



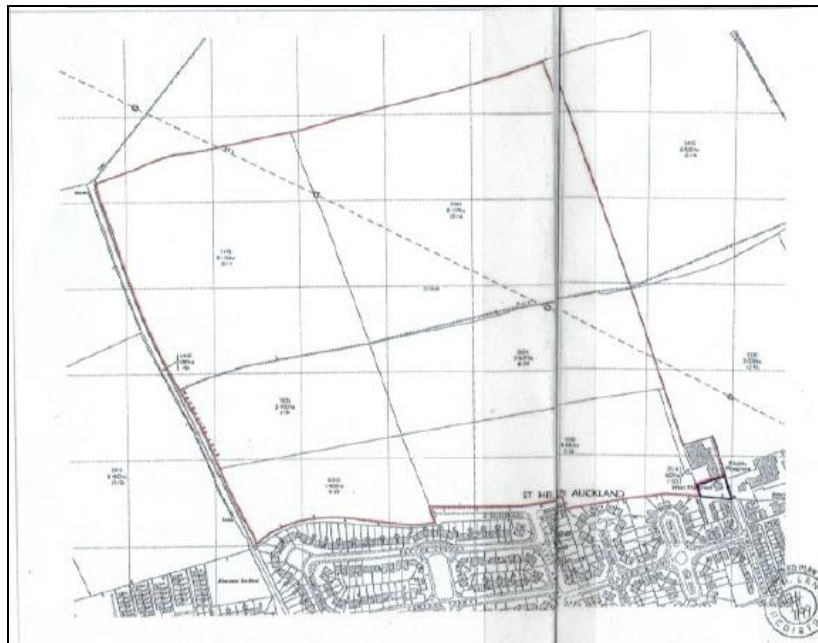
Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

LAND & FARM BUILDINGS

**WEST MUSGRAVE FARM, LOUISA TERRACE &
DAVID AVENUE, ST HELEN AUCKLAND, COUNTY
DURHAM, DL14 8BP**

25.85 ha (63.87 acres)



- Agricultural buildings and site of former farmhouse
- Accessible location
- Part of the site is located within the settlement limit on the local plan

0113 2348999

Location

The premises comprising West Musgrave Farm are located with access off Louisa Terrace and David Avenue, in turn off Maude Terrace which via the A688, A6072 and A68 lead to the A1M approximately 5 miles to the south east, approximately 1.5 miles to the south west of Bishop Auckland, immediately to the north of the village of St Helen Auckland in County Durham.



Description

The property comprises a regular shaped parcel of grazing land, rising gently in topology to the north and includes basic agricultural buildings and farm yard to the south east and the site of a former farmhouse.

Total Site Area 25.85 ha (63.87 acres)

Tenure

The premises are freehold.

We understand the property is currently subject to unauthorised grazing.

Services

We are informed mains electricity, water and drainage is available to the property.

We have not tested the services and prospective purchasers are required to make their own enquiries with regard to condition and capacity of services.

Planning

Through our verbal and online enquiries of Durham City Council Planning Department we understand the land comprising agricultural buildings and the site of the former farmhouse to the south east of the property is located within the settlement limits for development purposes on the adopted plan, with the remainder of the site beyond the settlement limit and forming 'open countryside'.

Prospective purchasers must make their own enquiries with regard to all planning matters and use with Durham City Council Planning Department Tel: 03000 260000.

Rating

We have not identified a business rating assessment for the property.

Schemes & Designation

We are not advised of any statutory designations in place on the land nor is the land understood to have been entered into any agricultural or environmental subsidiary schemes.

The Proposal

The property is offered for sale on an 'as is' basis. We are instructed to invite offers on the following bases:-

1. A freehold purchase price with overage*
2. A freehold purchase price at a premium level reflecting 'hope value'

*preferred overage terms would be for a period of 30 years with overage payment triggered by the granting of planning

VAT

The price is quoted exclusive of VAT.

Legal Costs

Each party to be responsible for their own legal costs in connection with the transaction

Other Matters

The vendors are not in a position to provide a report of environmental audit/site investigations and/or further comments on planning.

Viewing/Enquiries

The property is available to view from the public highway. No access to the site is permitted without the vendor's prior consent through application to the sole selling agents.

Michael Steel & Co
Andrew Steel

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Our Ref: 2171/A/S
June 2016

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.