



LAND AT QUARRY GARAGE, SALTERS LANE
TRIMDON GRANGE, TRIMDON STATION, TS29 6EJ

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The Land at Quarry Garage provides an accessible 0.43 acre plot with a range of potential uses, subject to obtaining the relevant consents. The land benefits from a brick built building located centrally in the yard and fantastic road frontage.

- Potential residential development plot
- Brick built building with surrounding hardcore yard
- Main road frontage
- Scope for alternative use
- Offered for sale as a whole
- Mains water and mains electricity

GUIDE PRICE £200,000

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



DESCRIPTION

The Land at Quarry Garage provides an accessible 0.43 acre plot with a range of potential uses. The land benefits from a brick built building and fantastic road frontage.

The land is a regular shaped level site currently used as a motor repair workshop with consented use as a haulage depot and for storage. The land benefits from secure perimeter fencing with two double gate access points off Salters Lane.

LOCATION

The Land is located at Trimdon Grange, a small, accessible village in County Durham, situated 10 miles west of Hartlepool and 8 miles southeast of Durham City. The village is within easy reach of the A1(M) and the A19.

PLANNING HISTORY

The site was previously granted planning consent for 8 residential units by Durham County Council under reference 7/2007/0724/DM dated 2 April 2008.

The site is not being sold with any clawback agreement and any interested parties should satisfy themselves on all matters relating to planning and make their own independent enquiries.

ACCESS

The site has fantastic main road frontage to Salters Lane. Any interested parties should satisfy themselves as to highways approval.

SERVICES

The site benefits from a mains water and mains electricity supply. We understand that the main foul sewer lies to the east of the site and there is mains gas in the adjoining highway.

It is up to purchasers to satisfy themselves re the capacity and location of such services.

EASEMENTS AND WAYLEAVES

The land is sold subject to and with the benefit of rights of way, water, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

PUBLIC RIGHTS OF WAY

There are no public rights of way across the property.

ACREAGES

The gross acreages have been assessed in accordance with Ordnance Survey data. Any interested parties should satisfy themselves in this regard.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

COSTS

Each party is to bear their own costs.

LOCAL AUTHORITY

Durham County Council 0300 026 0000.

BUSINESS RATES

The property is currently subject to business rates with a rateable value of £4,850 as of 1 April 2026 and a use of garage and premises. NB this is not the amount that would be payable and it is considered the property would be eligible for small business rates relief.

ANTI MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Anti-Money Laundering Regulations in the form of a copy of the purchaser's passport or driver's licence together with a recent utility bill or bank statement as proof of residence.

TENURE

The property is on a long leasehold which expires 24/03/2651. The Title No is DU115701.

VIEWINGS

Viewings are strictly by appointment only through contacting youngsRPS on 01740 622 100 or lily.watkinson@youngsrps.com.

FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.

NOTES

Particulars prepared July 2026 and photographs taken June 2026.

Land at Quarry Garage



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