



Industrial Yard, Craghead Industrial Estate, Stanley, County Durham, DH9 6HA
Offers Over £395,000 or
Guide Rent £2,500 Per Calendar Month

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

An industrial yard including onsite parking, and a large area of hard standing, together with a brick built storage/garage building.

- Available For Sale or To Let
 - Secure Industrial Yard
- Environmental Permit for Waste , Scrap & ELV Recycling
 - Onsite Parking
 - Freehold Site
- CCTV Installed to Perimeter
- Site Extending to 0.91 Acres (0.37 Hectares) in Total



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LOCATION

Craghead Industrial Estate is situated on the outskirts of Stanley, and has good transport links to Durham which is approximately 9 miles to the south, Consett approximately 9 miles to the west and Newcastle, approximately 10 miles to the north.

What3words chum. havens.howler

DESCRIPTION

The yard includes a brick built store/ garage extending to approximately 22.62msq , a WC, and a staff/ office space housing the controls for the CCTV.

Externally there is ample onsite parking (purple hatched on plan) and a large area of hard standing. The site as a whole extends to 0.91 acres (0.37 hectares) and is surrounded by brick walls, with CCTV around the perimeter and a double opening metal gate to the entrance.

There are two temporary storage structures to the rear of the area of hard standing.



To the side of the yard there is a right of way along Wagtail Lane which is shown on the sale plan shaded yellow. Whilst this is not included on the main title, a statutory declaration is in place to support this

The premises holds an environmental permit for the recycling of waste, scrap and ELV (end of life vehicles).

SERVICES

It is understood that the property is serviced by mains water, electricity and drainage, however, we would recommend interested parties make their own enquiries in this regard.

BUSINESS RATES

Interested parties are advised to make their own investigations with the Local Rating Authority (Durham County Council)

MATERIAL INFORMATION

It is understood that the property has access to a good 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.

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/RENT

The property is offered for sale as a whole by private treaty. Alternatively, the property is available on a 5 year Business Tenancy, on a Full Repairing and Insuring, basis; a draft lease is available upon request.

VIEWINGS

Please contact Vickers & Barrass Tow Law office on 01388 730095 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 – March 2026
Photographs taken – March 2026

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.

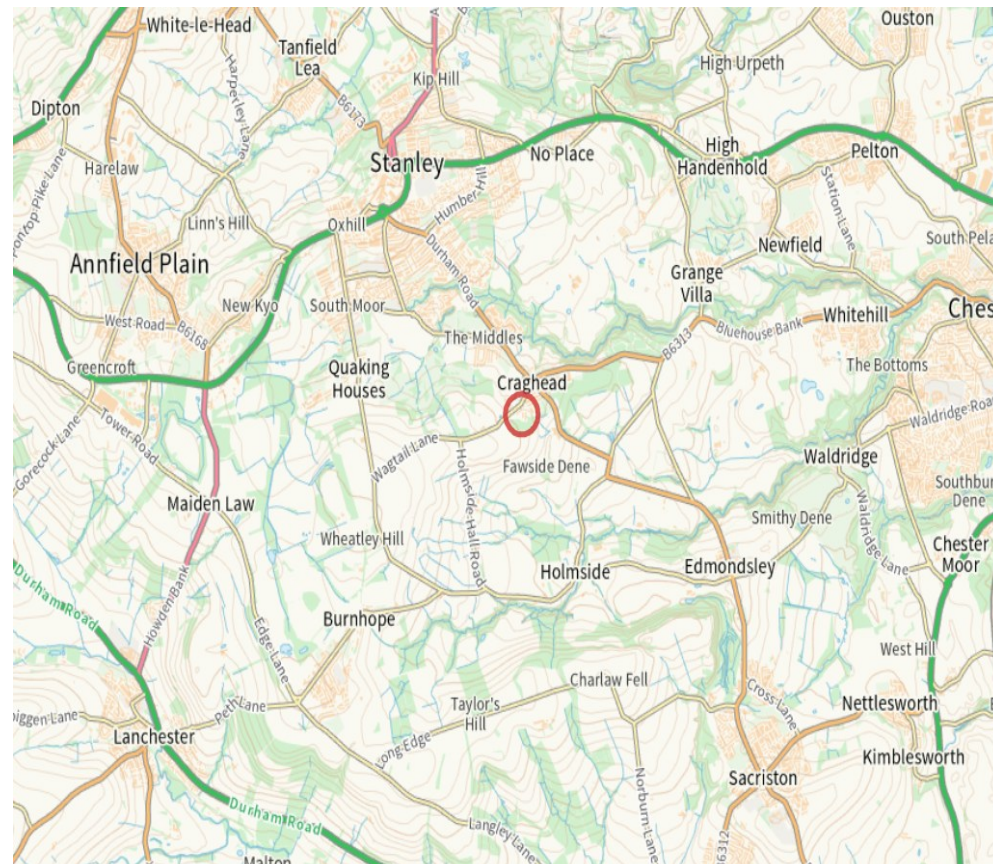
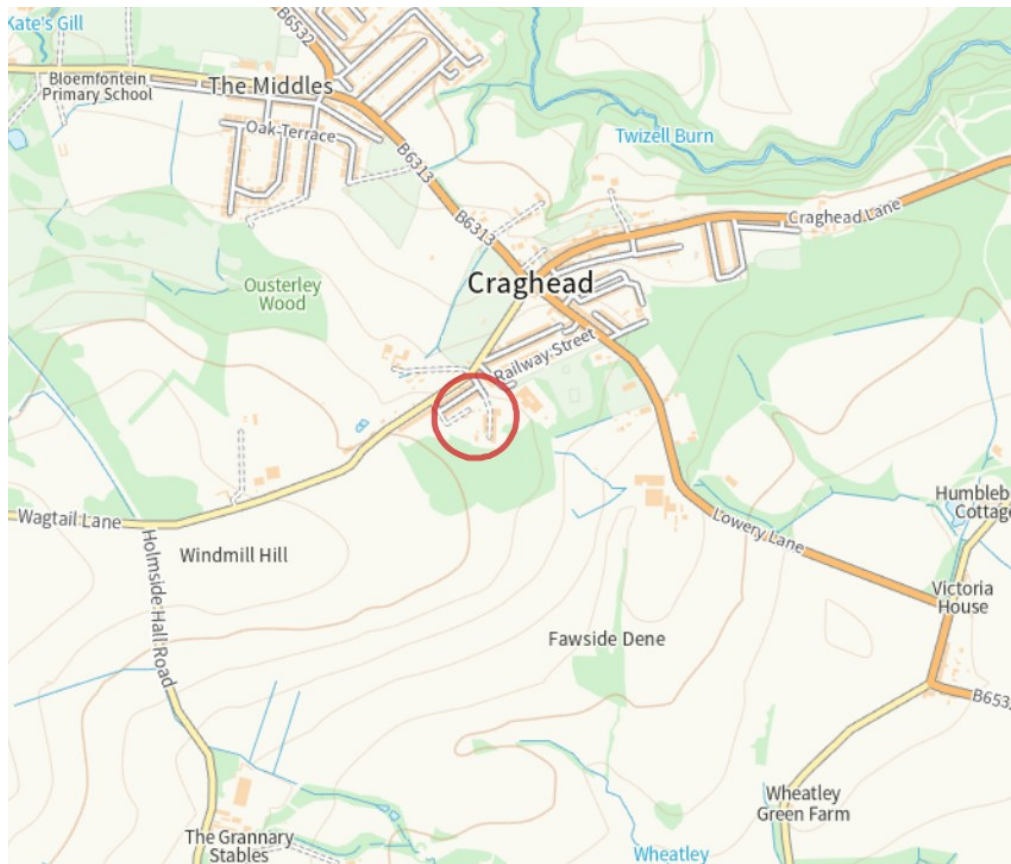
The Vendors reserve the right to withdraw or amend the particulars or method of sale at any time.

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

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