



£395,000

Old Eldon Farm, County Durham, DL4 2QT

FINAL BARN REMAINING

*** FULLY COMPLETED BARN CONVERSIONS ***

We are offering for sale the final property within this barn conversion development

Old Eldon is a hamlet in County Durham and currently comprises of only 9 houses, however this will soon be increased to 16 with our sympathetic development of Eldon Hall Farm.

Eldon Hall Farm is owned by Lord Eldon and dates back to the Georgian Period it is situated at a T junction which offers easy access to the nearby country villages including Woodham and Middridge. The land surrounding the hamlet is agricultural and arable.

The nearby village of Middridge has the very popular Bay Horse Gastro Pub, shop and Post Office.

The sympathetic development of the range of stone farm buildings will provide 7 dwellings of varying size and style, accessed via a private driveway with electric gates whilst each dwelling will have private gardens, parking and some have garages.

Green's Property Developments have recently completed two similar developments at Over The Hill Farm, DH4 4NY & Laverick Hall Farm, NE36 0BY. Photographs of the completed developments are included within this presentation.

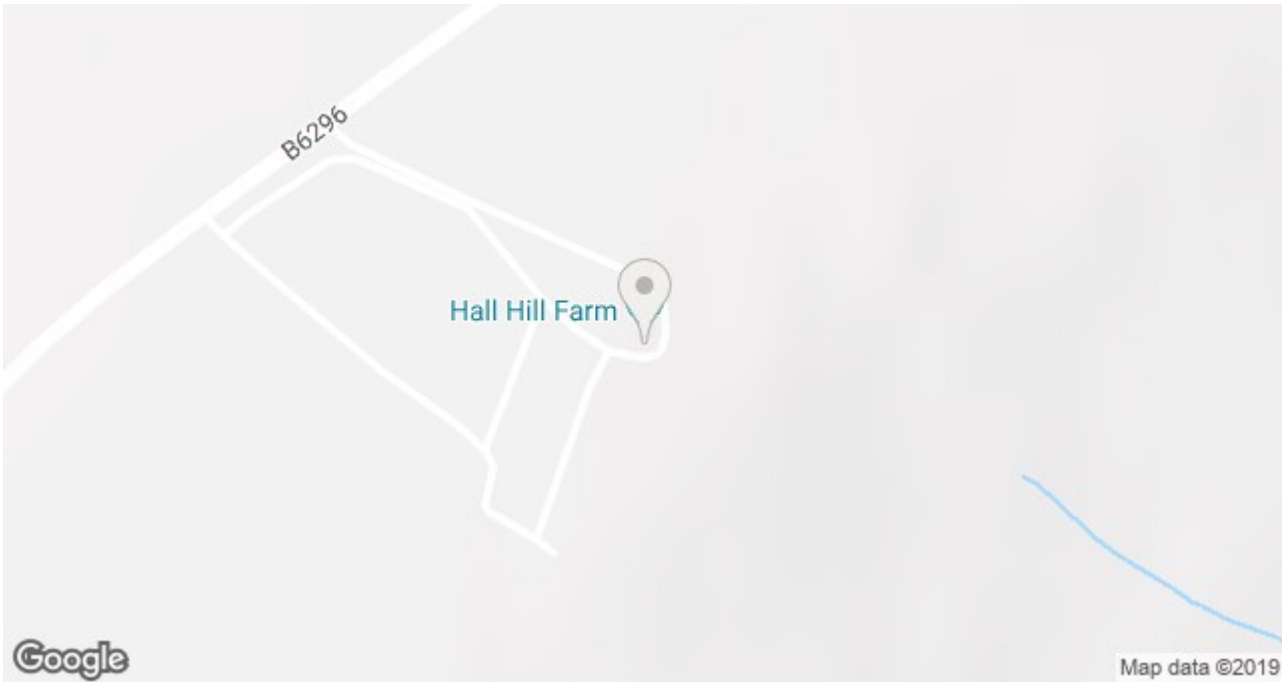
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Finance

Paul Airey can assist in the financing on the development.

Site Plan

Old Eldon Farm, DL4 2QT



Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		