



Land to the rear of The  
Winning Post Public House  
Merrington Lane, Spennymoor, DL16 7RY





Suitable for a variety of uses, subject to planning, this parcel of land measuring 0.23 acres is available for sale. Previously used for dog training, the site comes with a block built kennel and various wooden sheds and out buildings.

The site is located behind the Winning post public house, just off Merrington lane in Spennymoor, which itself is located within a few hundred metres of large scale house building site by Barratt homes. Furthermore, several planning applications have been submitted for nearby sites that may bring up to 550 new houses.

The site is located on Merrington lane which provides easy access to the region's road network, namely the A688, A167 and the A1. It has a wide variety of amenities close at hand in Spennymoor including national chain shops, major supermarkets, bars and restaurants, however further facilities are available via a short journey to either Durham City or Bishop Auckland.

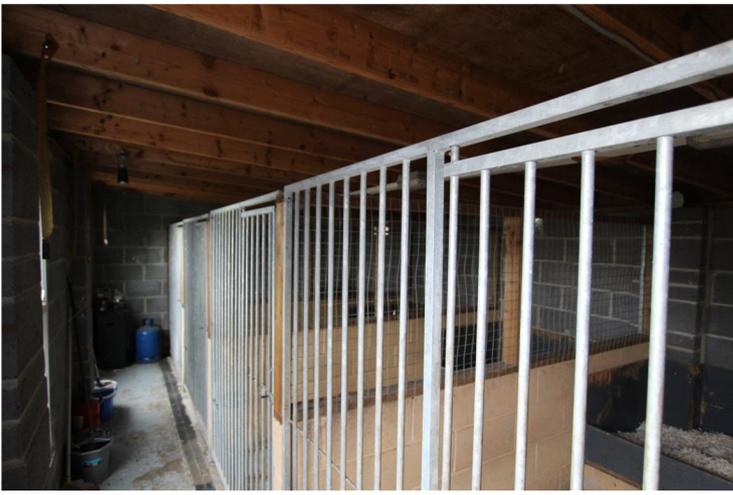
Agents note : J W Wood are contractually bound to be retained as the selling agents for any houses that are built and sold on this site. For further details, please contact the Land and New Homes department



**Tenure** - Freehold

**Viewing** - By appointment through JW Wood

For additional information and full photo gallery please visit [jww.co.uk](http://jww.co.uk)



### Directions

From our office in Old Elvet turn left at the traffic lights into New Elvet and take the right hand fork after the traffic lights into Church Street. Continue straight ahead at the traffic lights and follow this road to the next roundabout. Turn left onto the A(167) and continue into Croxdale turning right at the roundabout signposted Spennymoor. Follow this road along into Tudhoe (B6288), going straight over at the traffic lights, then go over the roundabout, taking the second exit onto Merrington Lane. Proceed down the road and take the second Right turn, then bear left, going past the builders merchants and then turn right just before the Winning post Public house. Turn left and the site lies directly in front.



Details prepared by:  
Martyn Hunter



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought.

All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order.

Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.

These particulars do not constitute a contract or part of a contract.

