



Fair View, Rippon Burn, Consett, County Durham, DH8 9HD
Offers Over £615,000

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

Fair View offers a prospective purchaser the opportunity to purchase a smallholding with farmhouse, agricultural buildings, grassland and woodland in a quiet yet accessible location.

- Smallholding extending to approximately 7.48 hectares (18.48 acres)
 - Three bedroom farmhouse
 - Range of agricultural buildings
- Grassland extending to approximately 6.16 hectares (15.23 acres)
- Woodland extending to approximately 0.82 hectares (2.03 acres)
 - Accessible location
- Energy performance rating E 40



www.vickersandbarrass.co.uk

LOCATION

Fair View is located to the north of East and West Buttsfield and to the south of Knitsley. Whilst the property sits in a rural setting it is less than a mile to the east of the A68. A range of local amenities can be found at the nearby villages of Lanchester and Tow Law, with a wider range of recreational, shopping and schooling options being available at Consett.

For the commuter there is a train station at Durham which is on the east coast mainline connecting London with Edinburgh. International airports can be found at Newcastle and Teesside.

what3words ///opened.helping.followers

DESCRIPTION

Fair View is a small holding extending to approximately 7.48 hectares (18.48 acres) comprising a farmhouse, agricultural buildings, permanent pasture and woodland.

The farmhouse has flexible ground-floor living accommodation. Entering the property from the

rear porch there is an office space which leads on to an inner hallway leading to the kitchen and a pantry with a further hallway to the front entrance. The kitchen has wall and base units with a sink and draining board and space for a freestanding oven, under counter space for appliances. Next to the kitchen lies the pantry offering additional storage space or area to expand the kitchen into. From the kitchen, double sliding doors open to the living room with open fire and dual aspect windows. The second reception room also benefits from an open fire and dual aspect windows.

To the first floor, there are two large double bedrooms to the front of the property both with dual aspect windows and one having a feature fireplace, with a third bedroom at the rear. The family bathroom comprises a bath, pedestal wash basin, WC and airing cupboard.

To the front of the property is a lawned garden and orchard with fruit trees and a greenhouse.

At the rear of the property there is a brick garage with log store and outside WC and further lawned garden space.

LAND

There is approximately 6.16 hectares (15.23 acres) of permanent pasture and rough grazing, with 0.82 hectares (2.03 acres) of woodland. In accordance with the Provisional Agricultural Land Classification, the land is classified as Grade 4 with 'Slowly permeable seasonally wet acid loamy and clayey soils'.

The land can be accessed from the Eliza Lane, Millershill Lane and directly from the farmyard. Further details are included in the land schedule and accompanying plan.

BUILDINGS

There are three modern steel portal frame buildings with corrugated sheet roofs adjoining each other. Further details on the buildings are included within the building schedule and accompanying building plan.



SERVICES

The property is served by mains electricity, has a spring water supply, drainage to a septic tank and oil fired central heating.

COUNCIL TAX BAND

Durham County Council Tax Band D.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating E 40.

MATERIAL INFORMATION

It is understood that the property has access to a standard broadband connection 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.

ENVIRONMENTAL LAND MANAGEMENT SCHEMES

The land is registered with the Rural Payments

Agency and it is understood that Basic Payment Scheme (BPS) has been claimed and that a delinked payment is still being collected. It is understood that the land is not entered into any other schemes such as Countryside Stewardship or Sustainable Farming Incentive.

DESIGNATIONS

Approximately 0.12 acres (0.05 hectares) of the property is within the Smallhope Burn from source to Browney Nitrate Vulnerable Zone.

EASEMENTS AND OUTGOINGS

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

SPORTING AND MINERAL RIGHTS

It is assumed that the sporting and mineral rights are excluded.

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.

TENURE

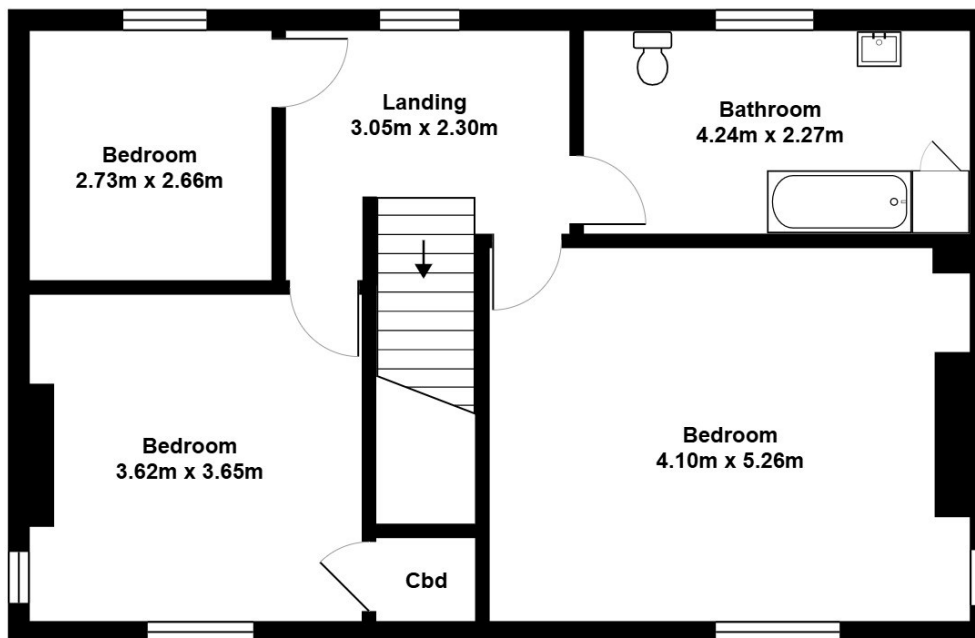
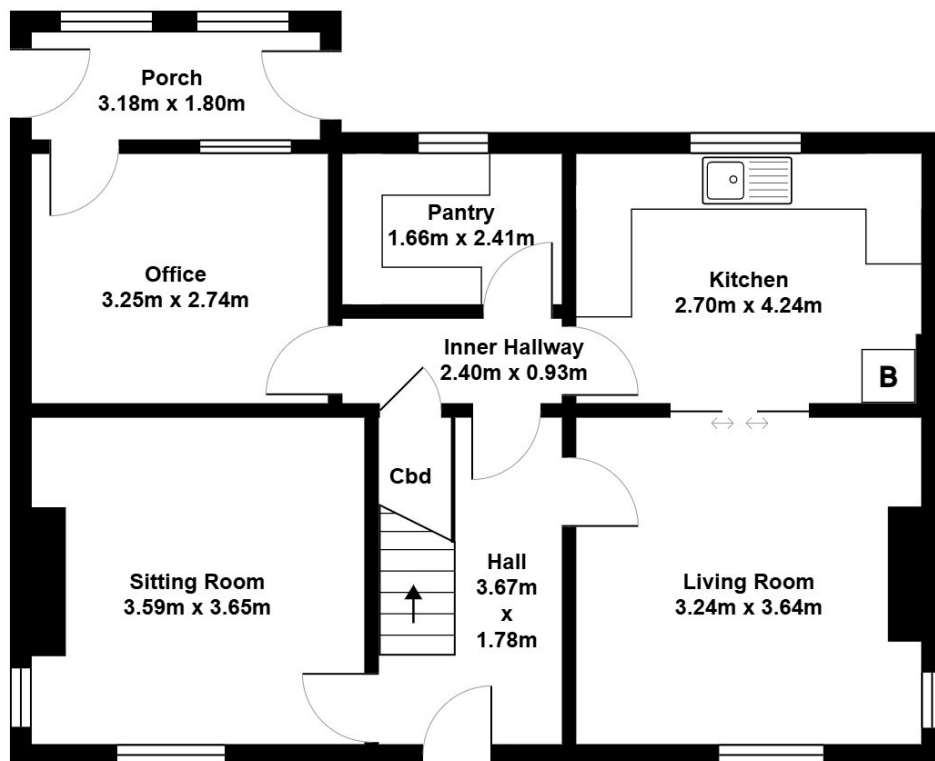
We are informed by the current vendors that the property is held freehold. The property is unregistered.



**Vickers
& Barrass**

— Est. 1973 —

Land and Estate Agents



All measurements are approximate and for display purposes only

METHOD OF SALE

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

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
03000 26 0000

NOTES

Particulars prepared – October 2025

Photographs taken – October 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, 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.



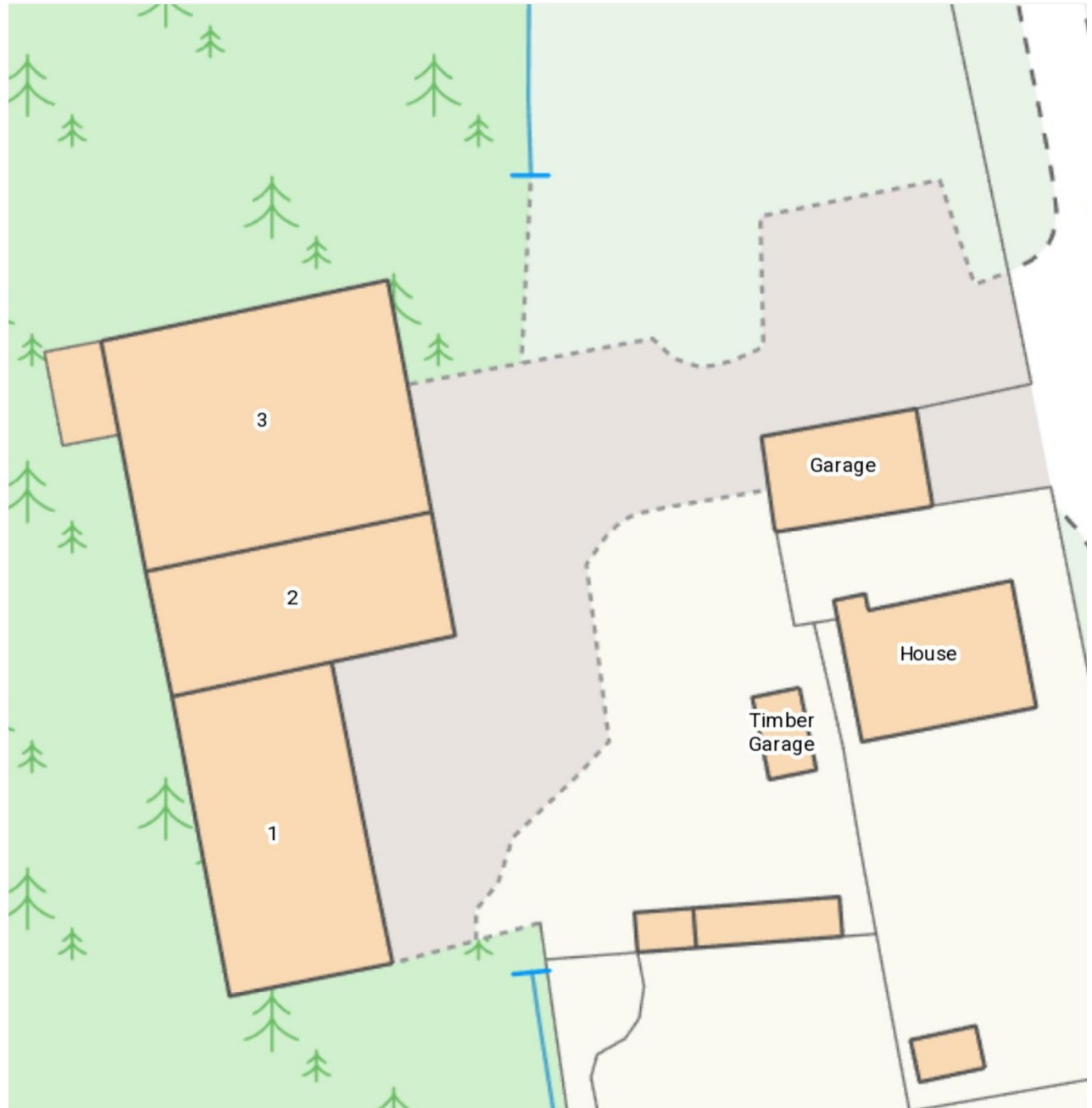
LAND SCHEDULE

FIELD NUMBER	HECTARES	ACRES	DESCRIPTION
NZ1046 1053	0.20	0.50	Predominantly hard standing
NZ1046 0936	5.29	13.08	Permanent pasture
NZ1046 0815	0.22	0.54	Permanent pasture
NZ1046 0908	0.45	1.11	Permanent pasture/rough grazing
NZ1046 2011	0.19	0.46	Permanent pasture
NZ1046 1413	0.82	2.03	Woodland
NZ1046 2019	0.07	0.18	Garden/lawn
Steading	0.24	0.58	Yard/buildings/house/garden
TOTAL	7.48	18.48	

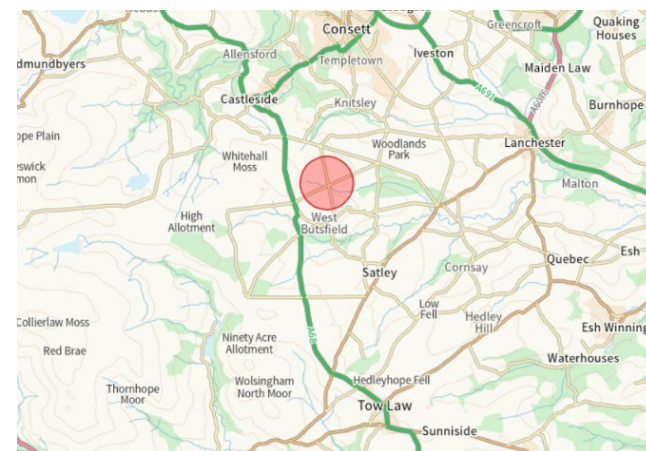


BUILDING SCHEDULE

BUILDING	DESCRIPTION	SIZE
Garage	Brick built garage under asbestos sheet roof. Includes a log store, garage with access for car and separate side access through adjacent storage room. Storage room with a water supply and an outside toilet.	56.79m ²
Wooden shed/garage	Timber framed and clad garage with double garage doors and electricity supply.	14.78m ²
Building 1	Steel framed and trussed building with concrete floor, mezzanine floor over one 3.65m bay. Corrugated steel sheets on roof and sides with double timber sliding doors providing access.	186.90m ²
Building 2	Lean-to steel frame with corrugated steel sheeted roof and box profile side cladding, open front and double doors to southern elevation.	136.07m ²
Building 3	Steel framed building with steel purlins. The roof is sheeted with corrugated steel and the sides clad with box profile sheets. The floor is concrete with integrated inspection pit. This building is also supplied with electric supply.	255.60m ²







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



rightmove

OnTheMarket

ONE DOME

**Vickers
& Barrass**
— Est. 1973 —

Land and Estate Agents