



Hawkwell Head Barn with 5.97 acres of land.

Near Ireshopeburn, Co Durham, DL13 1HF

A stone barn with full planning permission for a three bedroom house and 5.97 acres of grassland with spectacular Weardale Valley views.

For Sale by Private Treaty
Guide Price: £295,000



Location

Hawkwell Head Barn is located approximately 1/2 a mile south of Ireshopeburn in County Durham. Wolsingham is located approximately 14 miles to the east and Barnard Castle is 22 miles south.

What three words: speaking.bathtubs.directive

Directions

From Wolsingham take the A68 east towards Stanhope then travel through Stanhope travelling east. After approximately 8 miles you will reach Ireshopeburn village. Once in the village turn left onto Stony Path. Follow Stony Path for approximately 1/4 mile and take the first left hand turn off this road. Just past a bend in the road you will see Hawkwell Head Barn on the left, set back from the road.

Description

Hawkwell Head Barn is a rare opportunity to purchase a traditional stone barn with full planning permission for conversion into a three bedroom home. With spectacular views over the Weardale Valley this offers an opportunity to create a beautiful barn conversion with the benefit of the privacy that the surrounding 5.97 acres of land provides. Ideal as a smallholding or equestrian property this is a lifestyle property with breathtaking views.

Planning Permission

The barn has full planning permission for conversion into a three bedroom home. The ground floor comprises a lounge, snug, kitchen/diner, sunroom, utility and wetroom. The first floor has three bedrooms and a family bathroom. Full details can be seen on line on Durham County Council Public Access, reference DM/21/02979/FPA.

Services

There is an existing electricity line nearby, running adjacent to the road.

Access

Access to the barn and land is directly off the main road. The planning consent includes the creation of an access road for the barn from the road.

Tenure

The land is for sale freehold, with vacant possession to be granted upon completion.

Sporting & Mineral Rights

The sporting rights are included in the sale but the mineral rights are excepted from the sale.

Viewing

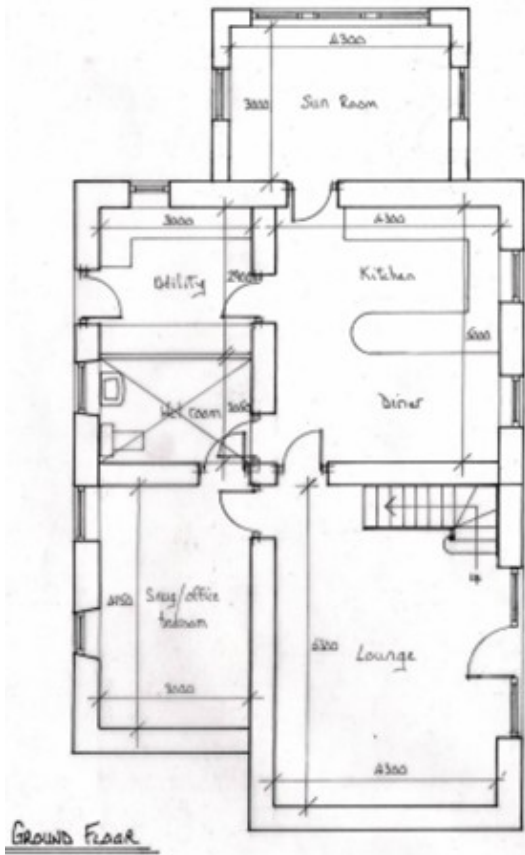
The property may be inspected on foot and during daylight hours once in possession of these particulars having first registered your interest with H&H Land & Estates. Please ensure all gates are closed.

Method of Sale

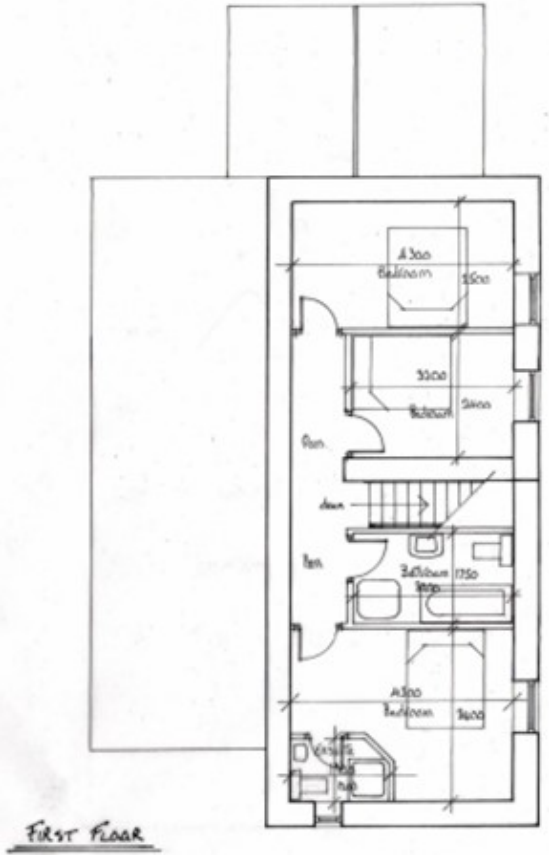
The property is offered for sale as a whole by Private Treaty. The Seller reserves the right to amalgamate, withdraw or exclude any of the property shown at any time or to generally amend the particulars. Please register your interest with H&H Land & Estates.

Burdens

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars. The Buyers will be held to have satisfied themselves as to the nature of such burdens.

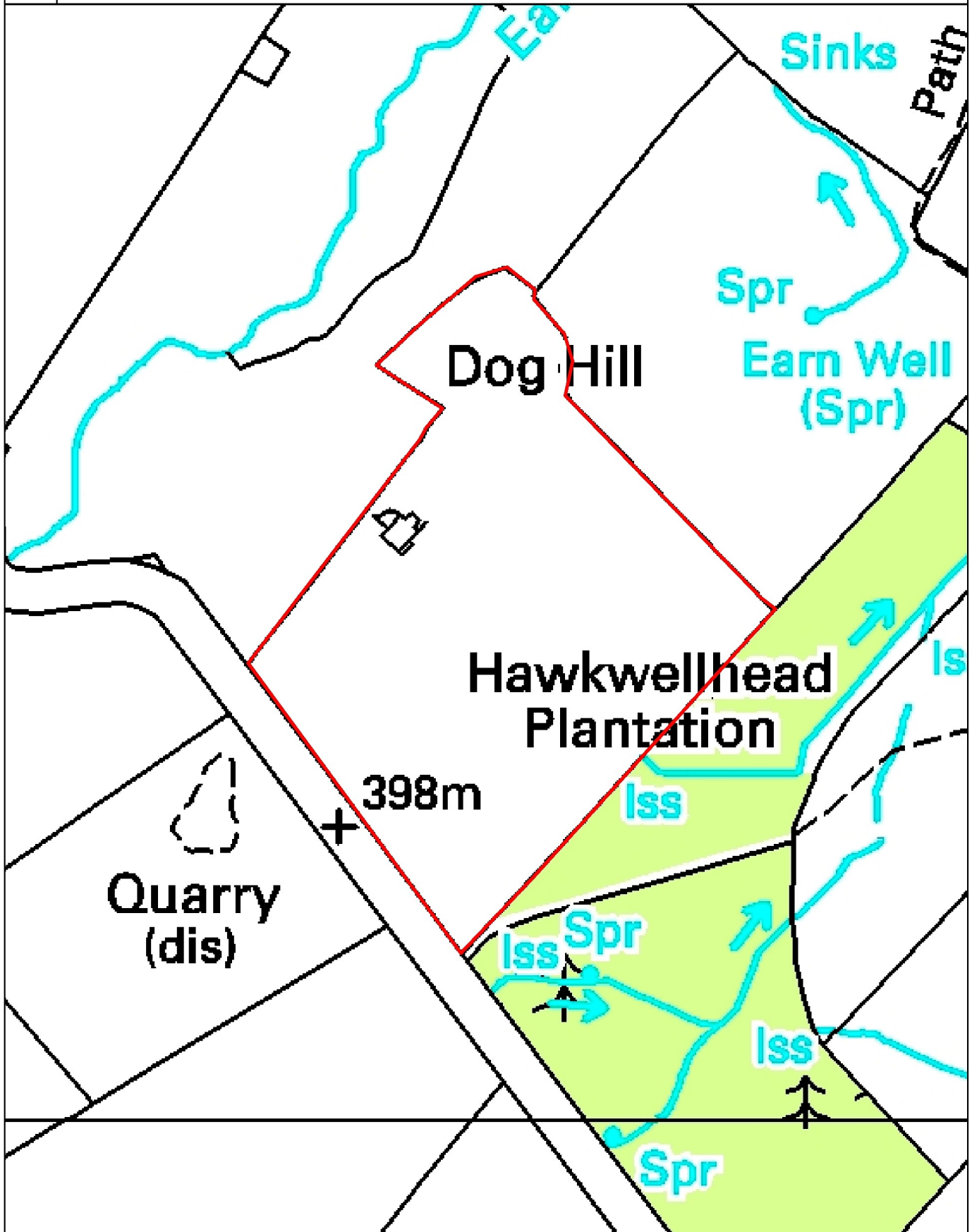


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Hawkwell Head Barn



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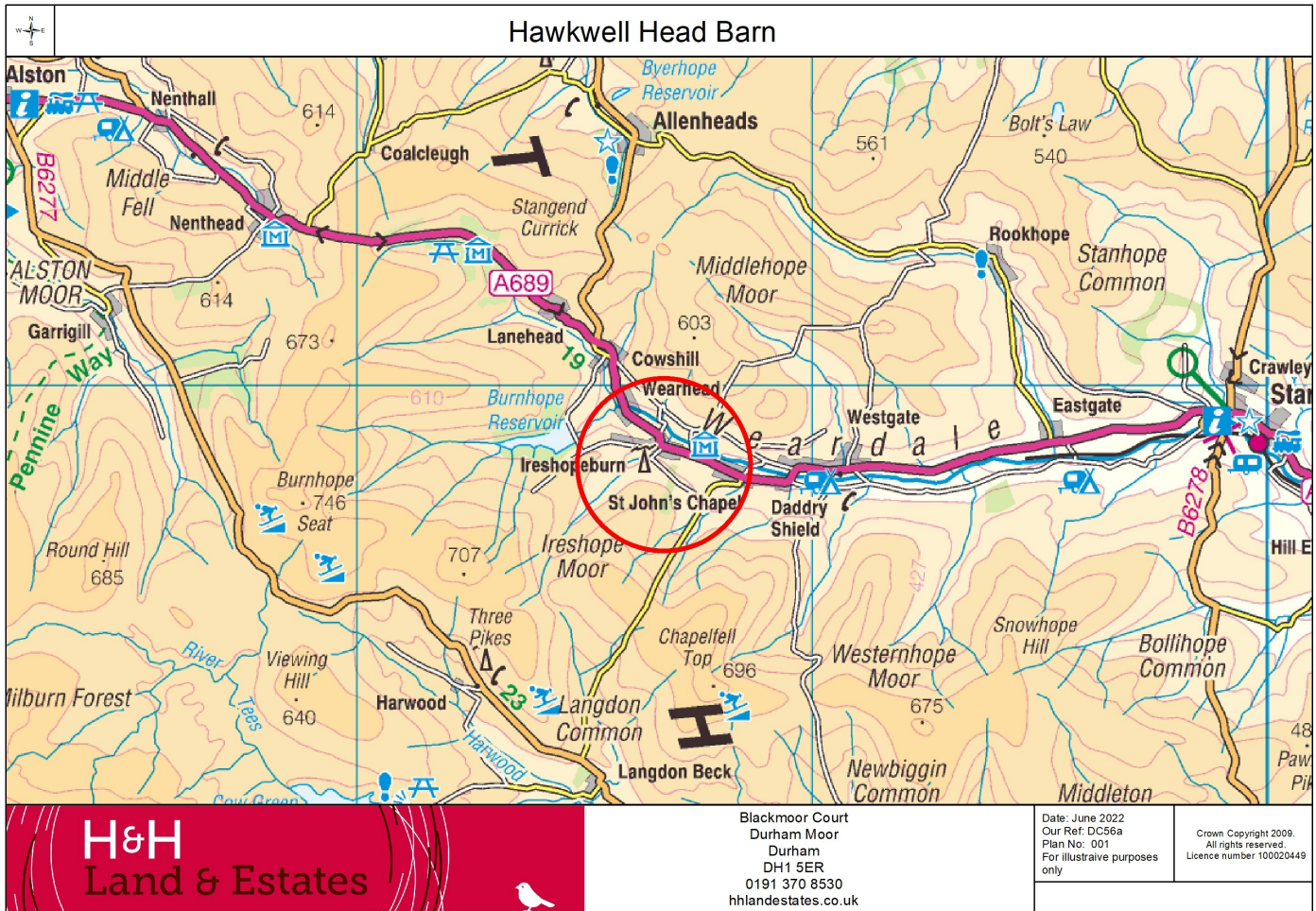
Blackmoor Court
Durham Moor
Durham
DH1 5ER
0191 370 8530
hhlandstates.co.uk

Date: June 2022
Our Ref: DC56a
Plan No: 001
Scale @ A4: 1:1,800

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Money Laundering Regulations

Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations. The extent of the required documentation will be confirmed to the Buyer after acceptance of an offer.

Basic Payment Scheme & Stewardship

The land is registered for the Basic Payment Scheme.

Exchange of Contracts and Completion

It is expected that Exchange of Contracts will take place within eight weeks of an offer being accepted. Completion will take place within four weeks of the Exchange of Contracts or earlier by arrangement.

Selling Agent

For further details or a confidential discussion please contact the selling agent: H&H Land & Estates, Blackmoor Court, Durham Moor, Durham, DH1 5ER. T: 0191 370 8530. **Helen Forbes, Senior Sales Advisor**
E: helen.forbes@hmlandestates.co.uk

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These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: **June 2022**