



LAND & BUILDINGS FOR SALE

Land & Buildings at Stephens Terrace, Wheatley Hill, County Durham, DH6 3NQ

Former Abattoir & secure compound for sale | Additional land to the rear | Suitable for a variety of uses subject to planning consent | Available as a whole or in part | Price £170,000

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 Stephens Terrace, which lies behind Front Street, in the centre of the village, adjoining the local community centre.

DESCRIPTION

The subject property comprises a detached, predominantly single storey building of brick construction under a mineral felt covered flat roof. The building benefits from four large loading doors into the yard area.

Internally, the property has concrete floors, PVC lined walls and fluorescent strip lighting. There is a small office to the first floor.

As well as the enclosed yard to the front of the property, the property also includes land to the rear of the building. We have calculated the whole of the site as extending to approximately 0.77 acres (0.31 hectares) or thereabouts.

ACCOMMODATION

We have calculated the gross internal area of the building as extending to 361.39 sq m (3,890 sq ft).

TENURE

The property is held on a freehold basis and is offered with vacant possession.

USE

The property has most recently been used as an abattoir. 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 rear may be suitable for development, subject to all necessary consents being obtained.

PRICE

Our client's freehold interest in the whole of the property, is available for sale at £170,000.

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 will not be payable on the purchase price.

RATEABLE VALUE

We understand the property has been removed from the Rating List. Prior to its removal, we understand it had a rateable value of £3,350.

Interested parties should contact the Local Authority for further clarification.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment through Sole Agents youngsRPS

Contact Paul Fairlamb - Tel: 0191 2610300

Email: paul.fairlamb@youngsrps.com

All figures quoted above are exclusive of VAT where chargeable.

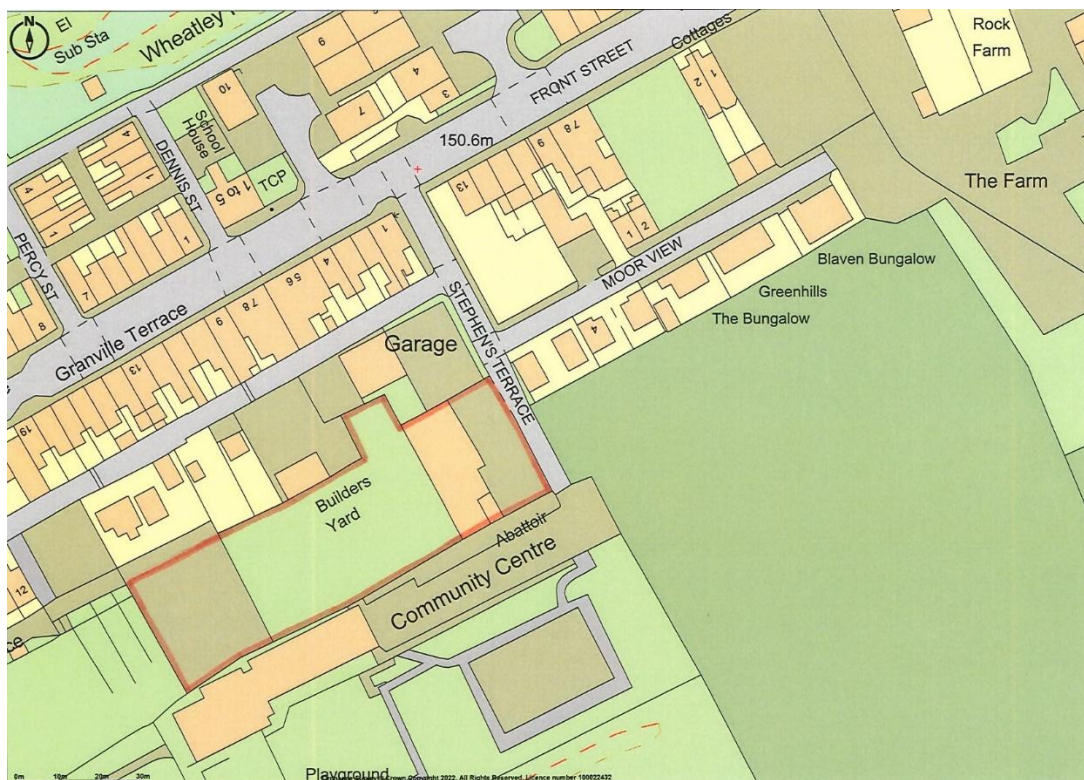
LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D-81.

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





Particulars prepared March 2025

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