



Black Cleugh Barn  
Wearhead | DL13 1DJ



Fine & Country Wynyard

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# Black Cleugh Barn

## Wearhead | DL13 1DJ

A rare and attractive rural development opportunity, set in approximately 1.5 acres of grassland, situated in the heart of the idyllic North Pennines, an Area of Outstanding National Beauty. Located off the main Burhope to Cowhill road, on the outskirts of the village of Wearhead.

This is an exciting opportunity to purchase a freehold, traditional stone farmhouse and adjoining building to form a residential 2 storey home, with scope for home working and a business opportunity.

All services have been installed on site – electricity/water/internet.

A private access to the property is off the main highway.

Planning permission has been approved for this building. Some works have been carried out already, including a new stone tiled roof and pointing both internally and externally.

The elevated site befits from a small beck running through and stunning views across the valley.

A copy of the Decision Notice and other documents can be viewed on the Durham County Planning Portal. Planning ref: 3/2009/0509 – Approved 2009 and current.

Alternatively can be requested via the Fine & Country Office.

This is one of two barns which are situated next to each other that are being sold, the other being Johnnies Barn and they could be purchased together.



## PUBLIC RIGHTS OF WAY:-

There are various footpaths which cross through the property.

## SERVICES:-

- \* Mains Electric
- \* Mains Water
- \* Internet

#### AUCTIONEER COMMENTS:-

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the

Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price

including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything

you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation

Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they

will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are generated.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

## LINKS:

L i n k s t o a n n o u n c e m e n t s w e b s i t e s

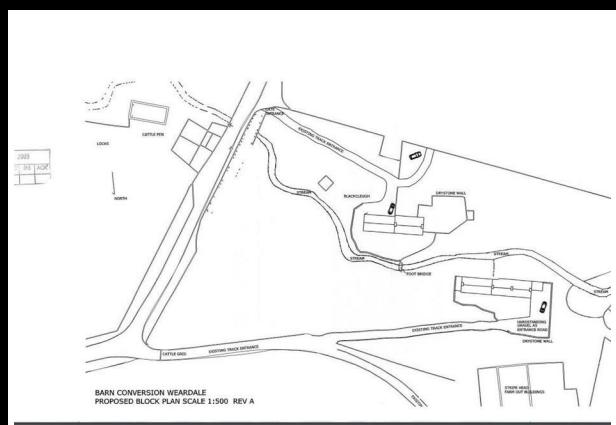
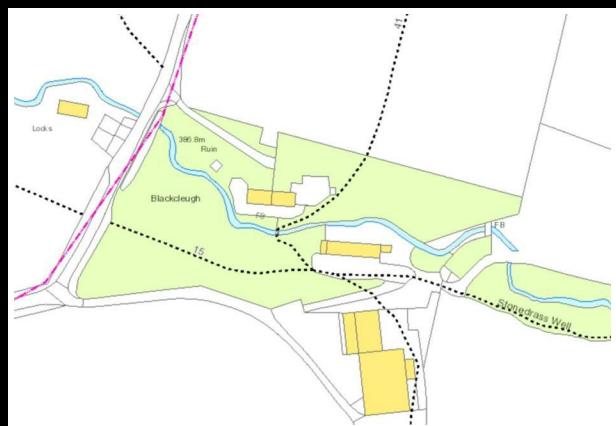
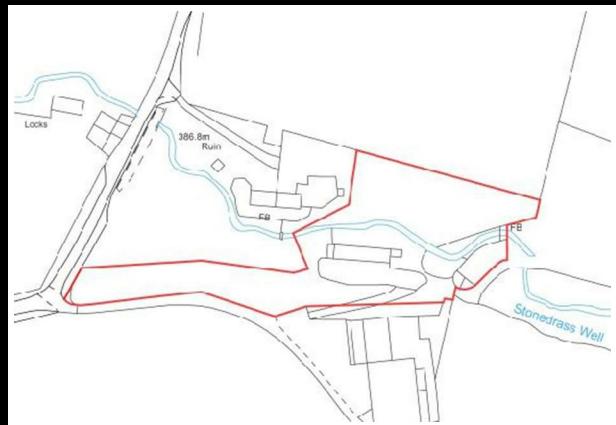
<https://www.iamsold.co.uk/auction/properties/de9989eb58b14c84ab80b8c147351af2>

## VIEWINGS:

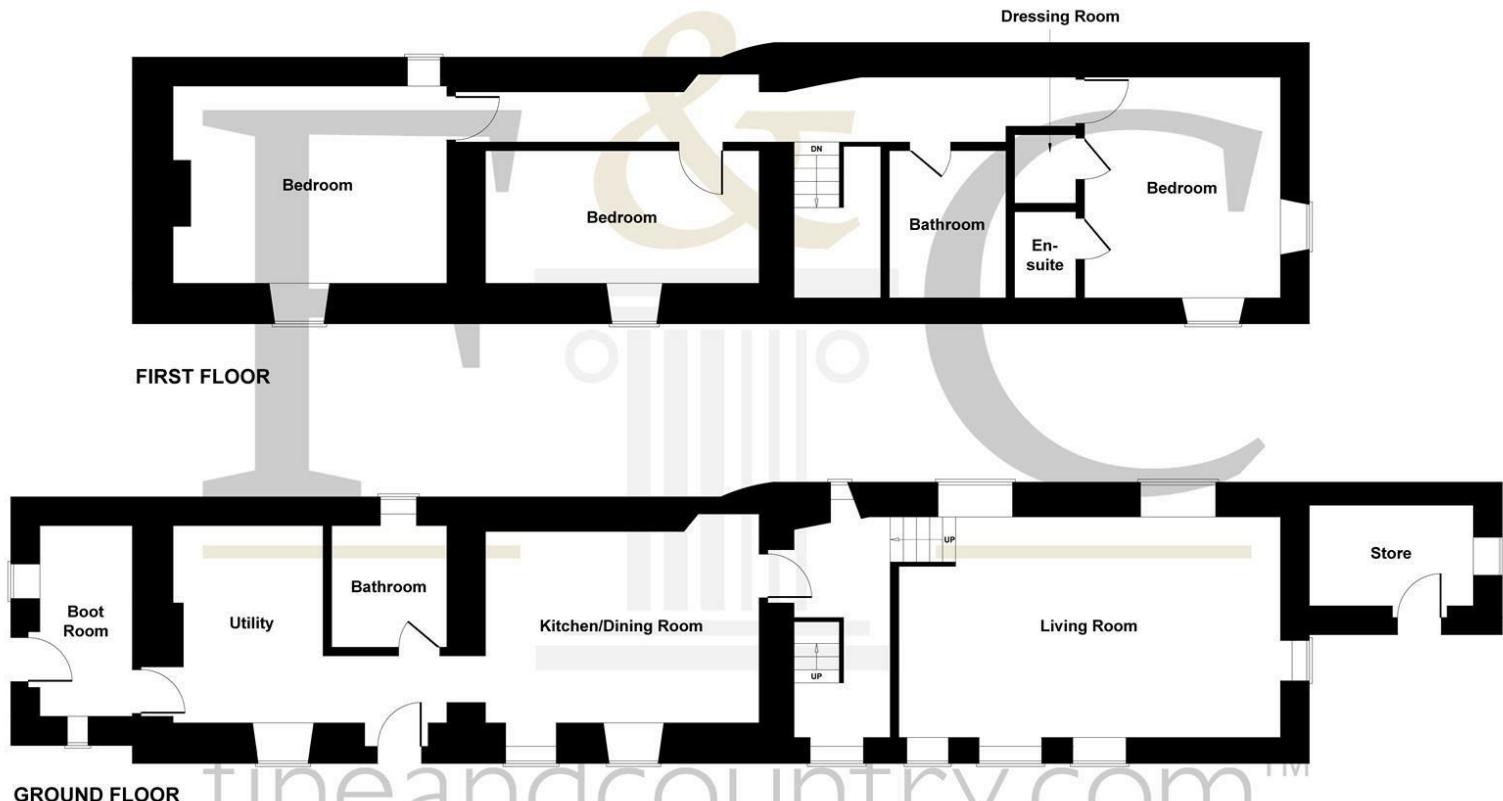
Via Fine & Country

Tel: 01740 645 444

Email: [Info@wynyardfineandcountry.co.uk](mailto:Info@wynyardfineandcountry.co.uk)



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### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.