



Briar Dene

Ouselaw Lane, Gateshead, Tyne and Wear, NE11 0HY

youngsRPS 

Briar Dene Kennels

Ouselaw Lane

Gateshead

Tyne and Wear

NE11 0HY

An excellent opportunity to purchase a two bedroomed bungalow together with a large range of outbuildings and approximately 1.58 acres (0.64 hectares) of mature, broadleaved woodland. This property is oozing potential and a viewing is encouraged to appreciate all it has to offer.

- Two bedroomed bungalow
- 1.58 acres (0.64 hectares) mature woodland
- Large range of useful outbuildings
- Attractive garden
- Formerly used as a kennels business
- Excellent access to A1(M)
- Huge amount of potential



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Youngs – Sedgfield 01740 622100

LOCATION

Briar Dene is located in a rural area to the south of the village of Old Ravensworth and to the north east of the village of Kibblesworth. Gateshead is 5 miles to the north east, Chester-le-Street is 8 miles to the south east and Consett is 10 miles to the south west.

There are excellent road links via the A1(M) which can be accessed at Team Valley, 2 miles to the east. The nearest train station is at Newcastle, 6 miles away, and Newcastle Airport is 13 miles to the north.

The location of Briar Dene Kennels is shown by means of a red circle on the location plan contained in these particulars.

DESCRIPTION

An excellent opportunity to purchase a two bedroomed bungalow together with numerous outbuildings and 1.58 acres (0.64 hectares) of mature, broadleaved woodland located in a rural area to the south of the attractive village of Old Ravensworth. This property has huge potential and will suit a variety of buyers, offering lifestyle opportunities. Viewing is encouraged to appreciate all it has to offer.

Briar Dene is a detached two bedroomed bungalow which may benefit from some modernisation. The entrance porch leads to the kitchen which benefits from wooden wall and floor units with granite worktop and splash back. There is also a Belfast sink, electric oven and hob. A door leads from the kitchen into the dining room with feature fireplace. Glazed doors from the dining room lead to the family room. A central corridor from the dining room then leads to a third reception room which has a feature fireplace with marble surround and glazed patio doors leading to a modern sun room with glass roof lantern. Two double bedrooms can also be accessed from the central corridor, along with the family bathroom which has been recently updated, benefitting from a walk-in wet room style shower with glass screen, granite sink, vanity unit and free-standing WC.

The loft space has been boarded out with a wooden Velux window fitted providing a useful storage space.

Below the bungalow there are two useful store rooms, one housing the boiler and washing machine and one further general store.

There is a large range of additional outbuildings, mainly situated to the north of the property. Previously these buildings have been used as a kennel and cattery however in recent years they have stood vacant.

Externally, there is a block paved driveway at the entrance to the property offering off road parking for a number of vehicles. Steps lead to a lawned garden in front of the bungalow, with mature borders to the front and side, as well as a mature garden to the east running down to Byers Gill Wood.

Mitcheson's Gill Wood is located to the north and east of the bungalow and outbuildings. The woodland is an attractive, broadleaved plantation sitting on either side of Strandy Burn in a Dene.

A Sale Plan showing the extent of Briar Dene edged in red is contained within these particulars.

THE OUTBUILDINGS

The outbuildings lie to the north and east of the bungalow and have previously been used as a kennels and cattery business. The outbuildings range in size and condition, having been used as dog runs, housing and kennels for dogs and cats, as well as for associated storage purposes. The buildings provide excellent potential, however, they are likely to need updating prior to use for modern purposes.

ACCESS

Access to Briar Dene is taken directly from the adopted public highway which runs along the western boundary of the property. Externally to the west, south and east of the bungalow there is an

attractive garden area featuring lawned areas, patios and flower beds. There is also a useful paved parking area directly adjacent to the gates.

The main blocks of outbuildings lie directly to the north of the bungalow and beyond this lies Mitcheson's Gill Wood which comprises 1.58 acres (0.64 hectares) of attractive, mature, broadleaved woodland.

TENURE

The property is available Freehold, with vacant possession on completion.

SERVICES

Mains water and electricity. Oil fired central heating. Foul drainage to a septic tank.

CHARGES

Council Tax Band C

Business Rates: Briar Dene Kennels and premises are subject to business rates over 68 sq m of kennels and 15.6 sq m of cattery. The rateable value, effective from 1 April 2023, is £2,600. The buildings are currently unoccupied for rating purposes. (Local Council Ref 208001503000).

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS Sedgefield office on 01740 622 100.

ACREAGES

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

NOTES

Particulars prepared – January 2023
Photographs taken – January 2023



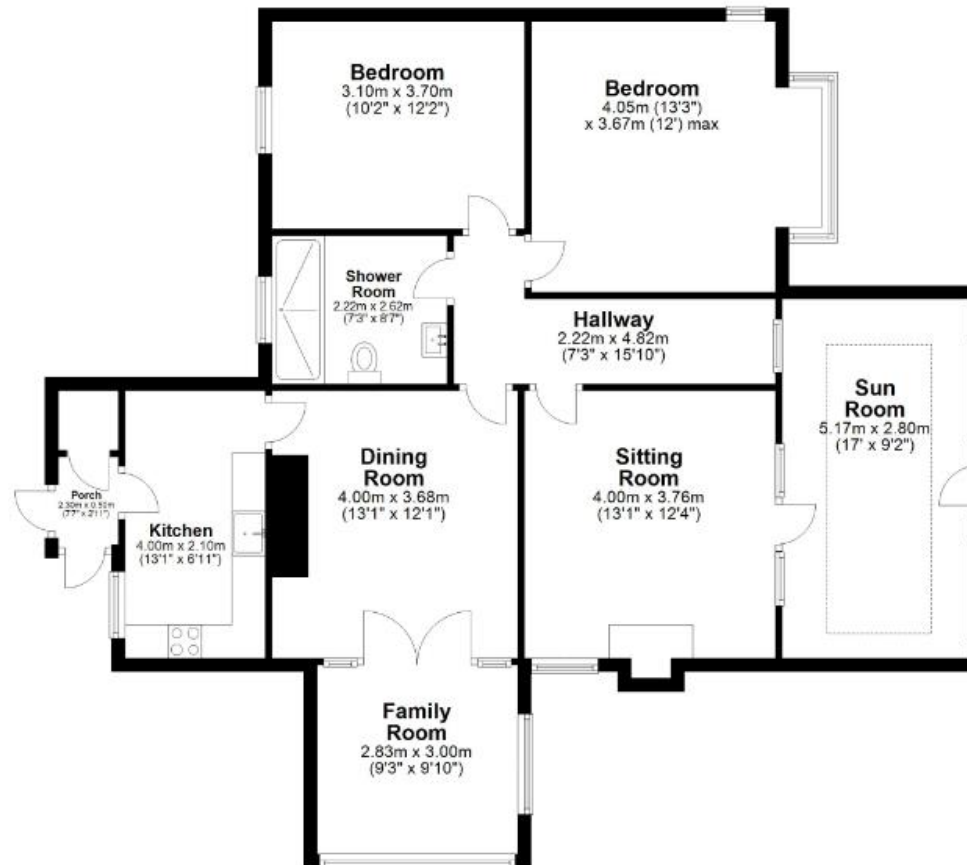
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		





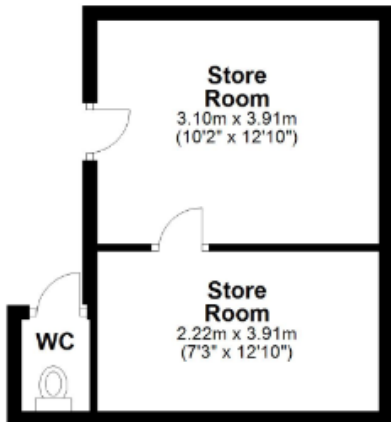
Ground Floor

Approx. 107.2 sq. metres (1153.9 sq. feet)



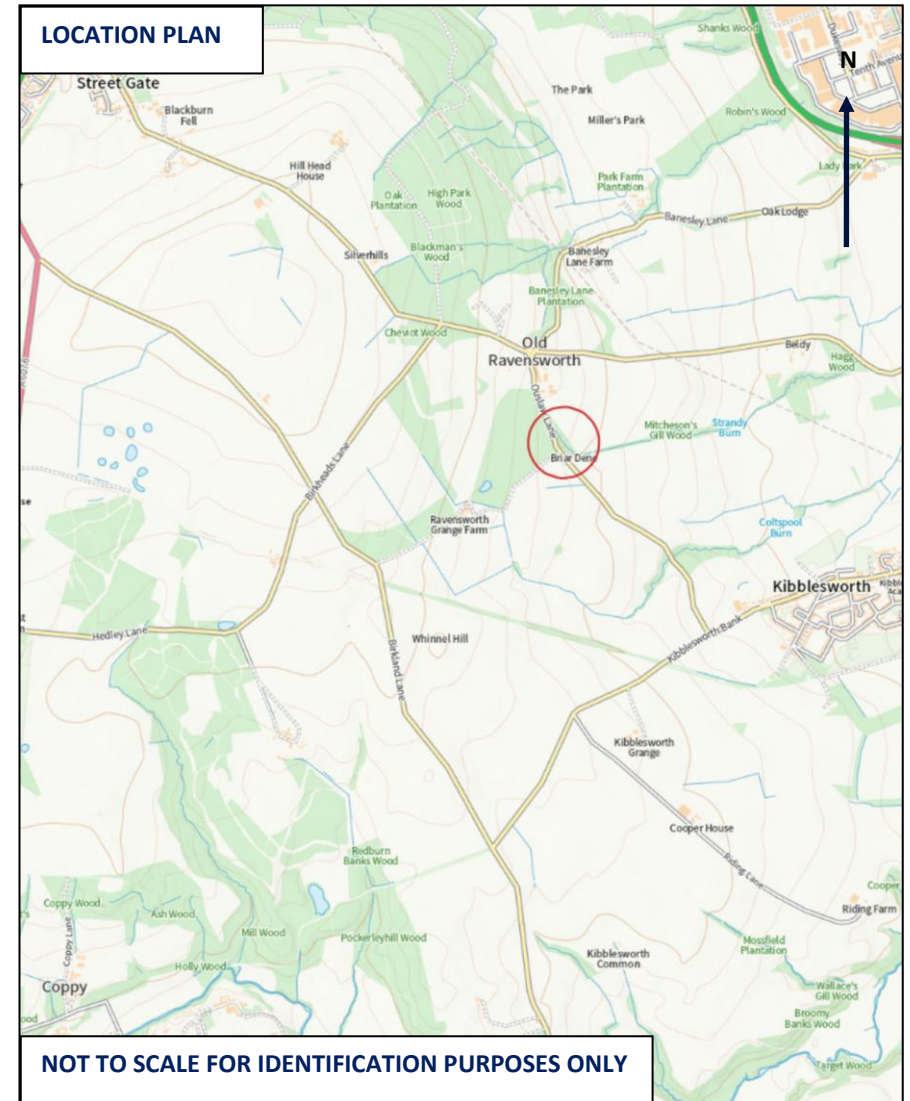
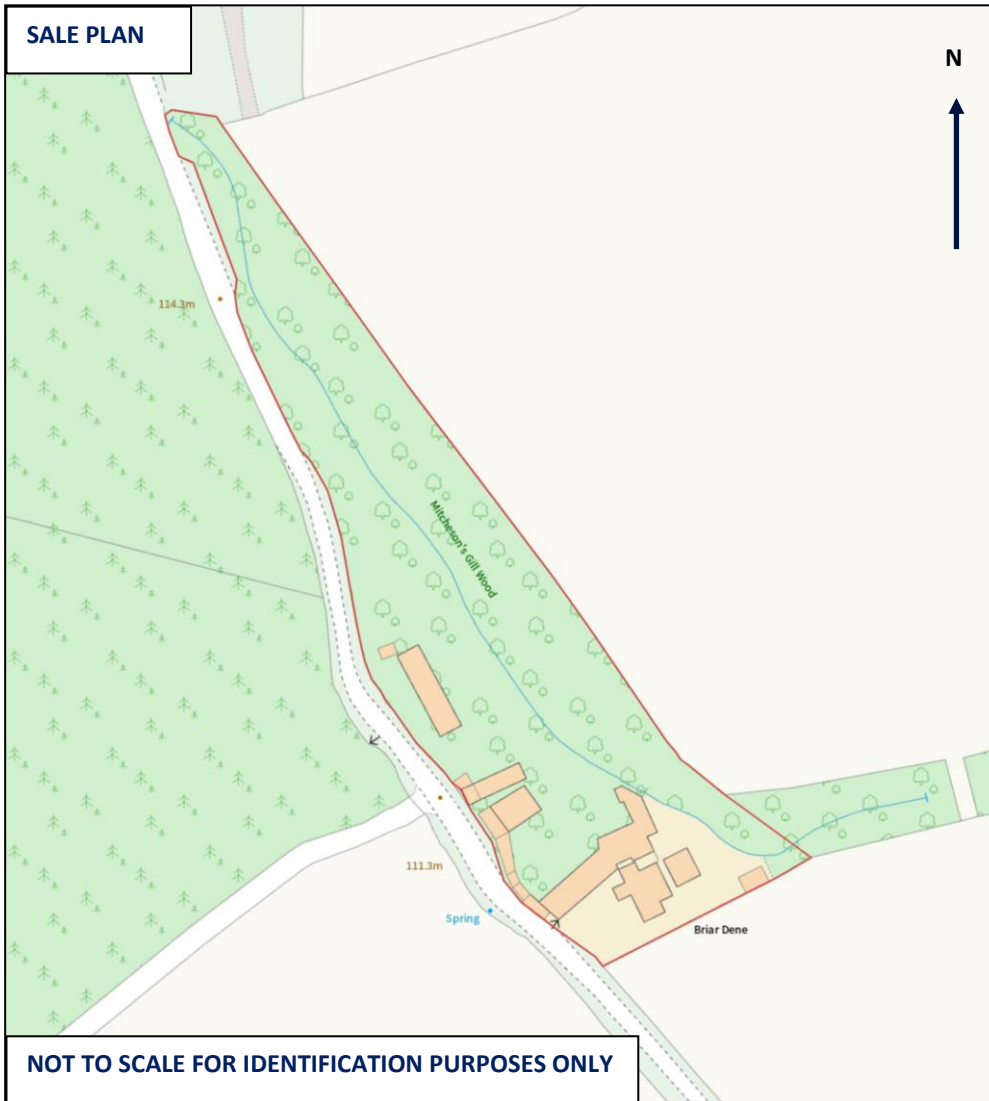
Basement

Approx. 22.5 sq. metres (242.6 sq. feet)



Total Area: approx. 129.7 sq. metres
(1396.4 sq. feet)

All measurements are approximate and
for display 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.



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