



Building at East Woodburn, Hexham, Northumberland, NE48 2SL  
Offers Over £100,000

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

A fantastic opportunity to acquire a stone building set within 0.08 acres (0.03 hectares) in the peaceful and rural village of East Woodburn

- Stone Building
- 0.07 acre (0.03 hectare) paddock
  - Roadside access



[www.vickersandbarrass.co.uk](http://www.vickersandbarrass.co.uk)

## LOCATION

East Woodburn is a small village located near Hexham, in Northumberland. Nestled in the picturesque countryside, it offers a rural setting while still being close enough to the larger town of Hexham for amenities and services.

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## DESCRIPTION

The property comprises a stone building with tile roof extending to approximately 51.89m<sup>2</sup> sitting within a 0.08 acre (0.03 hectare) plot. The building and land have roadside access from the main road running through East Woodburn.

Please note the shipping container situated next to the stone building is not included in the sale.

The land and building are not subject to an overage nor are they subject to any planning consents.

## BOUNDARIES

The purchaser will be responsible for erecting a stock proof fence between points A and B on the enclosed plan.

## SERVICES

The property is not connected to any services but we understand that water and electric are close by for connection.

## MATERIAL INFORMATION

It is understood that the property is not subject to Council Tax and is currently exempt from requiring an Energy Performance Certificate. There is currently no broadband connection but understand

that there is access to a good broadband connection in this area, and has good mobile phone signal outdoors in this area, but limited mobile phone signal indoors with most mobile phone providers. With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

## 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.

## NOTES

Particulars prepared – January 2025  
Photographs taken – January 2025

## LOCAL AUTHORITY

Northumberland County Council  
[www.northumberland.gov.uk](http://www.northumberland.gov.uk)  
0345 600 6400

## 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.

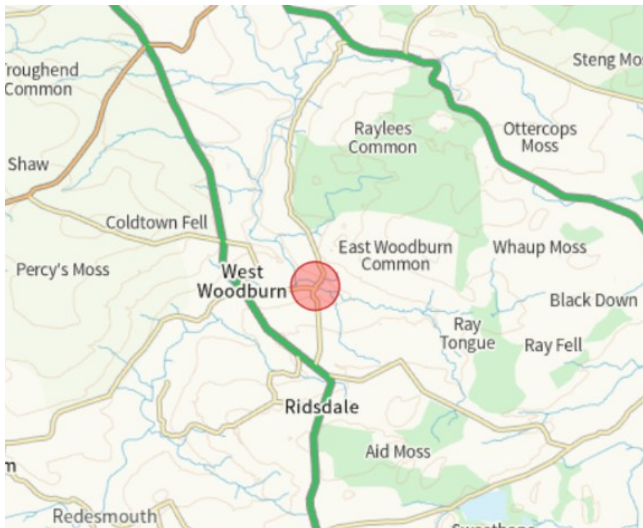
Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in

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.

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