



Bail Hill, Wearhead, Bishop Auckland  
Guide Price Of £525,000 as a whole

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

# Bail Hill, Wearhead

Vickers & Barrass are pleased to offer for sale a 3 bedroom stone-built detached farmhouse with a large selection of surrounding outbuildings, byres and garages. The property is situated on a site which extends to as a whole approximately 8.09 acres (3.27 ha) and occupies an elevated position with panoramic views to the south side of the Wear Valley. Pre-application advice regarding a proposed change of use to holiday cottages has been sought from Durham County Council.

## LOCATION

The property is located in a rural elevated position on the north side of the Wear valley. The village of St Johns Chapel is located close by which offers a variety of facilities including two public houses, Lakes & Dales Co-Operative convenience store, Chaterbox cafe, Art & Glass Gallery, St John the Baptist C of E church and a primary school. Weardale also offers many public footpaths and cycle ways as well as museums and visitors centres.

## DISTANCES (approximate)

Wearhead - 1.2 miles

St Johns Chapel - 1.9 miles

Stanhope - 7.1 miles

Alston - 12.8 miles

Bishop Auckland - 23 miles

Durham City - 27 miles

Newcastle is located approximately 40 miles north east of the property. Penrith the gateway to the Lake District, 33 miles south west.

## GROUND FLOOR

### Entrance Porch

1.65m x 1.33m

UPVC entrance door and tiled flooring.

### Cloaks Room

1.11m x 0.9m

Fitted with W.C., wash hand basin and central heating radiator.

### Kitchen

4.5m x 2.8m

Fitted with a range of wall and base units, corresponding work surfaces, stainless steel sink drainer unit, electric cooker point, space and plumbing for appliances including washing machine and low level fridge freezer, oil boiler, central heating radiator and UPVC double glazed window.

### Sitting Room

4.5m x 4.5m

Spacious reception room, with exposed beams to ceiling, tiled fireplace with electric fire inset, central heating radiator and window to front elevation. Under stairs storage cupboard with shelving, electric lighting and small timber framed window.

### Lobby

Central heating radiator and stairs to first floor.

### Sun Room

5.8m x 1.9m

Large room with UPVC double glazed windows and entrance door, exposed stone wall, central heating radiator and beautiful views south over open countryside.

## FIRST FLOOR

### Landing

Loft access hatch.



### Shower Room

3.9m x 3.7m max.

1.4m x 1.07m min.

L shaped room fitted with an easy access walk-in shower cubical, electric shower, glass screen, fully tiled walls, w.c., pedestal wash hand basin, central heating radiator, chrome heated towel rail and window.

### Bedroom One

4.6m x 3.38m

Window, central heating radiator and built-in storage cupboard housing hot and cold water storage tanks.

**Bedroom Two**

3.1m x 2.7m

Two windows and two central heating radiators.

**Bedroom Three**

3.1m x 2.66m

Window and central heating radiator.

**EXTERNAL****Rear Courtyard Garden**

Laid to concrete, oil storage tank, small lawn area, stone walled raised wild flower garden with mature shrubs. Concrete steps and drive leading to garage and main road.

**Hay Barn**

7.9m x 5.17m

Large attached stone outbuilding, double timber access doors, rear timber door, two windows, concrete flooring, corrugated metal sheeted roof and water tap.

**Cattle Byre**

8.73m x 4.8m

Timber entrance door, water and power, door to hay barn and timber west side entrance door.

**Log Store/Workshop**

4.3m x 4.03m

Power and lighting.

**Garden**

Gated access into a detached garden, fully fenced with mature trees and shrubs.

**Stone-built Outbuilding**

6.9m x 4.2m

Dilapidated building which could be restored and used for a variety of uses.

**Detached Garage**

9.32m x 4.79m

Large brick-built garage with power and lighting, concrete flooring, electric roller shutter door and timber side entrance door.

**Stable Block**

14.86m x 4.41m

Five stalls, three windows, entrance doors to either side, water and metal sheeted roofing.

**Detached Building 1**

14.89m x 5.8m

Large brick-built storage building with four windows and rear entrance door.

**Detached Building 2**

15m x 5.4m

Large brick-built storage building with six windows, power and lighting and rear entrance door.

**LAND****Description**

In total the site extends to approximately 8.09 acres (3.27 ha). The property is freehold and for sale by private treaty.

The land adjoins the farmhouse on the north side of the Wear Valley and slopes to the south. Road frontage and access is from Longhorn Ends, Bail Hill.

**Field 1**

Grassland extending to approximately 5.92 acres (2.39 Hectares) including the farmhouse and surrounding outbuildings. Benefiting from road frontage, the majority of the field boundaries are stone walls with some post and wire fencing to the north boundary.

**Field 2**

Grassland extending to approximately 2.2 acres (0.89 ha) with stone wall boundaries.

**PLANNING**

Ref: PRE42/22/00722

A pre-application enquiry has been submitted to Durham County Council.

Option 1: Conversion and change to all existing buildings to 8 no. holiday cottages.

Option 2: Convert only stone and stable buildings to 4 no. holiday cottages with retention of garage and barn three (games rooms) and demolition of barns four and five.

A copy of the report is available from the selling agent.

**BOUNDARIES**

The property is shown edged red on the attached plan extending to approximately 8.09 acres (3.27 ha). The Vendors will only sell such interest if any, as they have in the boundary fences, ditches, walls and hedges and have other boundaries separating the property from other properties being sold.

**ACCESS**

Access is available from the adopted highway.

**RIGHTS OF WAY**

A public right of way runs through the property to the north west side, path number 1290000022 reference 22. More details are available at the following link [www.durham.gov.uk/definitivemap](http://www.durham.gov.uk/definitivemap)

**MINES AND MINERALS**

The mines and minerals are excepted and reserved.

## TENURE

We are verbally informed by the vendor that the property and land is freehold.

## SERVICES

The property is served by mains electricity, mains water and septic tank.

## COUNCIL TAX BAND

Council Tax Band D

## ACCEPTANCE

The vendor reserves the right not to accept any offer or the highest offer.

## COSTS

Each party is to bear their own costs.

## ANTI-MONEY LAUNDERING REGULATIONS

The purchaser(s) will be required to provide proof of identification to comply with the Anti-Money Laundering Regulations.

## VIEWING

Viewing is strictly by appointment only by contacting Vickers & Barrass, Darlington office.

## WHAT 3 WORDS

Every three meter square of the world has been given a unique combination of three words. Visit [what3words.com](http://what3words.com) or download the free App which is available for iOS and Android smartphones and use the unique sequence of words below to accurately pinpoint this property.

Web: [//health.detective.musical](http:////health.detective.musical)

App: [//health.detective.musical](http:////health.detective.musical)



## PARTICULAR NOTES

Vickers & Barrass Chartered surveyors trading as T H Vickers Limited for themselves and for the vendor or lessors of this property, whose agent are, give notice that:

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, withdraw or exclude either of the lots shown at any time 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.

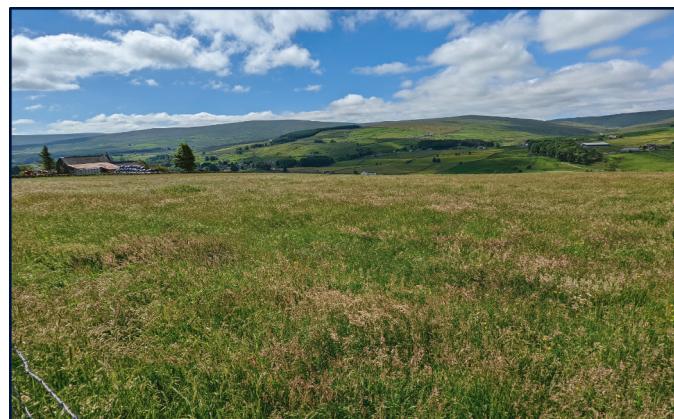
The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

## NOTES

Particulars prepared - August 2022

Photographs taken - July 2022



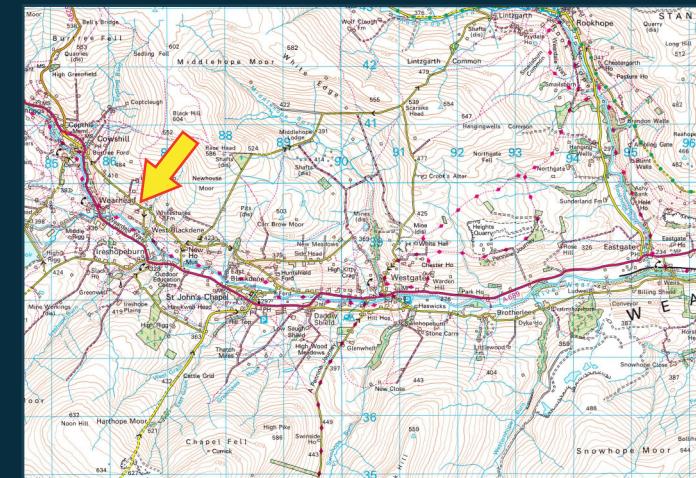


[www.vickersandbarrass.co.uk](http://www.vickersandbarrass.co.uk)

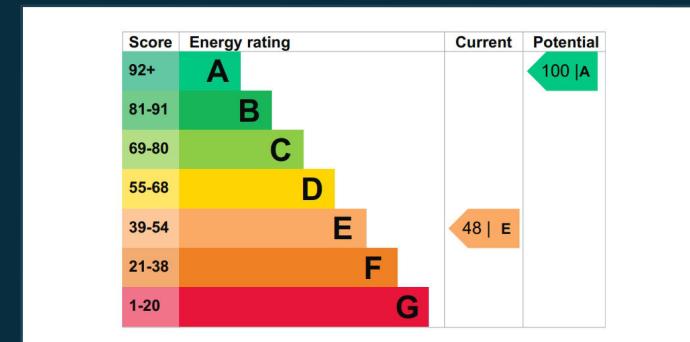




## LOCATION PLAN



## ENERGY PERFORMANCE CERTIFICATE



Vickers and Barrass Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Vickers and Barrass Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.



### Darlington Office

Humbleton Park  
West Auckland Road, Darlington  
DL2 2YH  
T: 01325 728 084  
E: darlington@vickersandbarrass.co.uk

### Tow Law Office

16/17 Castle Bank  
Tow Law, Bishop Auckland  
DL13 4AE  
T: 01388 730095  
E: info@vickersandbarrass.co.uk



[www.vickersandbarrass.co.uk](http://www.vickersandbarrass.co.uk)

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