



Land and Stone Barns at Greenfoot, Stanhope, County Durham, DL13 2JT
Guide Price £85,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

A fantastic opportunity to acquire stone barns and adjoining land with development potential.

- Stone barns
- Land extending to 0.22 hectares (0.54 acres)
 - Residential development potential
 - Idyllic countryside location



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LOCATION

The property is located 1 mile to the west of Stanhope in a rural setting. Stanhope is a picturesque market town in County Durham, situated in the heart of Weardale, about 15 miles west of Bishop Auckland. The town is known for its rich history, with features such as the 12th-century St. Thomas' Church and the remains of Stanhope Castle, as well as its strong ties to lead mining and quarrying. Today, Stanhope blends heritage with natural beauty, attracting visitors to its riverside walks along the River Wear and nearby attractions like the Weardale Railway. The town supports a number of local businesses and has a primary school, with secondary schooling available at nearby Wolsingham. For a wider range of facilities and amenities, Consett is approximately 12.5 miles to the northeast, with Bishop Auckland 15 miles to the southeast.

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DESCRIPTION

The land and stone barns at Greenfoot offer a prospective purchaser a fantastic potential residential development opportunity. In total the site extends to 0.22 hectares (0.54 acres). The land is split into two paddocks and the stone barns extend to approximately 120m² comprising a two-storey barn and single storey adjoining barn. The two-storey barn currently forms a flying freehold with Greenfoot House which adjoins the property, with the ground floor of the building belonging to Greenfoot House. Subject to the necessary consents, the buildings could be converted into a residential property, which would have great un-spoilt views across the valley.

The vendor has not explored any planning opportunities and therefore interested parties should seek their own advice on this.

The property is accessed from the main road with the driveway leading around the side of the property and to the front, also providing access to Greenfoot House. Greenfoot House has a right of access across this track.

SERVICES

The property is not connected to any services, however, there is water and electricity close by.

SALE PROPOSAL

In agreeance with the owner of the adjoining property (Greenfoot House), the outbuilding that currently forms the flying freehold on the title is to be included with the sale of this property, which will eliminate the flying freehold. More details of this can be provided by the agent. Please note that Greenfoot House is also being offered for sale by Vickers & Barrass..

ADDITIONAL LAND

There may be the option to purchase additional land extending to approximately 0.6 hectares (1.49 acres) which would bring the total area to approximately 0.82 hectares (2.03 acres).

MATERIAL INFORMATION

Due to the subject property being land it is exempt from an energy performance certificate and is not subject to Council Tax. It is understood that there is access to a standard broadband connection in this area and has good mobile phone signal in this area. We would advise prospective purchasers to perform

their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

COSTS

Each party is to bear their own costs.

STAMP DUTY LAND TAX

This property may be subject to Stamp Duty Land Tax (SDLT). The amount payable will depend on the buyer's circumstances. We recommend obtaining advice from a solicitor or financial adviser.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

TENURE

We are informed by the current vendor that the property is registered and currently held on a flying freehold. With the sale proposal with the adjoining property owner, the property will be sold without a flying freehold with the outbuilding forming the flying freehold being included with this sale. A sale plan is enclosed to indicate the property boundary.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000

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Thinking of selling your home, give the team a call to arrange a no obligation market appraisal on your property.

01325 728084

01388 730095

VIEWINGS

Please contact Vickers & Barrass on 01388 730095 to arrange a viewing, which are strictly by appointment only.

NOTES

Particulars prepared – February 2026

Photographs taken – December 2025

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions,

dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate and to generally amend the particulars or method of sale.

The property is sold subject to reserve (s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

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





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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