



4/5 Heights of Alma, Stanley Crook, County Durham, DL15 9QW
Guide Price £119,500

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

A brilliant opportunity to purchase a multi-use property having large ground floor commercial space and two bedroom apartment above.

- Multi-use premises
- Ground floor commercial space
 - Workshop and showroom
 - First floor apartment
- Large open plan kitchen and living room
 - Two bedrooms
 - Private enclosed rear garden
 - Commercial EPC rating C 68



www.vickersandbarrass.co.uk

LOCATION

Stanley Crook is a small village located to the north of Crook. Largely being residential, the village does support a number of local businesses and has a primary school and village hall. Stanley Crook lies less than 2 miles from Crook which has a wider range of amenities.

For the commuter, the A68 is less than a five minute drive away and train stations can be found at Bishop Auckland and Darlington, with international airports at Teesside and Newcastle.

what3words ///revives.broker.messaging

DESCRIPTION

The property currently comprises a ground floor commercial space that has for many years ran as a successful woodcraft business. The ground floor comprises a large workshop space with showroom and finishing room along with a small kitchen space with sink and worktop, and a separate WC. The commercial element of the property could be



utilised for a similar business or alternatively as office or retail space.

The first floor has a large a spacious two bedroom apartment that is accessed from the ground floor hallway. The apartment comprises a large and spacious kitchen living room with views to three sides of the property. The kitchen has a range of wall and base units with Belfast sink and integral oven with gas hob. There are two large double bedrooms, one having an en suite shower room with shower, WC and wash basin. There is a further room utilised as storage space which subject to planning, if a window was added could become a bedroom.

Externally, to the rear of the property there is a private enclosed garden with sheltered storage space. There is pedestrian access to the rear garden over the neighbouring property's driveway.

The property offers huge potential and subject to the necessary consents could be converted to a large detached residential property.



SERVICES

The property is served by mains electricity, water and drainage and has mains gas central heating.

BUSINESS RATES

Whilst we understand that the property is presently assessed for business rates, we advise interested parties make their own enquiries to the Valuation Office Agency and Local Authority to determine their Business Rates liabilities.

ENERGY PERFORMANCE CERTIFICATE

The property is Commercial EPC rating C 68.

MATERIAL INFORMATION

It is understood that the property has access to a standard broadband connection and has good mobile phone signal in this area. We would advise prospective purchasers to perform their own due diligence in respect of availability. 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. The property is in an area with historic mining works and



a mining search is recommended as part of the conveyancing process.

METHOD OF SALE

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

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.

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

COSTS

Each party is to bear their own costs.

NOTES

Particulars prepared – November 2025
Photographs taken – November 2025

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.

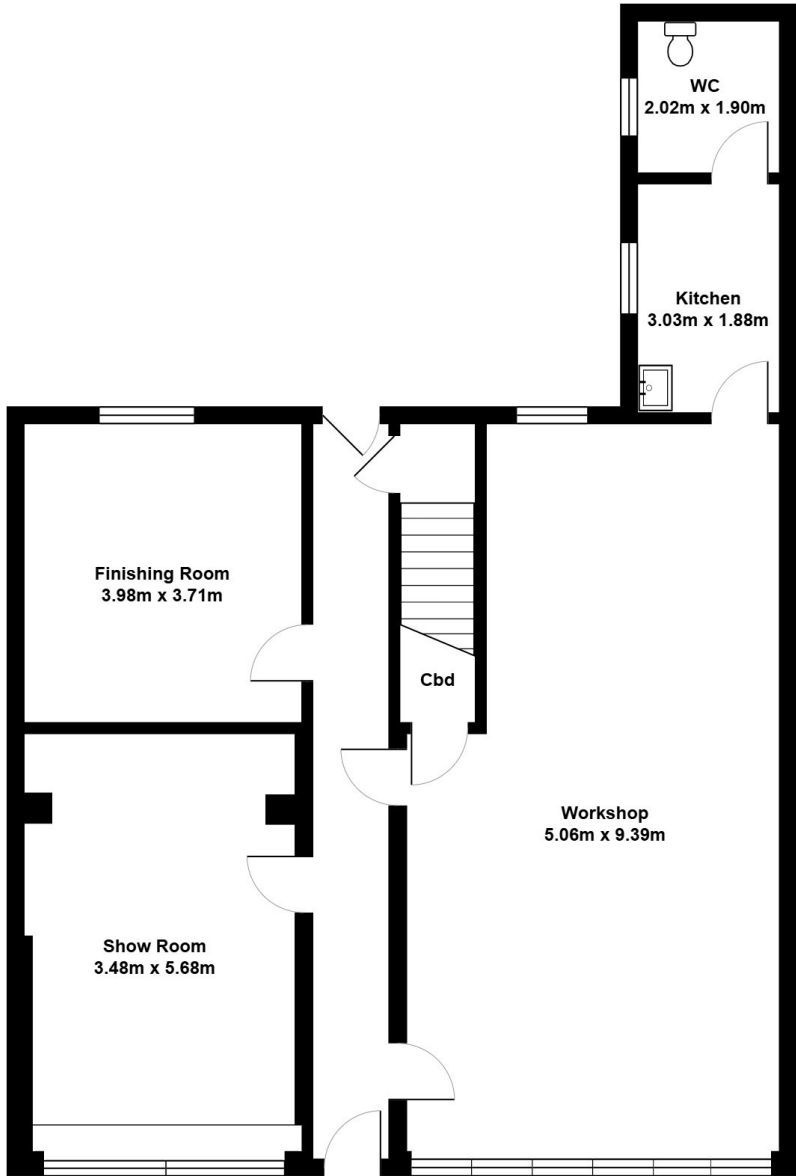
The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

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.

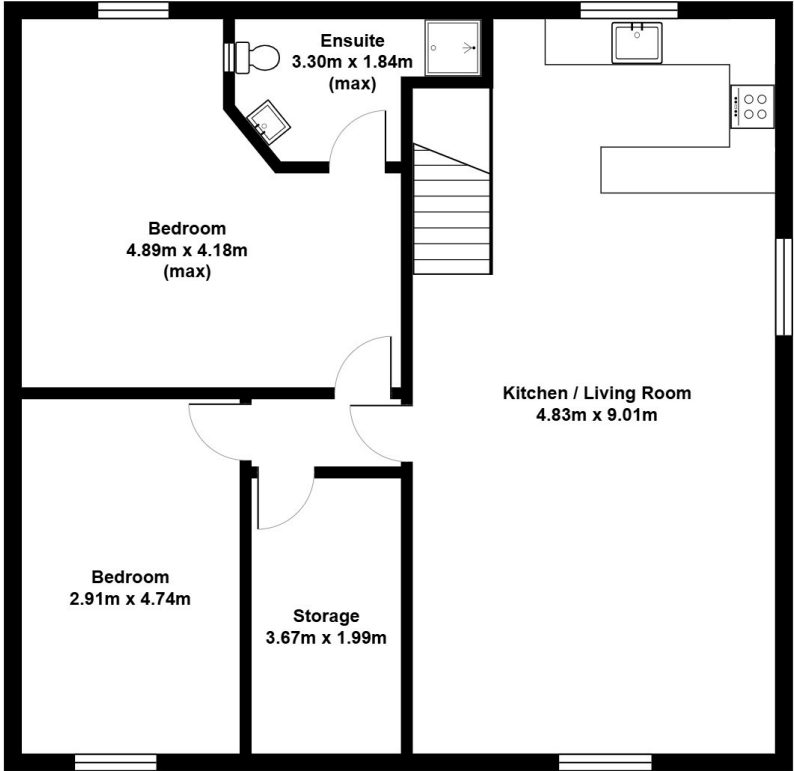
The Vendors reserve the right to amalgamate, and to generally amend the particulars or method of sale.

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.



Ground Floor



First Floor

All measurements are approximate and for display 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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