

NEW CLOSE COTTAGES AND KENNELS WESTGATE, BISHOP AUCKLAND, DL13 1SL

Two beautifully remote semi detached cottages which would benefit from modernisation, with a range of specialist kennel facilities set in 3.94 acres of paddock land, with views of the North Pennines Area of Outstanding Natural Beauty.

**For Sale by Private Treaty
Offers in the Region of £350,000**

Directions

From the A689 in Westgate Village take the road next to the Hare and Hounds pub for about 1 mile. At the first junction go straight over then up the hill and over the bridge at the farm. Follow the track up the hill and New Close Cottages will be on your right hand side.

Situation

The property is located in an attractive location, just 1 mile from Westgate Village in Weardale, in open countryside. It is located along a single track access road and benefits from panoramic views across the North Pennines Area of Outstanding Natural Beauty. Westgate Village offers a pub and local shop. The nearest school and supermarket are in Stanhope, which is approximately 7 miles away. Historic Durham City is 26 miles to the east and Wolsingham is 13 miles east, along the A689.

Description

The property offers a rare opportunity to purchase a pair of secluded and picturesque cottages, a kennel facility suitable for dog breeding and/or dog training and 3.44 acres of pasture land. The plot extends to 3.94 acres in total including the cottages and kennels. The property comprises two semi-detached cottages in need of modernisation. New Close Cottage comprises a kitchen, living room, and utility on the ground floor, two bedrooms and bathroom to the first floor and a further bedroom and ensuite on the second floor. The Kennels Cottage comprises a kitchen, utility, dining room and living room on the ground floor, plus three bedrooms and a bathroom to the first floor. The Kennels Cottage has access to the Kennels via an adjoining side door. The Kennels has accommodation for 34 couples in lodges and is made up of 4 kennels and 3 lodges, all with access to an enclosed yard area and various store rooms and outbuildings.

New Close Cottage

With UPVC windows throughout, the property comprises an entrance porch leading to:

Living room (4.68m x 4.62m) Dual aspect with wood burning stove in an alcove fireplace and flagstone flooring.

Kitchen (4.87m x 2.24m) With floor and wall units, sink, oven, tiled floor, north facing window and access to utility.

Utility (1.84m x 2.26m) Built in units leading from the kitchen, tiled floor and a north facing window.

First Floor

Bedroom 1 (4.82m x 2.29m) Dual aspect room.

Bedroom 2 (3.61m x 2.49m) With north facing window.

Bathroom Bath, WC and pedestal sink.

Second floor

Bedroom 3 (3.26m x 2.26m) With roof windows.

Bathroom Sink, bidet and washbasin facilities are situated in the corner of the bedroom as part of a loft conversion.

Kennels Cottage

With UPVC windows throughout, the property comprises an entrance porch leading to:

Kitchen (2.80m x 3.11) With floor and wall units, sink, oven and north facing window.

Dining room (3.96m x 4.80m) Dual aspect room, with stairs leading to first floor.

Living room (3.36m x 4.87m) Dual aspect room, with wood burner in an alcove fireplace and flagstone floor.

First Floor Stairs from dining room leading to:

Landing (1.01m x 5.96m) With south facing window.

Bedroom 1 (4.88m x 3.30m) Dual aspect room.

Bedroom 2 (3.77m x 2.88m) With north facing window.

Bedroom 3 (2.80m x 3.11m) With north facing window.

Bathroom Pedestal sink, bath with overhead shower and WC.

Externally

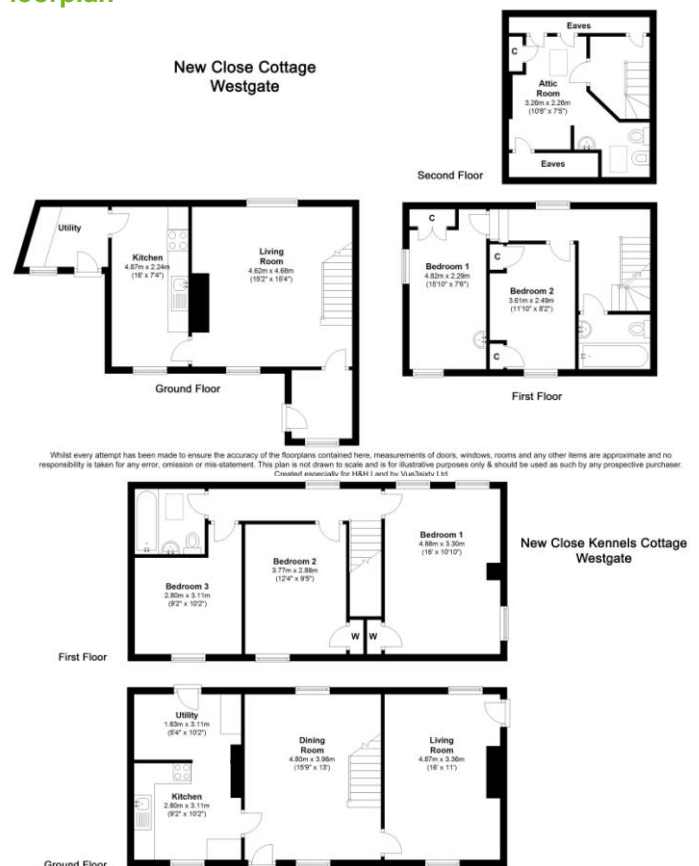
The Kennels

The kennels have facilities for 34 couples including 3 lodges with individual yards, 4 large kennels and various storage areas around a central yard. The construction is breeze block and stone with tin sheeting roof. There is electric power providing lighting and there is a water supply.

Land

The property is sold with 3.44 acres (1.39 hectares) of grassland which adjoins the property as shown edged red on the attached plan.

Floorplan



Council Tax & EPC

New Close Cottages and Kennels are in Council tax band C. New Close Cottage has a current EPC rating of G4 and a potential rating of F29. The Kennels Cottage has a current rating of E45 and a potential rating of B85.

New Close Cottage

The Cottage benefits from a small wind turbine which feeds batteries located in the outbuildings and there is a diesel generator for back up supply. Heating is via wall mounted gas heaters throughout supplied from a gas tank externally.

Kennels Cottage

The Cottage benefits from an oil fired central heating system with a tank located in the garden.

Water is supplied to both Cottages via a natural spring located on a neighbouring farm and sewerage is to a septic tank located on the property. Both properties have access to broadband and a land line.

Sporting Rights

The property is being sold including sporting rights insofar as the Seller is aware.

Mineral Rights

The mines and mineral rights, together with the ancillary powers of working are excepted and reserved to a third party.

Access

There is a joint access road serving six other landowners and residents. The Buyers will have a right for all times and for all purposes along this access road. Maintenance responsibility will be between the six individual landowners.

Viewing

Viewing arrangements are strictly by prior appointment with the sole Selling Agents, H&H Land and Property.

Method of Sale

The property is offered for sale by private treaty. Interested parties are advised to register their interest with the selling agent at an early stage as a closing date may be set following a period of initial marketing. The Sellers reserve the right to amalgamate, withdraw or exclude any of the property shown at any time or to generally amend the particulars.

Health and Safety

The Sellers and Selling Agents accept no responsibility for any loss as a result of an accident whilst on the property.

Exchange of Contracts and Completion

It is expected that Exchange of Contracts will take place within four weeks of an offer being accepted. Completion will take place within four weeks of the Exchange of Contracts or earlier by arrangement.

Burdens

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

Money Laundering Regulations

Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations.

The extent of the required documentation will be confirmed to the Buyer after acceptance of an offer.

Selling Agent

For further details or a confidential discussion please contact the Selling Agent:

Will Parker, H&H Land and Property, Aykley Heads Business Centre, Durham City, DH1 5TS
T: 0191 370 8530. E: will.parker@hhland.co.uk

IMPORTANT NOTICE

H&H LAND AND PROPERTY Ltd for themselves and for the Seller or Lessors of this property, whose Agents they are, give notice that:

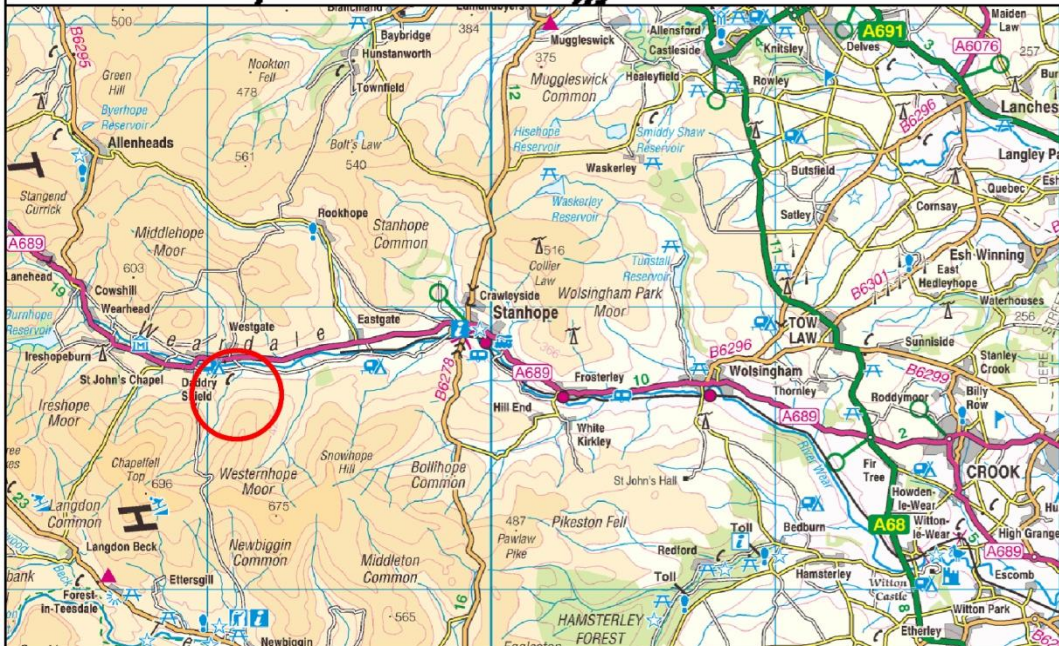
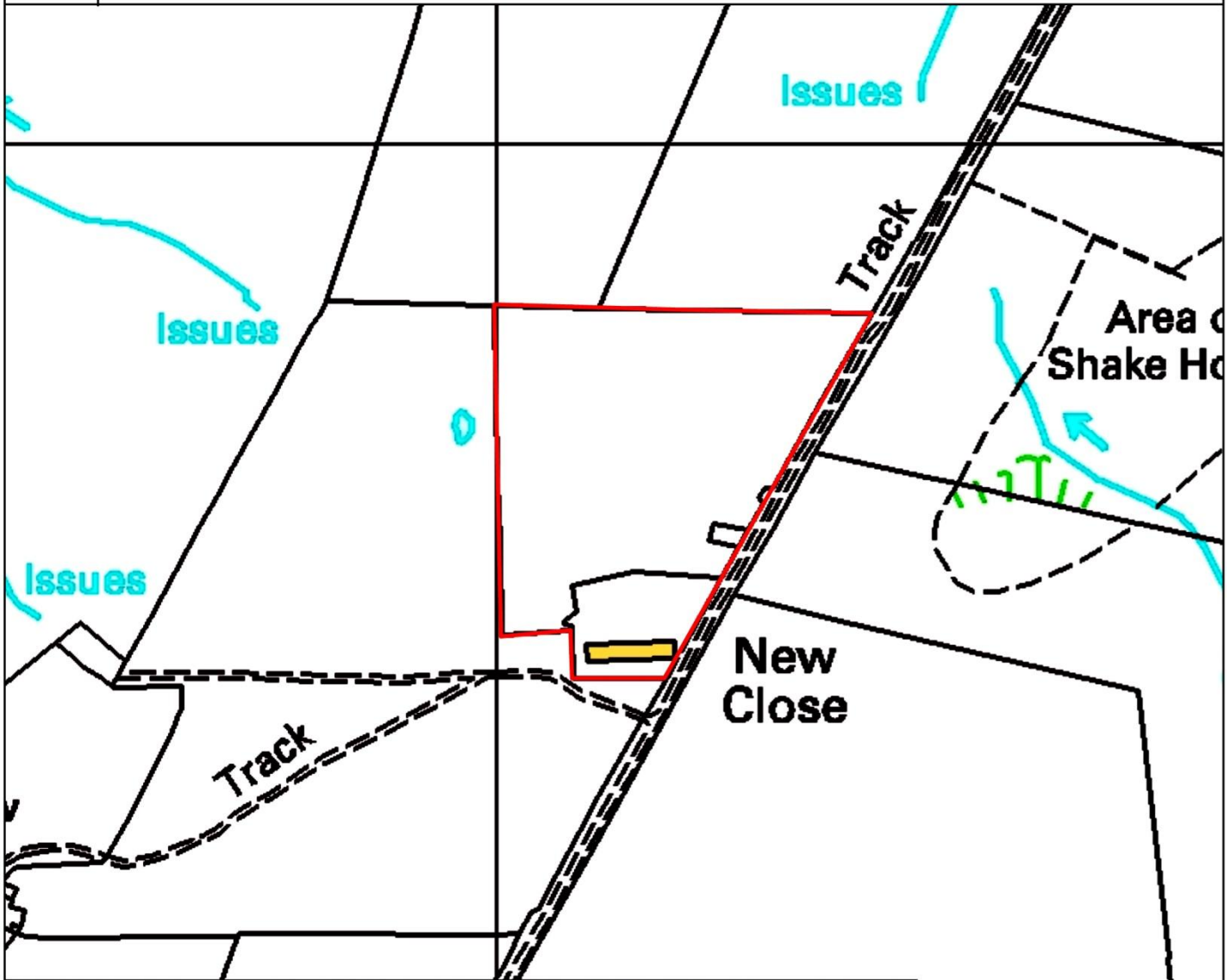
- (i) the particulars are set out as a general outline only for the guidance of intending Buyers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Buyers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them; no employee of H&H LAND AND PROPERTY Ltd 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 whether by H&H LAND AND PROPERTY Ltd. or the Sellers or the Lessors of this property.
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- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND AND PROPERTY Ltd in good faith. Prospective Buyers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) The Sellers 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.
- (vii) The property is sold subject to reserve(s).
- (viii) H&H LAND AND PROPERTY Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

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

Particulars prepared: April 2017

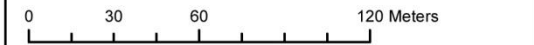


New Close Cottages and Kennels



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Date: April 2017
Our Ref: DW42a
Plan No: v1
Scale @ A4: 1:2,500



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The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Prospective purchasers are advised to check the availability of any property before travelling any distance to view.