

Our ref: HR/HF/DM21a

Your ref:

Date: 9 August 2017

Dear Sir / Madam

Land and Building at Old Quarrington

I refer to your recent interest in the above property.

My client has instructed me to set a closing date on the Land and Building at Old Quarrington for **Best and Final Offers with Proof of Funds by 12 Noon on Thursday 24th August 2017.**

We are writing to all interested parties to inform them of this date.

Should you wish to make an offer please complete the enclosed offer form and return to me, or my colleague Helen Forbes before the closing date as above.

I trust the above is in order, but if you should have any queries please do not hesitate to get in touch with me.

Yours sincerely



Helen Russell
Helen.russell@hhland.co.uk

H&H Land and Property Ltd

Aykley Heads Business Centre, Durham DH1 5TS T: 0191 370 8530 E: info@hhland.co.uk

Also at: Borderway, Rosehill, Carlisle, Cumbria CA1 2RS T: 01228 406260

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www.hhland.co.uk

Regulated by RICS. Registered in England No: 3780434. Registered Office: Borderway Mart, Rosehill, Carlisle, Cumbria CA1 2RS

OFFER FORM

Return to: Helen Forbes , H&H Land and Property Ltd, Aykley Heads Business Centre, Durham, DH1 5TS. helen.forbes@hhland.co.uk

Name(s):	
Address:	<p>.....</p> <p>.....</p> <p>.....</p>
Contact Details	<p>Daytime Tel: _____ Mobile Tel: _____</p>
	Email Address: _____
Solicitors Details	<p>Name: _____ Phone: _____</p> <p>Email address: _____</p>
	<p>Company Name: _____</p> <p>Address: _____</p>
<p>I wish to put forward an offer to purchase this property at a value of: £.....</p> <p>Please state the value of your offer in both figures and in words.</p>	
<p>My offer is subject to the sale of my own property Yes / No (please circle) (If 'yes' – please indicate what position your property sale is at)</p> <p>My offer is subject to funding/mortgage approval Yes / No (please circle) (If 'yes' - do you have a mortgage in principle offer or similar) (if 'no' – please supply proof of funds)</p>	
<p>Signed:..... Dated:</p> <p>Due to The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are obliged to check your identity before we can accept your offer.</p>	



LAND & BUILDING AT OLD QUARRINGTON **Bowburn, Durham DH6 5NW**

An accessible block of permanent grassland and attractive stone barn, totalling approximately 2 acres (0.81 ha) all in a ring fence. The property benefits from good access. The building may be suitable for conversion, subject to the necessary consents.

For Sale by Private Treaty
Offers in the region of £65,000



Directions

If travelling South from Durham, take the A171 road towards Bowburn and the A1 (M). Passing through the village of Bowburn, turn left after the traffic lights and signposted Old Quarrington and Bowburn Hall.

Continue on this road for approximately half a mile and then turn right, again signposted Old Quarrington. Continue on this road until entering the hamlet of Old Quarrington. You will pass a row of houses on your right, after these houses there is a right hand turn down a single track. The land and building is located along this track on the left hand side.

Situation

The land is situated within the hamlet of Old Quarrington approximately 5 miles South East of Durham City.

Old Quarrington is a small attractive rural hamlet which is surrounded by agricultural land.

Description

The property offers a rare opportunity to purchase a block of agricultural land with an attractive stone barn. The barn is suitable for a variety of agricultural or equestrian uses or may be suitable for conversion, subject to the necessary consents.

The building extends to approximately 217 m² and is primarily constructed of stone with a fibre cement roof. Some internal repairs have been carried out using block work and brick. It has been used to house cattle in previous years and more recently has been converted to stables. There are 4 stables currently within the building.

The land extends to 2 acres or thereabouts and is split into two paddocks. It is all down to grass and is fenced on all sides.

Boundaries

The boundaries are as shown on the sale plan overleaf. The boundary maintenance responsibilities are unknown and interested parties are advised to undertake their own enquiries.

Services

There are no services connected to the property. We believe there are connections to services in the main road. Interested parties should speak directly to the specific utility companies for further information on this.

Sporting Rights

The property is not being sold including any 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

Access to the land is directly off a single track road owned by a third party. The property enjoys a free and uninterrupted right of way to access the land on foot or with vehicles.

Basic Payments Scheme (BPS)

The owners do not claim BPS on this land and there are no entitlements for sale.

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

Prospective Buyers are reminded that the property is part of a working yard and that they should be aware of moving livestock and machinery. 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:

Helen Russell, H&H Land and Property, Aykley Heads
Business Centre, Durham City, DH1 5TS
T: 0191 370 8530. E: helen.russell@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.
- (iii) The making of any offer (bid) for this property will be taken as an admission by the intending Buyer that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- (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**



Land and Building at Old Quarrington



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Date: April 2017
Our Ref: DM21a
Plan No: 1
Scale @ A4: 1:3,000



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