3 Bedroom bungalow
Farm Buildings
Land extending to approximately 11.31 Hectares (27.95 Acres)
Wind turbine
Pleasant village location

Offers Over £300,000

Barnard Castle 01833 690390
barnardcastle@georgefwhite.co.uk
The Land And Buildings
The land comprises approximately 11.31 Hectares (27.95 Acres) of grassland. The boundaries of the property are predominantly dry stone walls.

The land benefits from a natural spring water supply in the field parcel shown on the enclosed plan. The land is accessed via gateways and tracks from the farmstead and internally via gateways between fields.

Please note that the 2018 crop is not included in the sale,

There is a derelict single storey byre in poor repair adjacent to the bungalow. A large two storey barn with corrugated tin sheet roof together with brick built barn which form two sides of the farmyard. There are two open sided steel portal frame livestock buildings and a smaller block built building with fibre cement sheet roofs.

Basic Payment Scheme
The land has not been actively farmed in recent years and we are unable to verify whether or not the land is registered for the benefit of Basic Payment Scheme. We understand that no entitlements are available for transfer upon the sale of the land.

On completion of the sale George F. White LLP may be able to assist the purchaser with the registration of the land for Basic Payment Scheme and the sourcing of entitlements to enable them to claim.

Energy Performance Certificate
The property is currently rated 'F'.

There is a wind turbine erected on the property which is subject to a lease agreement. It is understood that this lease can be transferred to the purchaser however purchasers should seek their own legal advice on this matter. Details of this lease are available from the agent.

Directions
From Barnard Castle proceed out of town on Harmire Road past the golf course taking the second turning on the right-hand side signposted Kinninvie. At the subsequent crossroads at Kinninvie continue straight across and proceed up to the subsequent T-junction. Turn right towards Woodland and follow the road into the village where the subject property will be found shortly after the primary school on the left hand side and identified by a George F White 'For Sale' board.

Notes
General Remarks and Stipulations

Easements, Wayleaves, and Rights of Way
The property is sold subject to and with the benefit of all rights of way, water, drainage, watercourses and other easements, quasi or reputed easements and rights of adjoining owners if any affecting the same and all existing and proposed wayleaves and all others matters registered by any competent authority subject to statute.

Sporting and Mineral Rights
It is understood that the sporting and mineral rights are not included within the sale though the successful purchaser should satisfy themselves as to the definitive position.

Potential Asbestos Presence
There may be asbestos present on site although George F White have not carried out any tests.

Boundaries
The purchaser and their successors in title will take over responsibility for the maintenance of all boundaries insofar as they are owned.

Public Rights of Way
We understand that there are no public rights of way across the property.

Viewing
Strictly by prior appointment with George F White (Barnard Castle office) on 01833 690390 or email barnardcastle@georgefwhite.co.uk. Given the potential hazards of working farms we ask that you be as vigilant as possible when inspecting the property or properties. If you have downloaded these particulars please register your interest to be kept informed of the sale progress.

Measurements
All buildings have been measured using a digital mapping tool or electronic measuring tool unless otherwise specified and are for guidance only. Land and field parcels measurements have been informed by digital mapping or Rural Land Registry plans.

Important Notice
Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.