



1B Howden Head
Fir Tree, Crook, DL15 8BN

youngsRPS 

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Fir Tree

Crook

DL15 8BN

Guide Price: £450,000

A unique and rare opportunity to purchase a new build property which requires internal completion, 3.24 hectares (8 acres) grassland and planning permission for 4 stables and a storeroom. Situated in a peaceful village location with excellent access to commuter networks and views over the surrounding countryside.

- New build property
- 3.24 hectares (8 acres) grassland
- Planning permission for stables
- Garage
- Off road parking
- Rural quiet location
- Excellent access to road networks

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Hexham 01434 609000



LOCATION

The property is located to the east of Fir Tree village and is accessed from 'Howden Head' public highway which heads east off the A68. Fir Tree is located approximately 3 miles west of Crook, 5 miles north west of Bishop Auckland, 11 miles south west of Durham and 15 miles north of Barnard Castle.

Located within easy reach of major commuter networks including the A68 and A1(M), Durham train station is on the East Coast mainline and it is 25 miles to Durham Tees Valley airport and 30 miles to Newcastle airport.

Fir Tree is a small, desirable village benefitting from two pubs and fuel station with shop. There are many surrounding villages and towns with further amenities; Crook is less than 3 miles away which offers shops, supermarkets, restaurants, and schooling.

DESCRIPTION

A unique and rare opportunity to purchase a small holding in a popular and accessible location. Comprising a new build property which is structurally complete and watertight, 3.24 hectares (8 acres) grassland and planning permission for 4 stables and a storeroom.

Opportunities such as this rarely come to the market; the property is very private, being situated within its own grounds and with views overlooking the surrounding countryside, however it is located on the edge of Fir Tree village and therefore does not feel isolated with amenities and transport networks on the doorstep.

The house has been constructed to a very high standard, it is brick built with a through coloured render and Thrutone roof tiles. The house is very light and warm, owing to the many large double glazed windows and sliding doors which allows the light to flood in. The anthracite grey window frames and doors compliment the light coloured render extremely well.

When complete the house will provide a two-storey home comprising open plan kitchen and living area, reception room and utility room to the ground floor and 2/3 bedrooms with two en-suites to the first floor. The proposed plans are provided in the brochure.

The current condition of the property allows the purchaser to finish it to their desired standard and design. The house is currently a shell, being watertight with secure lockable doors and windows. There are some internal walls in place on the ground floor. The infrastructure for the underfloor heating is in place, the purchaser will need to install an appropriate boiler and pumping system and connect it to the electricity supply.

Externally there is a single storey garage clad with through coloured render and a Thrutone tiled roof to match the house, it has a secure roller shutter door and a pedestrian door. There is a parking area outside the house.

The full details of the planning permission for the house and garage can be found on Durham County Council website planning reference DM/19/03635/FPA or obtained from the agent.

SOLAR PANELS

There are solar panels installed on the roof which need to be connected once the purchaser is ready.

SERVICES

Mains water is connected. The purchaser will need to install a central heating system (LPG gas or oil, mains gas is not available) and a septic tank, there is currently no drainage in place. The electricity will also need to be connected to the mains, a route has been identified to the connection point.

THE LAND

The land comprises two grass paddocks extending to 3.24 hectares (8 acres) in total and is situated to the rear and east

of the property. The land benefits from roadside access directly into the field and secure stock proof boundaries comprising post and wire and hedge boundaries. There is a water trough, however this is not currently connected to mains water.

With reference to Soilscales, the land is described as slowly permeable, seasonally wet, acid loamy and clayey soil. The land is classified as Grade 3 in accordance with the Provisional Agricultural Land Classification.

PLANNING PERMISSION FOR STABLES

Planning permission was granted on 10 June 2022 for four 12ft x 12ft south facing stables and a 6ft x 12ft storeroom to the rear of the house. Full details can be found on Durham County Council website planning reference DM/21/04136/FPA. The stables must be erected within 3 years from the date of permission, in accordance with the approved plans and the conditions on the decision notice. The approved location for the stables is shown on the Sale Plan.

The elevations will be clad with timber panels and the roof will have black onduline sheeting with black rainwater goods. A hardstanding area is permitted outside the stables and at the field entrance.

ACCESS

Access is taken from the public highway, Howden Head, and is shared with neighbouring property Holly Lodge. The access route is clearly marked on the Sale Plan.

There is direct access to the field from the highway and this can be used for access to the stables with livestock/equestrian vehicles.

BASIC PAYMENT SCHEME AND STEWARDSHIP

The land is not currently registered for the Basic Payment Scheme and is not subject to any stewardship agreements.

BOUNDARIES

The boundary liabilities are shown by inwards facing T marks on the sale plan.

PUBLIC RIGHTS OF WAY

There are no public rights of way crossing the land.

THIRD PARTY RIGHTS OF WAY

There are no third party rights of way crossing the land.

CLAWBACK

The land, excluding the residential area, is sold subject to a clawback as per the transfer dated 16/9/2004 (more information can be obtained from the agent) in favour of the previous vendors and their successors in Title entitling them to a further payment upon the grant of planning permission for anything other than agricultural use, equivalent to 50% of the uplift in land value until 15 September 2029.

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) effecting the same and all matters registerable by any competent authority pursuant to statute.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Money Laundering Regulations.

ACREAGES

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

TENURE

The land is available freehold with vacant possession on completion.

VIEWINGS

Viewing is strictly by appointment, arrangements can be made by contacting YoungsRPS Hexham on 01434 609000.

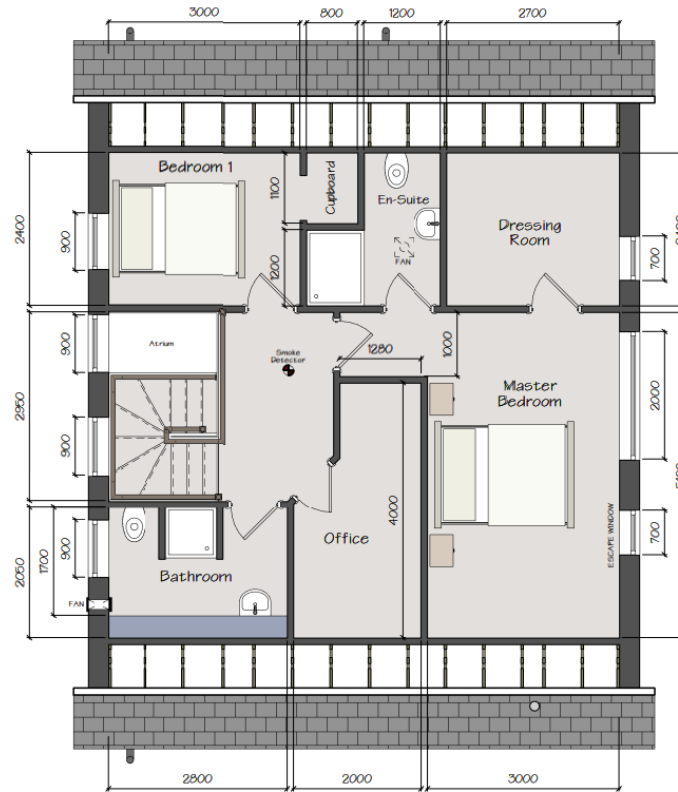
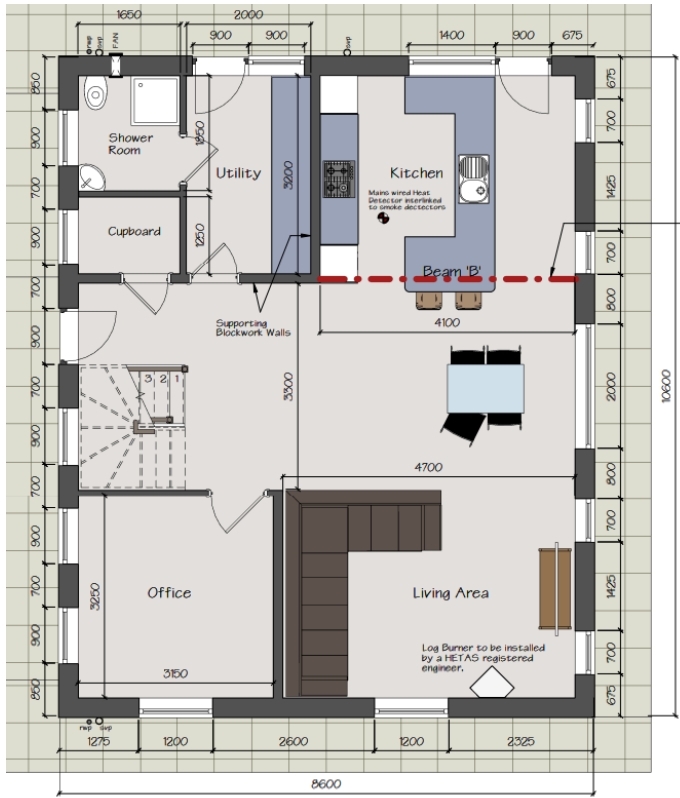
LOCAL AUTHORITY

Durham County Council 0300 026 0000.

NOTES

Particulars prepared and photographs taken – July 2022





1B Howden Head house, garage and amenity space is outlined by the red dashed line on the image above and the shared drive through 'Holly Lodge' is marked on the image.

The proposed floorplans for the ground floor and first floor are shown in the images to the left.





NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



R201

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Land Agency: 01609 781234

DARLINGTON
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Land Agency: 01740 622100

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