



LAND & BUILDINGS FOR SALE

Land & Buildings at Moor View, Wheatley Hill, County Durham, DH6 3NQ

Former cutting plant | Additional land to the rear | Suitable for a variety of uses subject to planning consent | Available as a whole or in part | Price £125,000

LOCATION

Wheatley Hill is a former mining village in County Durham, which lies approximately 6 miles east of Durham City and 3 miles west of Peterlee. The village is accessed off the A181 trunk road, approximately 2 miles west of its junction with the A19.

The village offers a small range of amenities, including a Co-Op convenience store, general dealers and a small range of other shops. A wider range of shops and other services can be accessed in nearby Peterlee and Durham City.

A new housing development by Persimmon has recently been constructed nearby.

The property is situated on Moor View, which lies behind Front Street, in the centre of the village, adjoining the local community centre.

DESCRIPTION

The subject property comprises a detached, predominantly two storey building of brick construction under a tile covered pitched roof. The building benefits from a large loading door to the front.

Internally, the property comprises a production area to the ground floor with PVC lined walls. There is office space to the first floor.

ACCOMMODATION

We have calculated the gross internal area of the building as extending to 212.84 sq m (2,291 sq ft).

TENURE

Freehold with vacant possession.

USE

The property has most recently been used as a bone crushing plant. It may be suitable for alternative uses, including use as a workshop or vehicle repair centre, subject to all necessary consents including planning consent being obtained.

The land to the side may be suitable for development, subject to all necessary consents including planning consent being obtained. rear may be suitable for development, subject to all necessary consents being obtained.

RATEABLE VALUE

We understand the property is entered into the Rating List as follows:

Description:	Boning Plant and Premises
Rateable Value:	£3,000

PRICE

The whole of the property is available for sale at £125,000.

The land to the rear may be able to be purchased separately from the buildings.

VAT

We understand the property is not registered for VAT and therefore VAT is not payable on the purchase price.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D-77.

A copy of the EPC certificate and recommendation report is available on request.

VIEWING

Strictly by appointment through Sole Agents youngsRPS

Contact Paul Fairlamb - Tel: 0191 2610300

Email: paul.fairlamb@youngsrps.com

LOCAL AUTHORITY

Durham County Council, County Hall, Durham, DH1 5UQ. (Telephone: 0300 026 0000)

All figures quoted above are exclusive of VAT where chargeable.





Particulars amended July 2025

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