



Charity Farm, Satley, County Durham, DL13 4HU
Guide Price £625,000

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

An exciting opportunity to purchase a three bedroom stone built property set within 5.77 acres (2.33 hectares), including a range of farm buildings and two grass paddocks extending to 5.47 acres (2.21 hectares) in total. Situated in an idyllic village location benefitting from beautiful rural views, this property offers huge potential for a range of uses.

- Three bedroom stone built house
 - 5.77 acres in total
- Two grass paddocks extending to 5.47 acres
 - Range of farm buildings
 - Development potential
- Energy Performance Rating E 54
- Early viewing recommended

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www.vickersandbarrass.co.uk

LOCATION

Satley is a small, rural village in the County of Durham. Charity Farm is situated in the centre of the village, benefitting from beautiful views of the surrounding countryside.

Charity Farm is extremely well placed, being only 3 minutes from the A68 and 25 minutes from the A1(M). Durham is located 12 miles east and Newcastle is 18 miles north, both cities have East Coast Main Line Train Stations with direct links to Edinburgh and London. There are international airports at Teesside and Newcastle.

Many local amenities can be found in Lanchester, which is 4 miles to the north east of Satley, including primary and secondary schooling, shops, and restaurants.

What3Words: running.compress.hogs

DESCRIPTION

An exciting opportunity to purchase a property situated in an idyllic village location extending to 5.77 acres (2.33 hectares) in total. Charity Farm comprises a three bedroom stone built house, two grass



paddocks extending to 5.47 acres (2.21 hectares) and a range of modern and traditional farm buildings.

The house would benefit from modernisation but offers huge potential to create the perfect family home. The front door leads into the hallway which provides access to two spacious reception rooms. Both reception rooms include log burning stoves. The kitchen and utility room are situated to the rear of the property and the kitchen is fitted with wall and base units.

To the first floor there are three bedrooms. Two spacious double bedrooms are located to the front of the house and benefit from built in storage cupboards. The single bedroom is at the rear and includes a built-in wardrobe. Also to the rear is the beautiful recently renovated bathroom which offers a sink with a vanity unit underneath, a walk-in shower, a large bath and WC.

The property has double glazed, UPVC windows throughout.

Externally, there are two traditional buildings, both of which adjoin the house., constructed of stone and part red brick. These are marked as building 1 and 2



on the sale plan. Additionally, there is a traditional single storey range, marked as building 3 on the sale plan, and a five bay steel portal frame shed with a lean to, marked as building 4 on the sale plan. All buildings may be suitable for conversion to a range of different uses, subject to the necessary planning consent.

The first ring fenced grass paddock is situated to the rear of the property, adjoining building 4 and extends to 0.47 acres (0.19 hectares). The second paddock is situated across the road to the rear of the property and extends to 5.00 acres (2.02 hectares). Both parcels are classified as Grade 4 agricultural land, are suitable for grazing purposes and can be identified on the sale plan.

ACCESS

Charity Farm is accessed from the B6296. The access is marked by an arrow on the sale plan.

PUBLIC RIGHTS OF WAY

The property is not subject to any public rights of way.

STEWARDSHIP

The traditional farm buildings are subject to a Countryside Stewardship Mid-Tier option, H51 –



Maintenance of Traditional Farm Buildings, the Vendor will endeavour to remove this option prior to completion.

SERVICES

The property is served by mains electricity, mains water, oil heating and mains drainage systems.

COUNCIL TAX BAND

Durham County Council Tax Band D.

EPC

EPC Rating E.

SHOOTING RIGHTS

The shooting rights are believed to be owned and in hand.

EASEMENTS AND WAYLEAVES

The land is sold subject to and with the benefit of all 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.



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

The property is held freehold.

MATERIAL INFORMATION

It is understood superfast broadband is available and limited mobile telephone signal.

METHOD OF SALE

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

ACREAGES

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



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 – February 2024

Photographs taken – February 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, amend or withdraw the particulars 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.

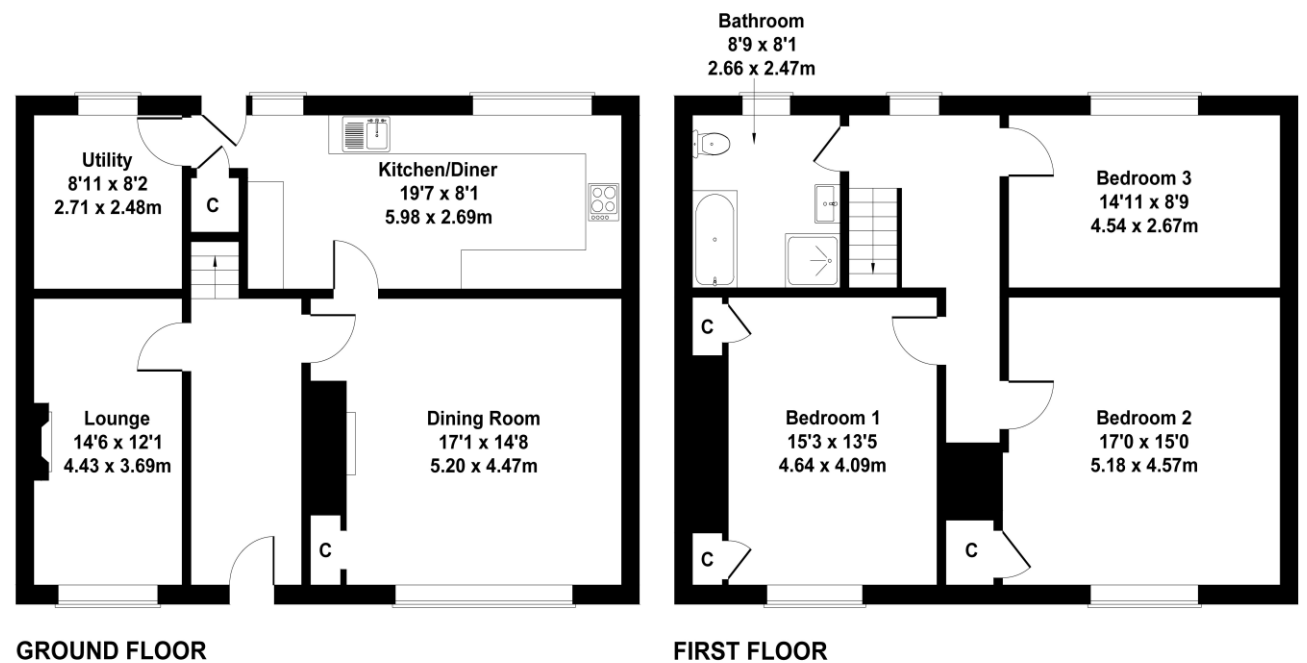
The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



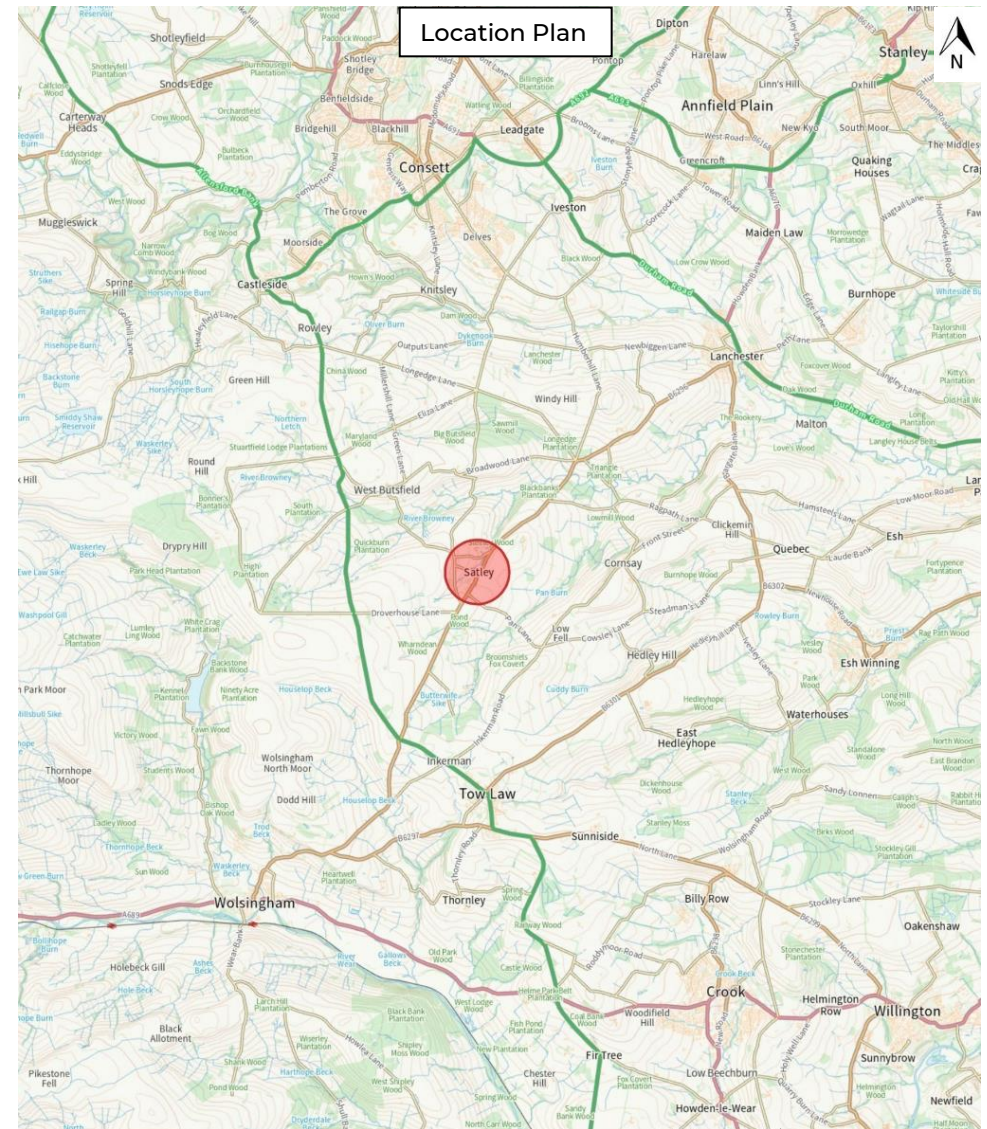
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Charity Farm, Satley, DL13 4HU

Approximate Gross Internal Area
1539 sq ft - 143 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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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