



## Land North of BP Fuel Station

Durham Road (A167), Thinford, DL17 8RU

**Prominent 0.52 acre site for sale**

**0.52 Acres**  
(0.21 Hectares)

- Suitable for redevelopment for roadside uses subject to planning
- Annual average daily traffic flow of c13,500 vehicles in both directions.
- Located on a prominent roundabout, close to Durham, adjacent to KFC, Starbucks, McDonalds, Costa, Burger King, Screwfix & Marstons.

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## Summary

<b>Available Size</b>	0.52 Acres
<b>Price</b>	Offers in excess of £500,000 Subject to planning offers will be considered
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - No building present

## Accommodation

The accommodation comprises the following areas:

Name	Size	Availability
Ground - Development Site	0.52 Acres	Available

## Description

The 0.52 acre site comprises a fenced off greenfield site adjacent to BP, Greggs, Subway and KFC. Directly opposite McDonald's and Starbucks drive thru's.

## Location

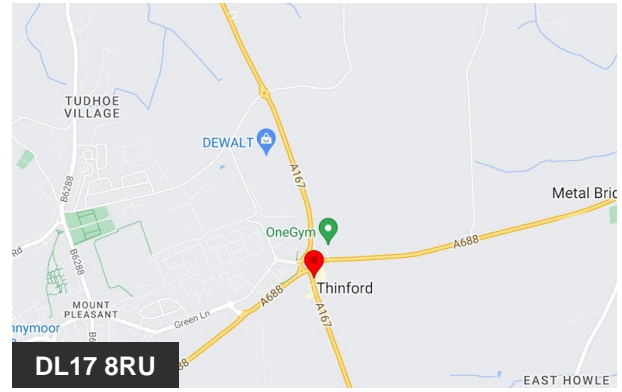
The site is located to the north of the existing BP fuel station, fronting the A167 (Durham Road) and the A688. It is 2 miles east of Spennymoor, County Durham the nearest largest suburb that has a population of 19,816 people.

## Viewings

Access to be arranged through the agents.

## Planning

No planning permission exists.



## Viewing & Further Information



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