



Charity Farm, Satley, County Durham, DL13 4HU
Guide Price £375,000

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

A fantastic opportunity to acquire a farmhouse in need of renovation with development potential situated in the idyllic rural village of Satley.

- Three bedroom stone built house
 - Two outbuildings
 - Development potential
- Energy Performance Rating E 54



www.vickersandbarrass.co.uk

LOCATION

Satley is a small, rural village in the County of Durham. Charity Farm is situated in the centre of the village, benefitting from beautiful views of the surrounding countryside.

Charity Farm is extremely well placed, being only 3 minutes from the A68 and 25 minutes from the A1 (M). Durham is located 12 miles east and Newcastle is 18 miles north, both cities have East Coast Main Line Train Stations with direct links to Edinburgh and London. There are international airports at Teesside and Newcastle.

Many local amenities can be found in Lanchester, which is 4 miles to the north east of Satley, including primary and secondary schooling, shops, and restaurants.

what3words ///running.compress.hogs



DESCRIPTION

An exciting opportunity to purchase a property situated in an idyllic village location with further development potential. Charity Farm comprises a three bedroom stone built farmhouse with two adjoining traditional farm buildings .

The farmhouse would benefit from modernisation throughout and there is the scope to potentially make use of the adjoining farm buildings to extend the current living accommodation subject to obtaining the necessary consents.

The property comprises two spacious reception rooms, both boast log burning stoves, a kitchen with fitted units, kitchen sink and draining board and integrated oven. There is a utility room which houses the oil fired boiler.

To the first floor there are three bedrooms. Two spacious double bedrooms are located to the front of the house and benefit from built in storage cupboards. The single bedroom is at the rear and



includes a built-in wardrobe. Also to the rear is the beautiful recently renovated bathroom which offers a sink with a vanity unit underneath, a walk-in shower, a large bath and WC.

Across the yard at the rear of the property there is a lawned garden area.

The two traditional farm buildings both adjoin the farmhouse and are of part stone, part brick construction.

SERVICES

The property is served by mains electricity, mains water, oil heating and mains drainage systems.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating E 54.

COUNCIL TAX BAND

Durham County Council Tax Band D.



LOCAL AUTHORITY

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

MATERIAL INFORMATION

It is understood superfast broadband is available and limited mobile telephone signal.

METHOD OF SALE

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

COUNTRYSIDE STEWARDSHIP

The traditional farm buildings are subject to a Countryside Stewardship Mid-Tier option, HSI – Maintenance of Traditional Farm Buildings, the Vendor will endeavour to remove this option prior to completion.

TENURE

We are informed by the current vendors that the property is held freehold with vacant possession upon completion.



RIGHTS OF ACCESS

The yard is included within the sale of Charity Farm, however a third party right of access (indicated on the enclosed sale plan) will exist over the yard for access to the remaining two modern farm buildings and to the paddock to the rear of the buildings (not included within this sale).

COSTS

Each party is to bear their own costs.

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.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.



NOTES

Particulars prepared – July 2024
Photographs taken – February/July 2024

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.

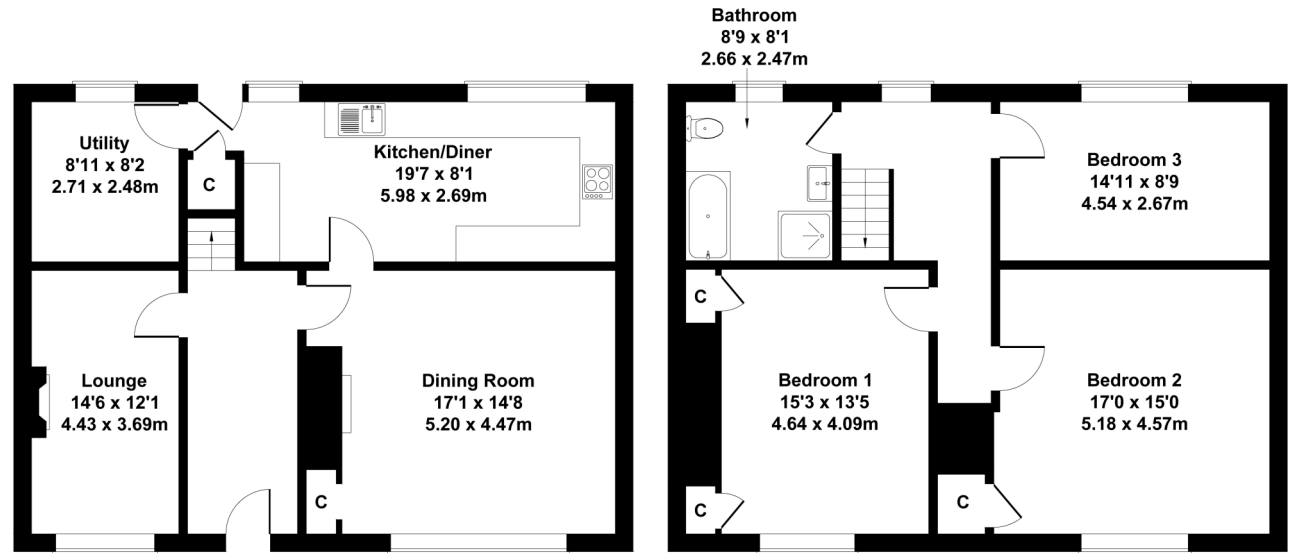
The Vendors reserve the right to amalgamate, withdraw and to generally amend the particulars or method of sale.

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.

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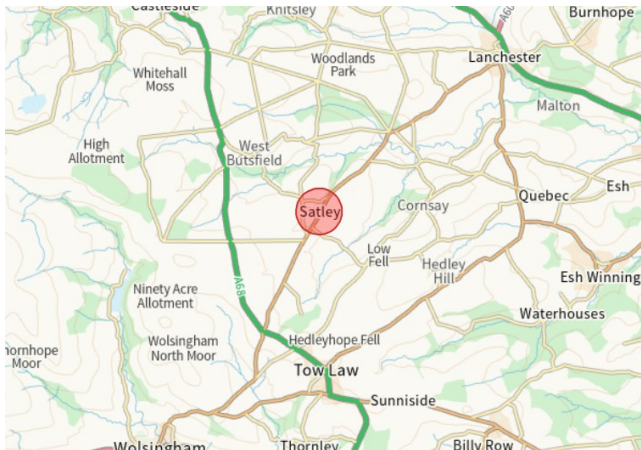
Approximate Gross Internal Area
1539 sq ft - 143 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.





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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