

Hole in the Wall Riding Stables, Church Hill, Crook  
Guide Price £795,000

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



A rare and exciting opportunity to purchase an equestrian facility currently operating as a successful Riding School located to the north east of Crook, County Durham.

The property includes a 3 bedroom bungalow, a timber frame chalet style bungalow, two steel portal frame buildings, one containing 18 indoor stables, and the second housing an indoor riding arena, an all weather outdoor arena, a turn out / lunging pen, several further outbuildings, 9 paddocks, in all extending to 5.15 hectares (12.73 acres).

- Equestrian facility currently operating as a Riding School
- 9 parcels of permanent grassland extending to 4.21 hectares (10.40 acres)
  - One indoor arena and one outdoor arena
  - Turn out / lunging pen on all weather surface
    - 18 indoor stables
  - Three bedroom dwelling with an occupancy condition
- Riding school business and horses available by separate negotiation



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



## LOCATION

The property is located to the north east of Crook in a rural setting, with views over surrounding countryside. However, it is within close proximity to Crook town centre and amenities.

The larger town of Bishop Auckland can be found approximately 5 miles to the south and Durham is approximately 8 miles to the north east providing a wider range of shopping, recreational facilities and schooling.

For the commuter, the A68 is less than 3 miles to the west and A1(M) 11 miles to the east. Train stations can be found at Bishop Auckland and Durham, with international airports at Teesside and Newcastle.

What3words:///stretch.stability.scope

## DESCRIPTION

Hole in the Wall Riding School is a ring fenced equestrian property comprising the principal dwelling, a timber frame chalet, 18 indoor stables, an indoor and outdoor arena, lunging pen, and

permanent grassland extending to 5.15 hectares (12.73 acres). The property is accessed from Church Hill, a private driveway leads to the main yard.

The property currently operates as a successful Riding School with fully booked lessons from Thursday to Sunday. This business may be available to sell by separate negotiation, and would include ponies and machinery. Any interest should be discussed with the selling agent.

The principal dwelling was built in 2007 and is a timber frame, stone clad three bedroom bungalow with a large garden to the rear and parking to the front. The property enters into a large living and dining room which provides access to the kitchen, study, two bedrooms, both have an en suite shower room, and a hallway. This hallway provides access to a further bedroom, the family bathroom and a utility area. The kitchen is fitted with wall and base units incorporating a stainless steel sink, electric oven and hob., and a solid fuel Rayburn. All bedrooms and the kitchen have external doors leading out to the rear

garden. The loft space is accessed via space saving stairs which lead out of the study, this offers a great storage space currently used as a cinema room and games room.

The timber frame chalet is adjacent to the main property and includes a reception area, kitchen, two bedrooms and a bathroom, it has been used as a dwelling but is now utilised as a riding school lunch/play room. There is also a large garden to the rear.

The stables are within a 30m x 20m steel portal frame building to the north of the dwellings which was built in 2010. There are 18 block built stables leading off a central walkway. The main access is from the main yard with a side access leading out to a 30m x 14m lunging / turn out pen. This is a fenced area with all weather surface.

The indoor arena is 35m x 18m and is housed in a galvanized steel portal frame building with box profile cladding to the walls and roof, erected approximately 8 years ago. To the north of this is a





## BLOCK PLAN



NOT TO SCALE—FOR IDENTIFICATION PURPOSES ONLY

BLOCK PLAN REFERENCE	DESCRIPTION
1	Bungalow
2	Chalet
3	Stable Block
4	Outdoor Arena (30m x 14m)
5	Indoor Arena
6	Outdoor Arena (20m x 40m)
7	Storage Shed/Workshop
8	Straw Store (part dilapidated)
9	Two timber frame stables
10	Shed—Tack Room
11	WC
12	Shed

40m x 20m outdoor arena, which is a fenced all weather surface.

There are several other timber frame buildings in the yard including a storage building used as a



workshop, a straw store, two sheds, a tack room, two timber stables and an outside WC.

## SERVICES

The property is served by mains water, mains electric, drainage to a septic tank and the heating is via a solid fuel Rayburn. All fields have an automatic water filler / tank.

## PROPERTY OCCUPANCY CONDITION

The property is subject to an occupancy condition stating that the occupation of the dwelling shall be limited to a person solely or mainly employed or last employed at Hole in the Wall Riding School, Church Hill, Crook, or a widow or widower of such a person.

## COUNCIL TAX BAND

Allyn (House) - Durham County Council Tax Band A.  
Chelyn (Chalet) - Durham County Council Tax Band A.

## BUSINESS RATES

Hole in the Wall has a rateable value of £9,100 and is eligible for small business rates relief.





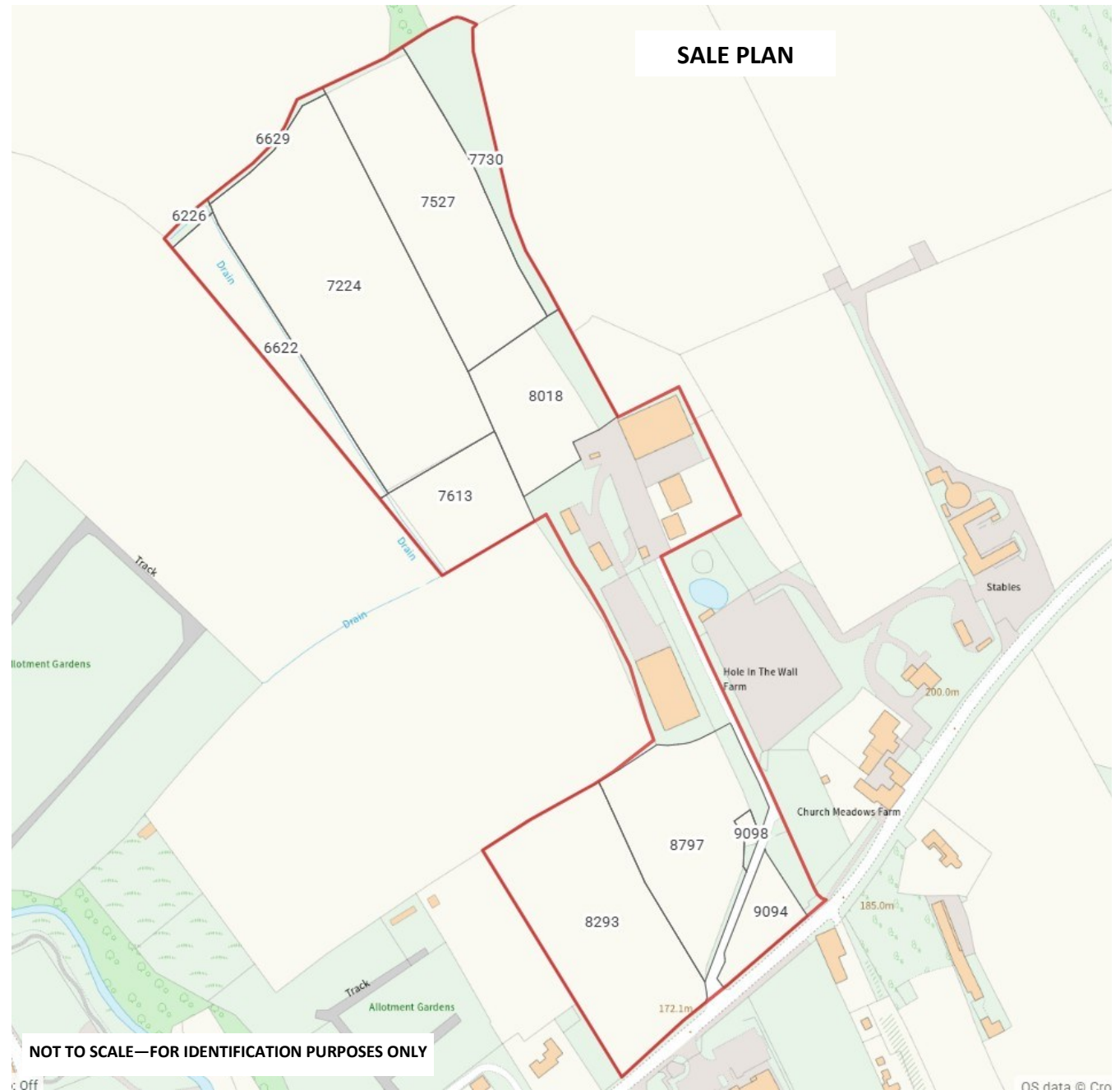
## LAND

The land surrounds the property and includes 6 parcels of grassland to the north of the yard and 3 parcels to the south. The land is relatively flat with a combination of post and wire fence and stone wall boundaries, and each parcel has a water connection. Access to the land is from the main yard and internally through adjoining parcels. There is no roadside access to parcels 8293 and 9094.

The land is classified as Grade 4 and the soil type is described as slowly permeable, seasonally wet acid loamy and clayey soil.

## LAND SCHEDULE

Field Number	Hectares	Acres	Description
NZ1636 6226	0.02	0.05	Grassland
NZ1636 6629	0.02	0.05	Grassland
NZ1636 6622	0.22	0.54	Grassland
NZ1636 7224	1.14	2.82	Grassland
NZ1636 7527	0.66	1.63	Grassland
NZ1636 7730	0.22	0.54	Grassland
NZ1636 8018	0.33	0.82	Grassland
NZ1636 7613	0.26	0.64	Grassland
NZ1635 8293	0.70	1.73	Grassland
NZ1635 8797	0.51	1.26	Grassland
NZ1635 9098	0.02	0.05	Grassland
NZ1635 9094	0.11	0.27	Grassland
Yard	0.94	2.33	
<b>Total</b>	<b>5.15</b>	<b>12.73</b>	





### **BASIC PAYMENT & AGRICULTURAL SCHEMES**

The land is registered with the Rural Payments Agency and the de-linked basic payment has been claimed. The land is not subject to any other environmental or stewardship schemes.

### **EASEMENTS & WAYLEAVES**

The property is crossed by Northern PowerGrid overhead lines and a wayleave is in place and payment received.

We are advised the property is crossed by a water pipe, for which an easement is in place.

### **DESIGNATIONS**

The whole of the property falls within the Crook conservation area.

### **ENERGY PERFORMANCE CERTIFICATE**

The property has an EPC rating of D (64).

### **MINERAL & SPORTING RIGHTS**

We are advised the mineral rights are excluded and the sporting rights are in hand.



### **TENURE**

We are informed by the current vendors that the property is held freehold.

### **MATERIAL INFORMATION**

It is understood that the property has access to a superfast broadband connection and has good mobile phone signal in this area.

### **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.

### **METHOD OF SALE**

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

### **COSTS**

Each party is to bear their own costs.



### **VIEWINGS**

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

### **LOCAL AUTHORITY**

Durham County Council

[www.durham.gov.uk](http://www.durham.gov.uk)

03000 26 0000

### **NOTES**

Particulars prepared – April 2025

Photographs taken – May 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

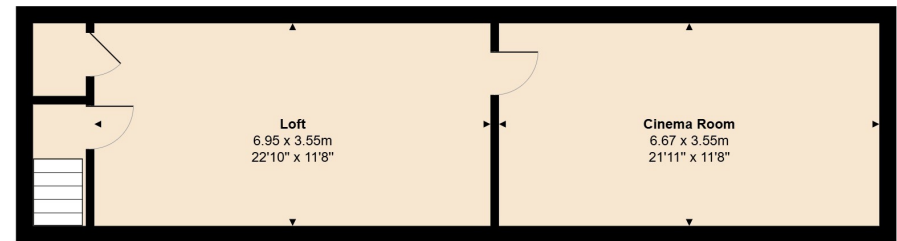
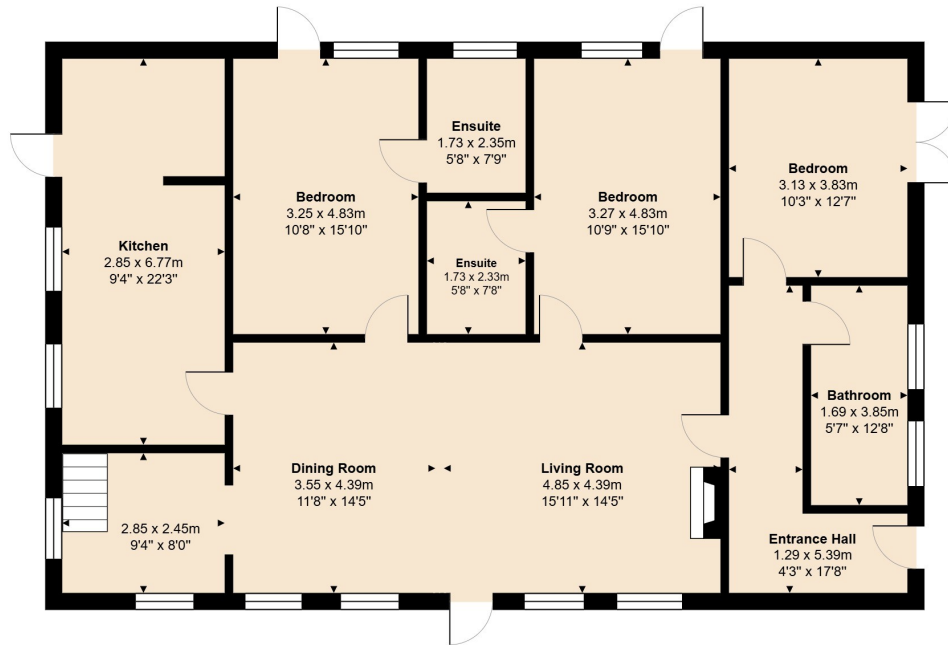
or warranty given by the Vendors or the Lessors of this property.

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







Total Area: 191.7 m<sup>2</sup> ... 2064 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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.

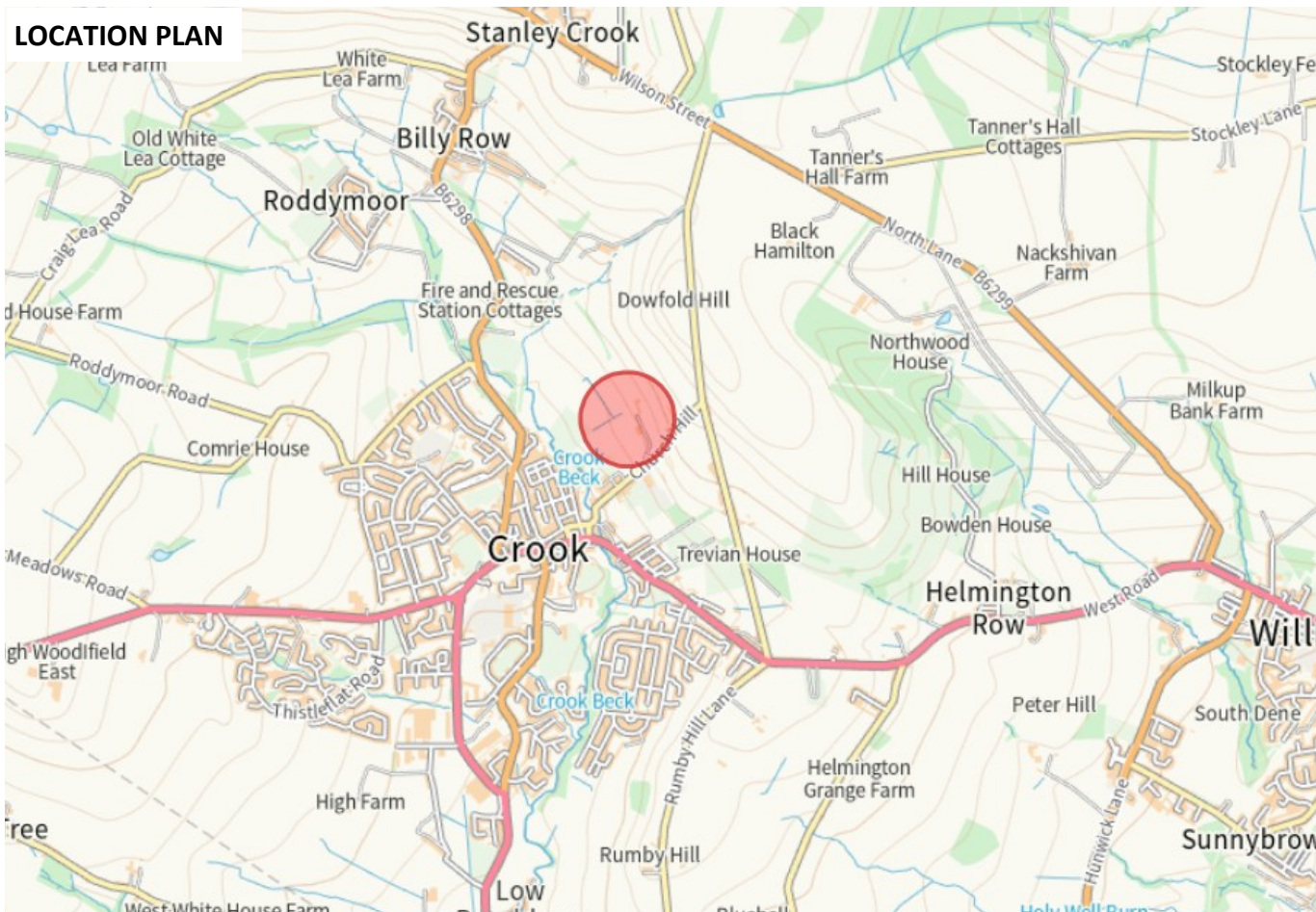
The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale.

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.

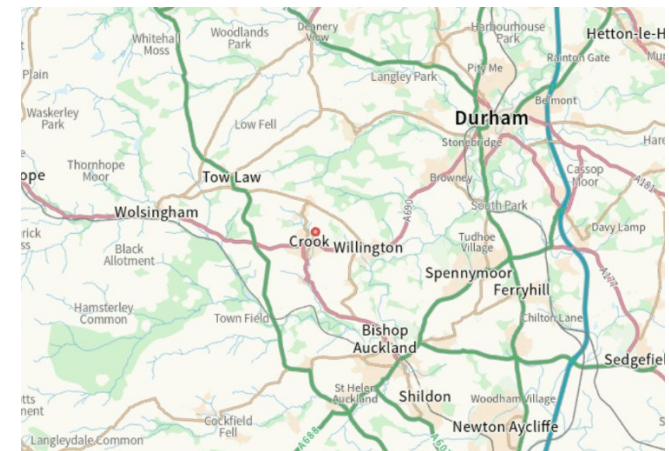
The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.







NOT TO SCALE—FOR IDENTIFICATION 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.

#### Tow Law Office

16/17 Castle Bank

Tow Law, Bishop Auckland

DL13 4AE

☎ 01388 730095

✉ info@vickersandbarrass.co.uk

#### Darlington Office

Humbleton Park

West Auckland Road, Darlington

DL2 2YH

☎ 01325 728084

✉ darlington@vickersandbarrass.co.uk

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



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