



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**

Land & Buildings For Sale

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.

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CHARTERED SURVEYORS & PROPERTY CONSULTANTS

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

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.

The property also includes land to the front and side of the building. We have calculated the whole of the property as extending to approximately 0.15 acres (0.06 hectares) or thereabouts.

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.

RATEABLE VALUE

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

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

Interested parties should contact the Local Authority for further clarification.

PRICE

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

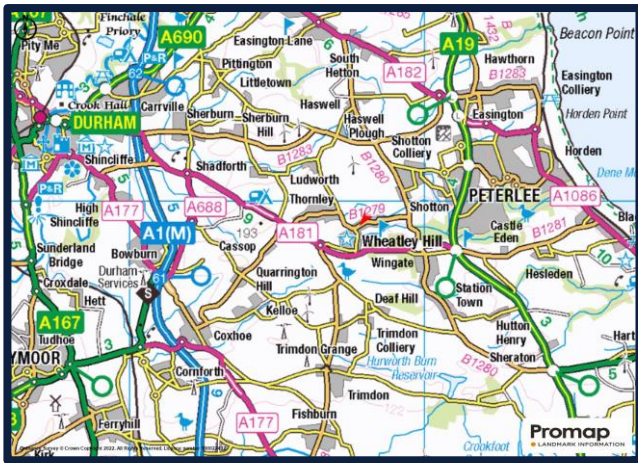
The land to the side may be able to be purchased separately from the buildings.



Interior photograph



Exterior photograph



Location plan

VAT

We understand that 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 and recommendation report is available on request.

VIEWING

Strictly by appointment with sole agents, YoungsRPS. Contact Paul Fairlamb on 0191 261 300.

LOCAL AUTHORITY

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

All figures quoted above are exclusive of VAT where chargeable.

Particulars Prepared: November 2022



Detailed site plan

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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