



Land and Building at Five Houses, Mown Meadows Road, Crook, DL15 9QB
Guide Price £55,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

Grassland and buildings extending to 2.17 acres (0.88 hectares) on the outskirts of Crook.

- Land extending to 1.94 acres (0.78 hectares)
 - Stone barn
 - Brick building
- Accessible location



www.vickersandbarrass.co.uk

LOCATION

The land and buildings lie to the west of Crook, a small market town located on the A690 west of Durham City, and north of Bishop Auckland.

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DESCRIPTION

The land and buildings at Five Houses extend in total to 2.17 acres (0.88 hectares). The land itself extends to 1.94 acres (0.78 hectares) and has a provisional Agricultural Land Classification of Grade 4, mainly suiting the land to growing grass with occasional arable crops. The land has a soilscape of slowly permeable seasonally wet acid loamy and clayey soils.

There is a stone barn with pan tile roof and an adjoining brick building providing storage space.

The land and buildings are not being sold with the benefit of planning permission, however the buildings may lend themselves for a variety of uses



subject to obtaining the necessary planning consents.

BOUNDARIES

The purchaser will be responsible for erecting a stock proof, post and wire fence to a specification approved by the vendors at points A-B-C and D-E on the enclosed plan.

SERVICES

The land and buildings are not connected to any services but we understand water and electricity are close by for connection.

SPORTING AND MINERAL RIGHTS

Mineral rights are reserved to a previous owner with sporting rights assumed to be in hand.

EASEMENTS AND OUTGOINGS

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations,



easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

CONTAMINATION

The agent is not in receipt of an asbestos survey and therefore is unable to confirm whether it is present or if so the extent of any deleterious matter. Purchasers should satisfy themselves as to the exact position in this regard.

MATERIAL INFORMATION

The land and buildings are not subject to council tax nor do they have an EPC rating. It is understood that there is no broadband connection to the buildings however there is superfast broadband in the area available for connection and there is good outside mobile phone signal in this area.

COSTS

Each party is to bear their own costs.



MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the property is held freehold.

METHOD OF SALE

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

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000

NOTES

Particulars prepared – October 2024
Photographs taken – October 2024

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

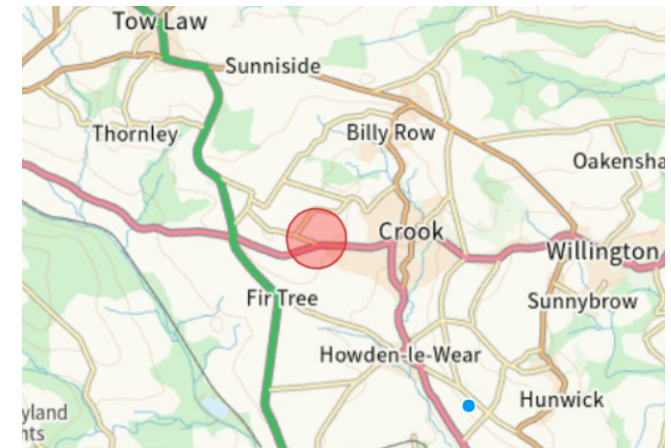
The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tow Law Office

16/17 Castle Bank

Tow Law, Bishop Auckland

DL13 4AE

☎ 01388 730095

✉ info@vickersandbarrass.co.uk

Darlington Office

Humbleton Park

West Auckland Road, Darlington

DL2 2YH

☎ 01325 728084

✉ darlington@vickersandbarrass.co.uk

www.vickersandbarrass.co.uk



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