectangular shaped site, situated on the southern boundary of the village less than 1 mile from the village centre.

#### Planning

The site has the benefit of outline planning for the development of 14 detached residential dwellings. There are services the site to allow individual buyers the opportunity to purchase a fully serviced plot on a design and build basis to their own specification. The site will benefit from mains gas, electric, water and drainage system. The access road will be adopted by the LA once completed to their standard. Any communal costs will be contributed by way of a small communal charge (details to be agreed) but the plots will be sold FREEHOLD.

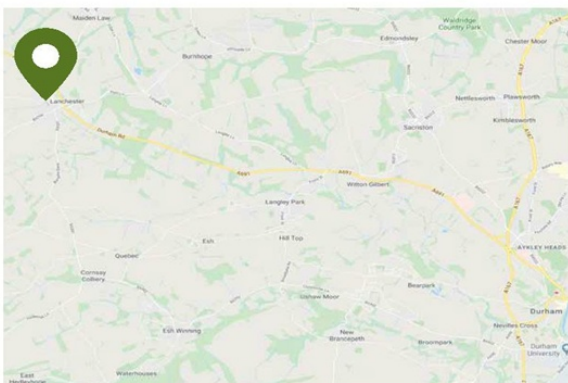
#### Plots

##### PLOT SIZE AND LAYOUT

Plot 4: 7,825 Sq Ft (0.18 acres)

## PASTURES

LANCHESTER VILLAGE



Newcastle upon Tyne  
65, Quayside, Newcastle upon Tyne, NE1 3DE  
0845 6431186  
[info@urban-base.com](mailto:info@urban-base.com)