



East Howle Farm
East Howle, Co Durham, DL17 8SA

youngsRPS 

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Co Durham

DL17 8SA

Guide Price: £675,000

An attractive country small holding situated in the hamlet of East Howle. East Howle Farm provides a fabulous investment opportunity to purchase a substantial 4 bedroom property, along with stables, general purpose building, numerous outbuildings and grassland. In total 3.06 Hectares (7.56 acres).

There is development potential for conversion of the traditional range to form 3 dwellings. East Howle Farm is well suited to a variety of buyers offering equestrian and livestock opportunities.

For sale by private treaty.

- Country property with development potential
- Stables and outbuildings
- Grassland extending to 2.77 Ha (6.84 acres)
- EPC Rating 69 (C)

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YoungsRPS Sedgefield – 01740 622 100



LOCATION

East Howle Farm is located in the hamlet of East Howle, lying 6 miles south of Durham City and 3 miles from the A1(M). This provides excellent commuting opportunities to the major north east conurbations of Newcastle, Teesside, Durham and York as well as access to the East Coast Main Line railway at Darlington and Durham. Teesside International Airport is situated within 30 minutes travel time.

DESCRIPTION

East Howle Farm is a generously proportioned, detached property which has been modernised and updated throughout. There are attached traditional outbuildings incorporating stables, and ancillary general purpose buildings providing flexible storage space.

The grazing land extends to approximately 7 acres and is currently divided into fenced paddocks with field shelter.

The property offers extensive gardens to the south aspect incorporating garden house, allotment and greenhouse adjoining.

ACCOMMODATION

East Howle Farm House is a substantial double fronted stone built and rendered property with ground floor accommodation briefly comprising:

- Front entrance porch
- Hall
- Living room (5.01m x 4.69m)
- Dining room (4.43m x 3.90m)
- Family room (7.18m x 5.46m)
- Study (2.28m x 2.31m)
- Utility room (3.26m x 2.03m)
- Kitchen (3.85m x 3.99m)
- Store room (4.67m x 1.57m)

First floor accommodation briefly comprises:

- Landing
- Bedroom 1 with front aspect and two fitted cupboards (4.86m x 3.37m)
- Bedroom 2 (3.94m x 3.41m)
- Bedroom 3 (4.05m x 3.32m) with ensuite shower room
- Bedroom 4 (5.42m x 3.76m) to the rear with ensuite bathroom
- Family bathroom (4.21m x 2.13m) with suite comprising panel bath, mains valve fitted shower, WC and wash hand basin

The farm buildings comprise a traditional stone built range adjoining the house with slate and pantile roofs offering garage, storage and stabling facilities. To the north there is a useful Dutch barn with lean-to offering further general purpose storage.

The current use has been associated with livery and general storage.

The land extends to 2.77 hectares (6.85 acres) and comprises a ring-fenced block of grazing land divided into several paddocks. There is a field shelter located close to the yard providing adequate storage and handling facilities.

The house and buildings occupy a further 0.29 hectares (0.71 acres) totalling 3.06 hectares (7.56 acres) overall.

TENURE

The property is offered freehold with vacant possession on completion.

PLANNING

Planning consent (DM/15/0299/FPA) has been granted. Conversion of former farm buildings to 3 no. dwellings (to be offered for both long and short term let) with communal living, catering and function area and associated parking drainage and access arrangements.

PUBLIC RIGHTS OF WAY

There is believed to be a footpath running along the access track and across to the west of the farm. Enquiries of the relevant authority must be relied upon.

EASEMENTS AND WAYLEAVES

The land and property are sold subject to and with the benefit of rights of way, water, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute. Please note that there is an agreement with the neighbouring land owner to use the access track and land to the north. We do not believe that this is deeded and is a permissive access only.

BASIC PAYMENT SCHEME

Basic Payment Scheme entitlements are not included in the sale.

ENVIRONMENTAL SCHEMES

The farm is not part of any Environmental Schemes.

MINERAL RIGHTS

Mineral Rights are, to our knowledge, not included in the sale.

SPORTING RIGHTS

The Sporting Rights are not included within the freehold interest.

SERVICES

Mains water and electricity are available to the property. Foul drainage is to a septic tank sewerage system. The property is heated by LPG boiler.

BOUNDARY LIABILITIES

Boundary liabilities, where known, are shown by means of inward facing "T" marks on the sale plan included within these particulars.

ACREAGES

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

COSTS

Each party is to bear their own costs.

ANTI-MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Anti-Money Laundering Regulations in the form of a copy of the purchaser's passport or driver's licence together with a recent utility bill as proof of residence.

LOCAL AUTHORITY

Durham County Council.

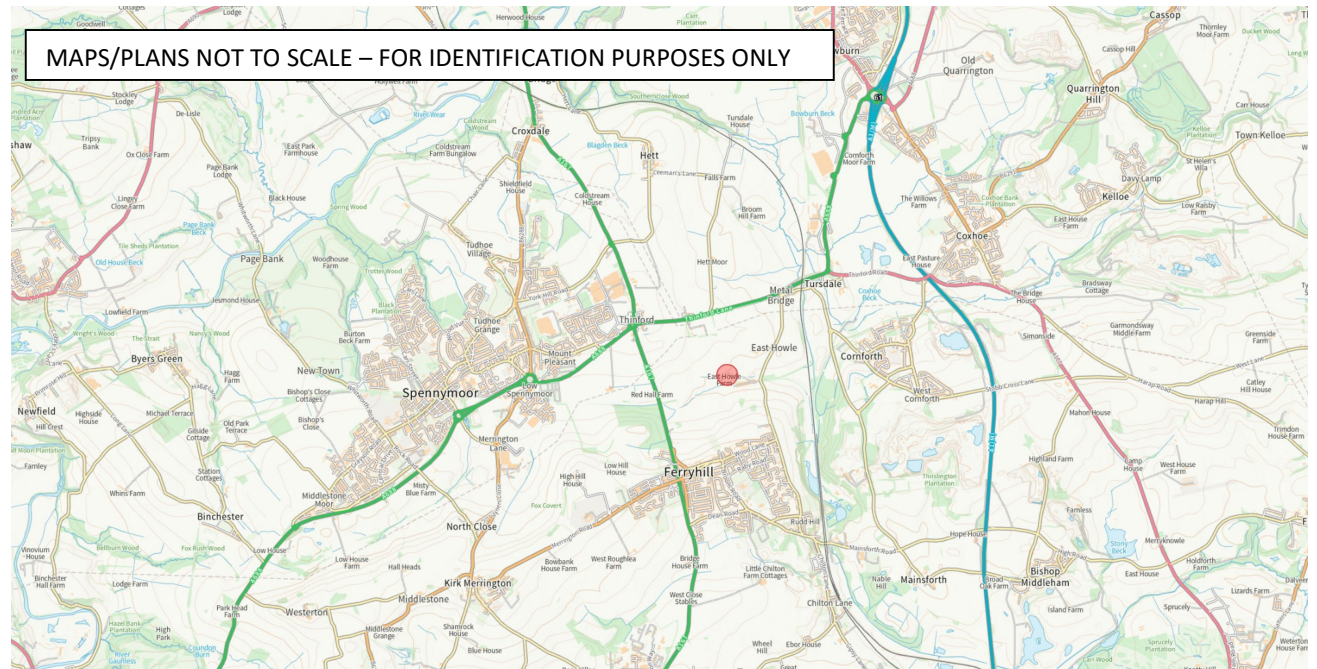
VIEWINGS

Viewing is strictly by appointment only. Arrangements can be made by contacting Chris Arundel at YoungsRPS' Sedgefield office on 01740 622 100.

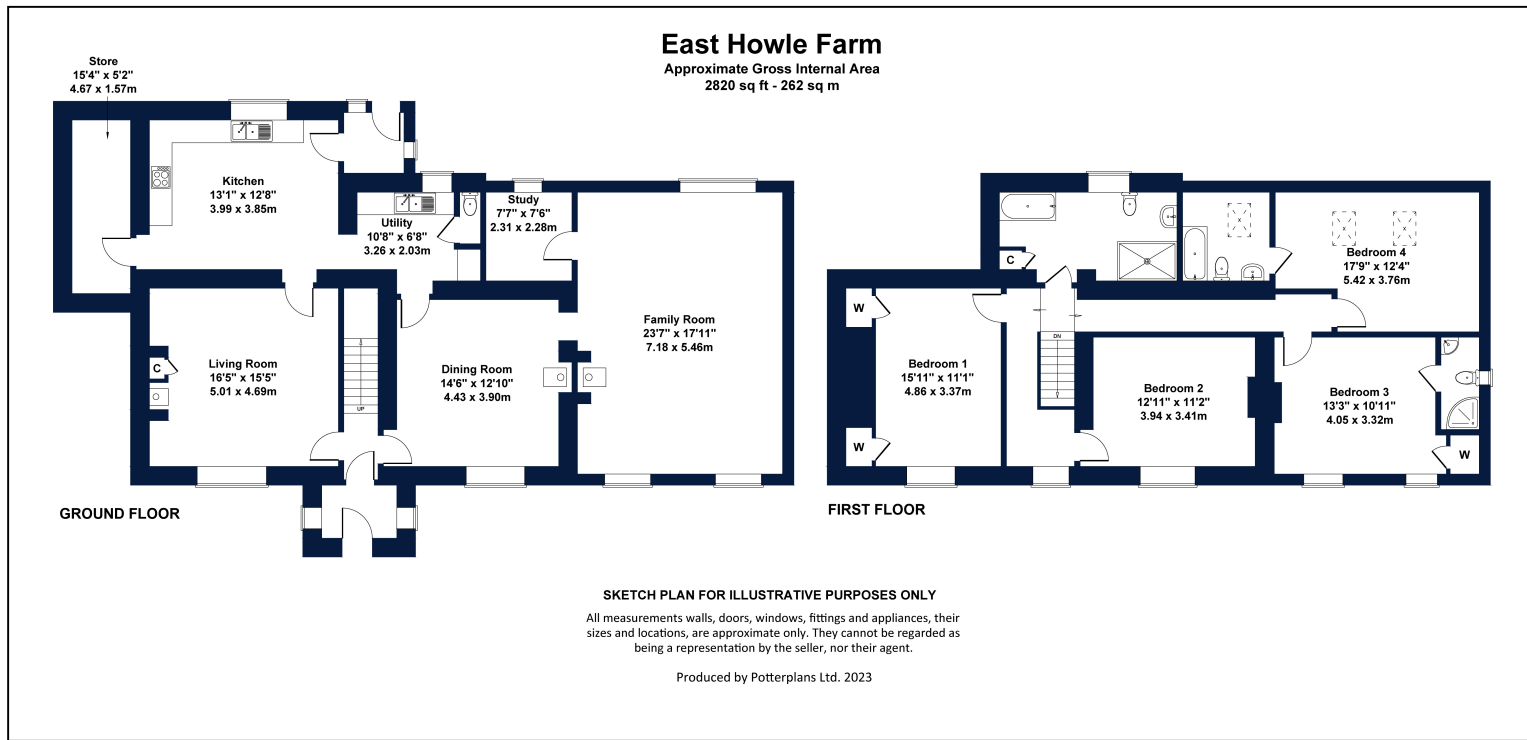
NOTES

Photographs taken: June 2023

Particulars prepared: June 2023







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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