



EAST FLASS FARM

Esh Winning, Durham DH7 9QD



GSC GRAYS
PROPERTY • ESTATES • LAND

EAST FLASS FARM

Esh Winning, Durham DH7 9QD

We are delighted to offer for sale a farmhouse, cottage with paddock, former piggery and land totalling approximately 3.61 acres (1.46ha). The Farmhouse is currently divided into a pair of cottages and could be combined to form one larger farmhouse, subject to planning.

The property is situated between Ushaw Moor and Esh Winning, approximately 5 miles to the west of the centre of Durham City with good transport links with the A1 (M) and East Coast mainline connections in Durham. The property is accessed off the B6302 road and the postcode is DH7 9QD.



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12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

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GSCGRAYS.CO.UK



Accommodation

The Farmhouse is currently divided into a pair of cottages with mains gas central heating and UPVC windows throughout. The Farmhouse comprises a living room, dining room, kitchen, three bedrooms and a house bathroom. The Cottage comprises a living room, dining room, kitchen, one bedroom and bathroom. Please note, The cottage does need a degree of refurbishment. To the exterior of the property there is parking to the rear and garden to both the front and side of the property.

Paddock/Land

The property is sold with the benefit of a paddock and land to the east of the property. The purchaser will be responsible for the construction of, and maintenance of any fencing. The property is sold with an access provisions, A to B is retained, with a right of way at all times and for all purposes. Further information is available via the Sellers agent upon request. Further agricultural land maybe available to buy, subject to separate negotiation.

Old Piggery

A former piggery measuring approximately 175.5msq. The building lends itself to a good plot for stables, subject to any planning consents needed.

Mineral Rights

The mineral rights are excluded from the sale.

Tenure and Possession

Freehold with vacant possession will be provided on completion.

Method of Sale

Sale as a whole by Private Treaty.

Service

Mains water and electricity are connected. Private drainage to septic tank and gas fired central heating.

Viewing

Viewing is by appointment only with the selling agents and prior registration will be necessary before any viewing of the site.

EPC

The EPC for the cottage is available upon request from GSC Grays.

Particulars

Particulars written: May 2023 & Amended March 2024.

Photographs taken: May 2023

Local Authority

Durham County Council

Tel: 03000 200 000

Council Tax Band No. 1: A

Council Tax Band No. 2: A

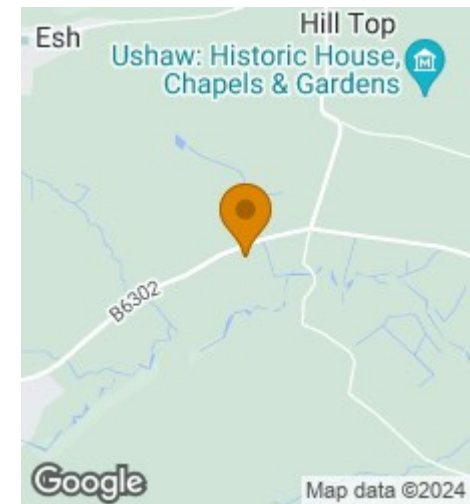
Guide Price

Guide Price £495,000





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.