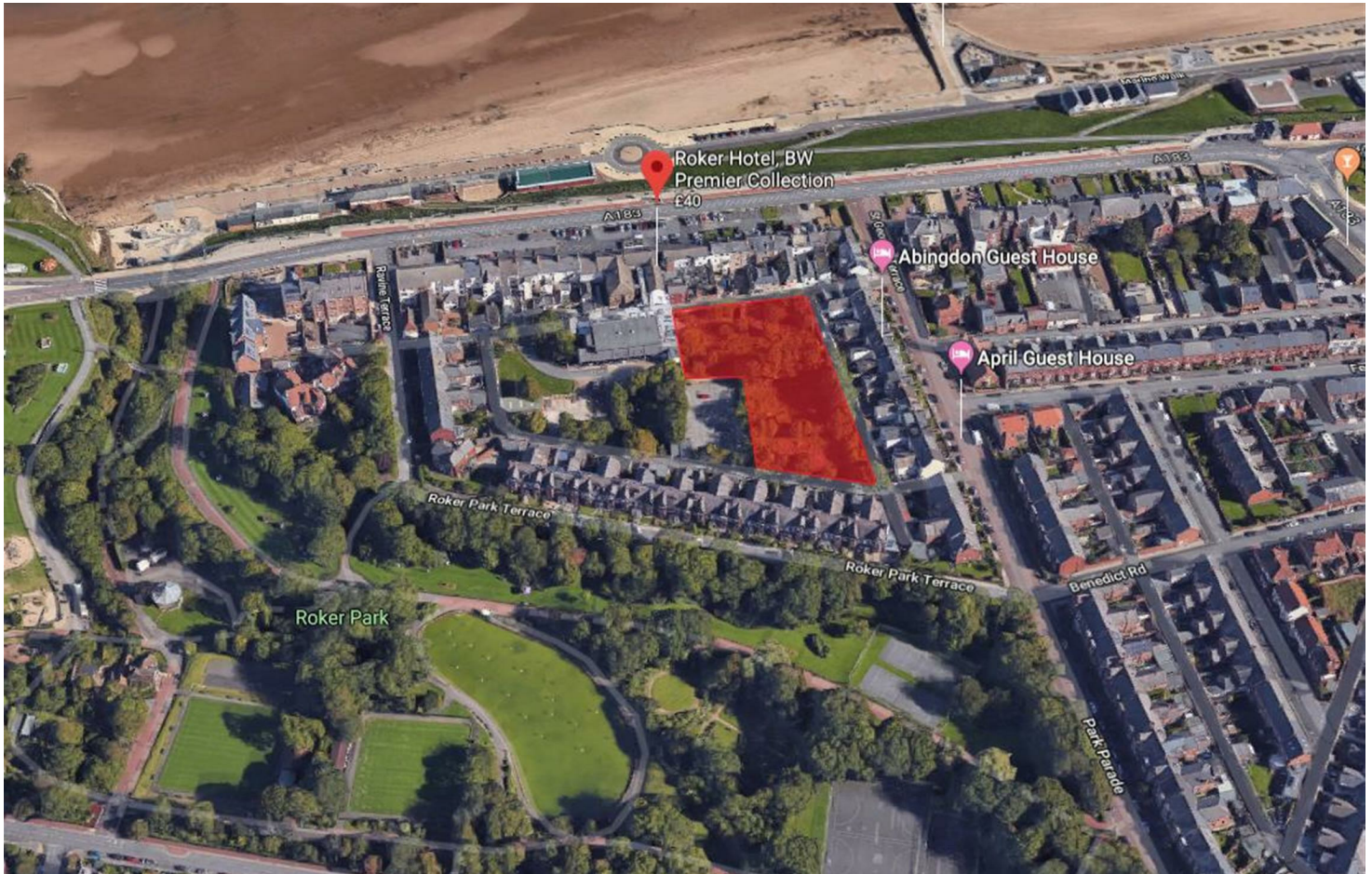




Roker, Sunderland

A Small and Exclusive Development

A Unique Opportunity to Acquire A Very Rare and High Value Executive Housing Site With Planning Permission for 3 Luxury Detached Houses



Land Rear of St. George's Terrace, Roker, SR6 9LX

**Offers In Excess Of
£275,000**

FOR SALE VIA HANOVER AUCTION - Residential development opportunity

A unique opportunity to acquire a very rare and high value executive housing site with planning permission for 3 luxury detached houses. The accommodation comprises:

Ground floor: spacious reception hall, living room, dining room, open-plan kitchen/family room, utility, cloakroom - 106 sq m

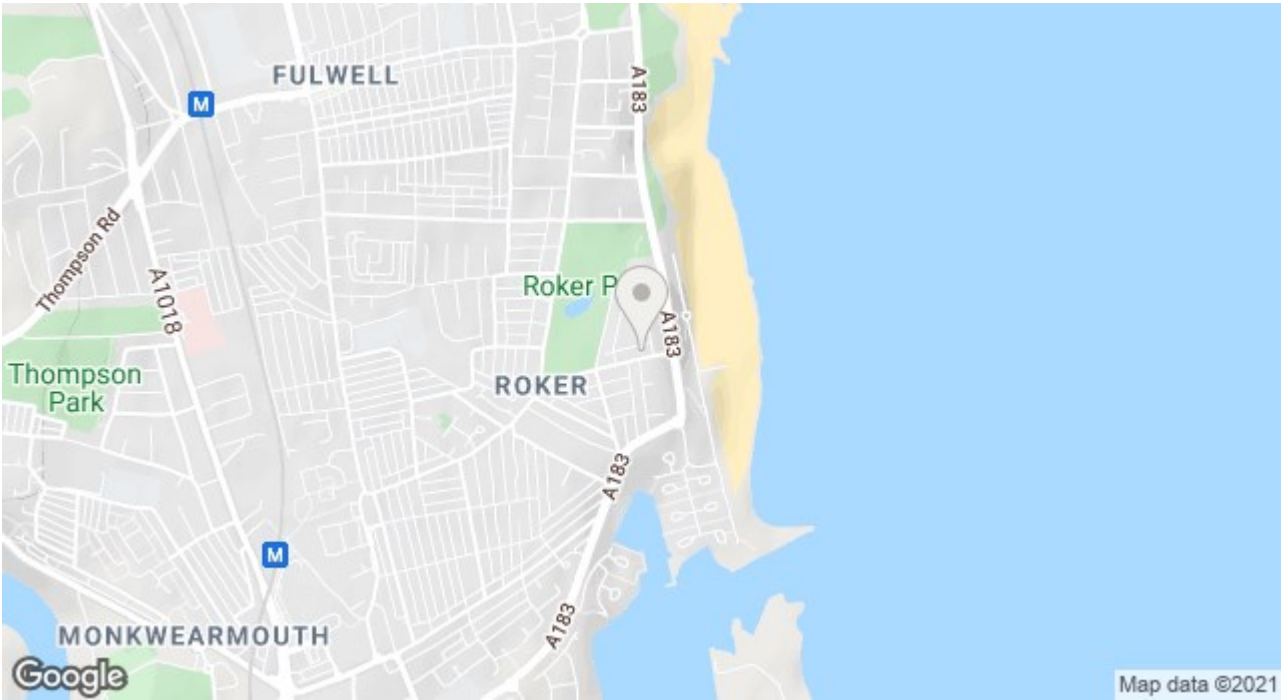
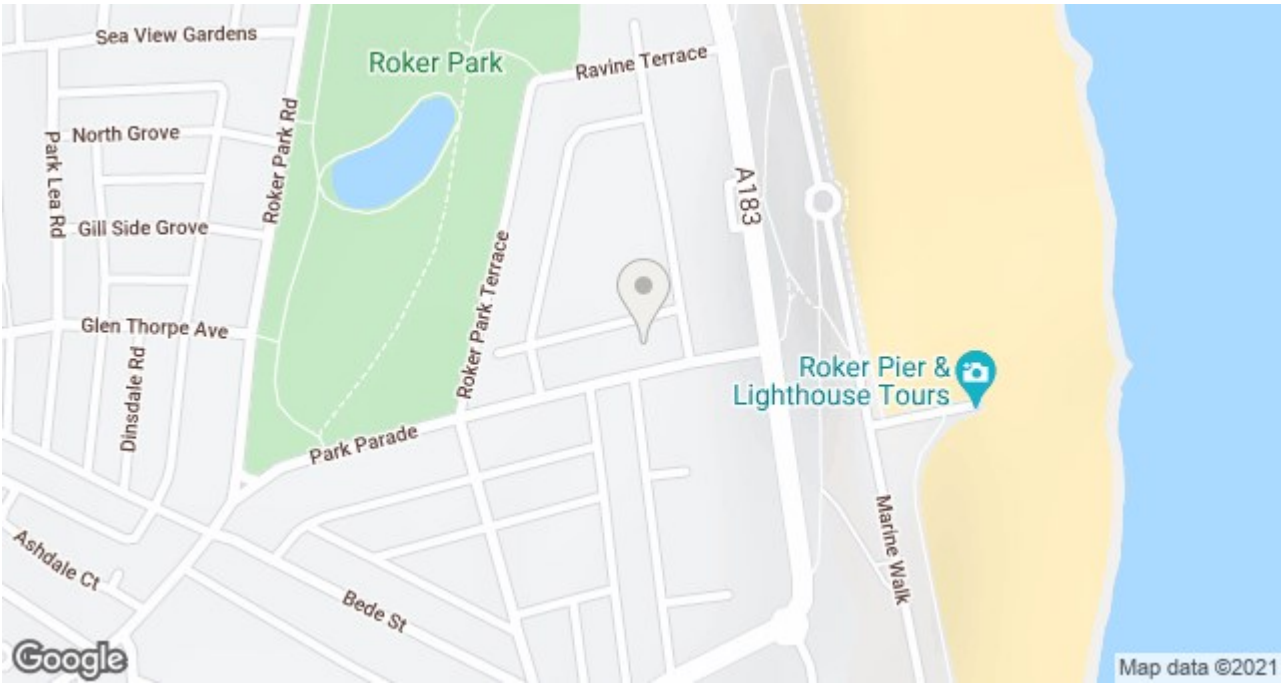
First floor: gallery landing, four double bedrooms, two en-suite bedrooms, house bathroom - 106 sq m

The first floor has been designed to allow a staircase to be installed which would provide access to a roof void which has been designed to provide an additional 60 sq m of living space which could be utilised as further bedrooms, media room, self contained Granny flat etc.

Planning Application Reference : 17/00955/FUL
Dated: 01/11/17

Land Rear of St. George's Terrace, Sunderland, SR6 9LX

Land Rear of St. George's Terrace, Sunderland, SR6 9LX



Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC