

Green Copse

Etherley



ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

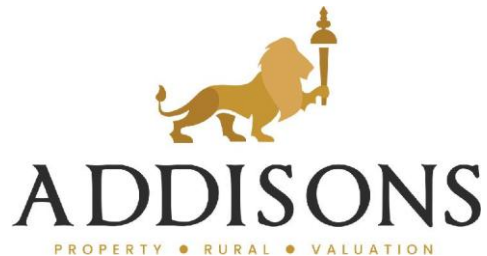
An exciting opportunity to purchase a small holding/equestrian/small business premises which extends to approximately 7.99 Hectares (19.74 acres) in total. The bungalow benefits from full length windows to the lounge with views over the garden to the open countryside beyond.

The land is predominately grass pasture/meadow and is ring fenced. The farm buildings include a livestock building, small cattle yard machinery store, and hay/straw shed. In addition, there is range of workshop buildings associated with the vendor's joinery business. Please note the wood working equipment is available to purchase by separate negotiation if desired.

LOCATION

The property is conveniently located on the outskirts of Etherley benefiting from a pleasant rural setting whilst being only a short drive from the shops and services available in Bishop Auckland.

What3words: ///landlady.unto.fakes



13 Galgate Barnard Castle, County Durham, DL12 8EQ
01833 638094
info@addisons-surveyors.co.uk

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ACCOMMODATION

Entrance Hall

Solid timber door, radiator and stained glass panels.

Shower Room

Fully tiled with shower cubicle, heated towel rail, wash hand basin and low level wc.

Kitchen

Fitted wall and floor cupboards, electric cooker point with extractor hood over, sink unit with double drainer, integrated fridge, freezer and dishwasher. Within the kitchen there is a breakfast bar ideal for informal dining with the benefit of added storage.

Dining Room

Radiator and two windows enjoying views over the garden.

Living Room

Large picture windows with views to the west over the lawn and Weardale beyond. Radiator, stone fireplace with open coal fire and double glazed doors to the garden.

Bedroom One

Window to the front elevation, built-in wardrobe and radiator.

Bedroom Two

Bedroom to the rear elevation, built-in wardrobe and radiator.

Bedroom Three

Bedroom to the rear elevation, built-in wardrobe and radiator.

Bedroom Four

Bedroom to the rear elevation, built-in wardrobe and radiator.

Bathroom

Cast iron roll top bath with shower attachment, radiator incorporating towel rail, low level wc, pedestal wash hand basin, built-in storage cupboard and part tiled walls.

Utility

Tiled floor, radiator, plumbing for washing machine and Belfast sink.

Cloakroom

Low level wc and radiator



Store Cupboard One

Store Cupboard Two

EXTERNALLY

Garage 11' 9" X 20' 11" (3.60m X 6.38m)

Remote control up and over garage door, side access door, oil central heating boiler and main consumer unit.

Garage Two 13' 0" X 23' 8" (3.98m X 7.23m)

T-fall room, brick and block walls with power and light installed.

Kennel and Dog Run

Sales Office 8' 6" X 16' 6" (2.61m X 5.05m)

Toilet 7' 5" X 6' 1" (2.28m X 1.87m)

Coal House/Store 5' 9" X 7' 7" (1.77m X 2.32m)

Joinery Building 27' 9" X 62' 0" (8.48m X 18.91m)

Dust extractors. Note the wood working equipment can be included within the sale.

Tool Store 8' 8" X 16' 2" (2.66m X 4.95m)

Store Yard Area 26' 6" X 63' 3" (8.10m X 19.29m)

Timber framed building with concrete floor. Open concrete yard with feed passage.

Machinery Shed 19' 5" X 57' 6" (5.93m X 17.54m)

Open fronted with gates, concrete floor with both mains water and lighting.

Hay Shed 25' 0" X 57' 7" (7.63m X 17.56m)

Dual pitch sheet steel roof

ACCESS

Access to the property is from the adopted highway over the access road (shaded orange on the sale plan). The access road is not included in the ownership.

SERVICES

Mains water and mains electricity are connected. Private drainage to a septic tank. An oil-fired boiler supplies hot water and central heating to the bungalow.

The land adjacent to the farm buildings has the benefit of a natural water supply. No warranty is given or implied regarding water quality or continuity of supply.

SALE PLAN

The property is shown edged red on the attached sale plan.

LAND

Description	Area (Hectares)	Area (acres)
Grass/ Meadow Pasture	6.84	16.90
Woodland(grazeable)	0.57	1.41
Steading/Buildings/Gaden/Grounds etc	0.58	1.43
Total	7.99	19.74

The grassland comprises three enclosures within a ring fence.

The field boundaries are a mix of wire fences and hedges.

TENURE

The land is freehold and is registered under title DU318560.

The land was formerly copyhold of the Manor of Evenwood.

Vacant possession is available after the expiry of the current grazing agreement which terminates on 30 September 2025.

COUNCIL TAX

Green Copse Farm Bungalow: Band E

BUSINESS RATES

The workshop buildings are assessed for Business Rates. An online search at www.tax.service.gov.uk/business-rates-find/search shows the Rateable Value is £2,750. The property is described as Workshop and premises. The property does qualify for 0% Small Business Rates Relief.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land is sold subject to and with the benefit of all rights of way, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining landowners (if any) affecting the same and all matters registerable by any competent authority pursuant subject to statute.

The land is crossed by a public bridleway and public footpaths. For further is available from the selling agent or at www.durham.gov.uk/definitivemap.

The most southerly land parcel is crossed by a surface water drainage pipe with third rights described in the title register.

OVERAGE

The land is sold subject to a development clawback provision (in favour of the vendors and their successors in title). The payment due being equivalent to 25% of the uplift in value arising on the grant of a planning permission for anything other than an agricultural or equestrian use for a term of 50 years.

METHOD OF SALE

The land is offered for sale by private treaty. All interested parties are advised to register their interest so they can be advised on how the sale will be concluded. We reserve the right to proceed to final offers.

PRICE

£915,000

COSTS

Each party is to bear their own costs.

LEGAL FORMALITIES

Exchange of contracts will take place as soon as possible, but in any event no later than the expiry of 8 weeks from instruction of solicitors, with completion 7 days thereafter.

VIEWINGS

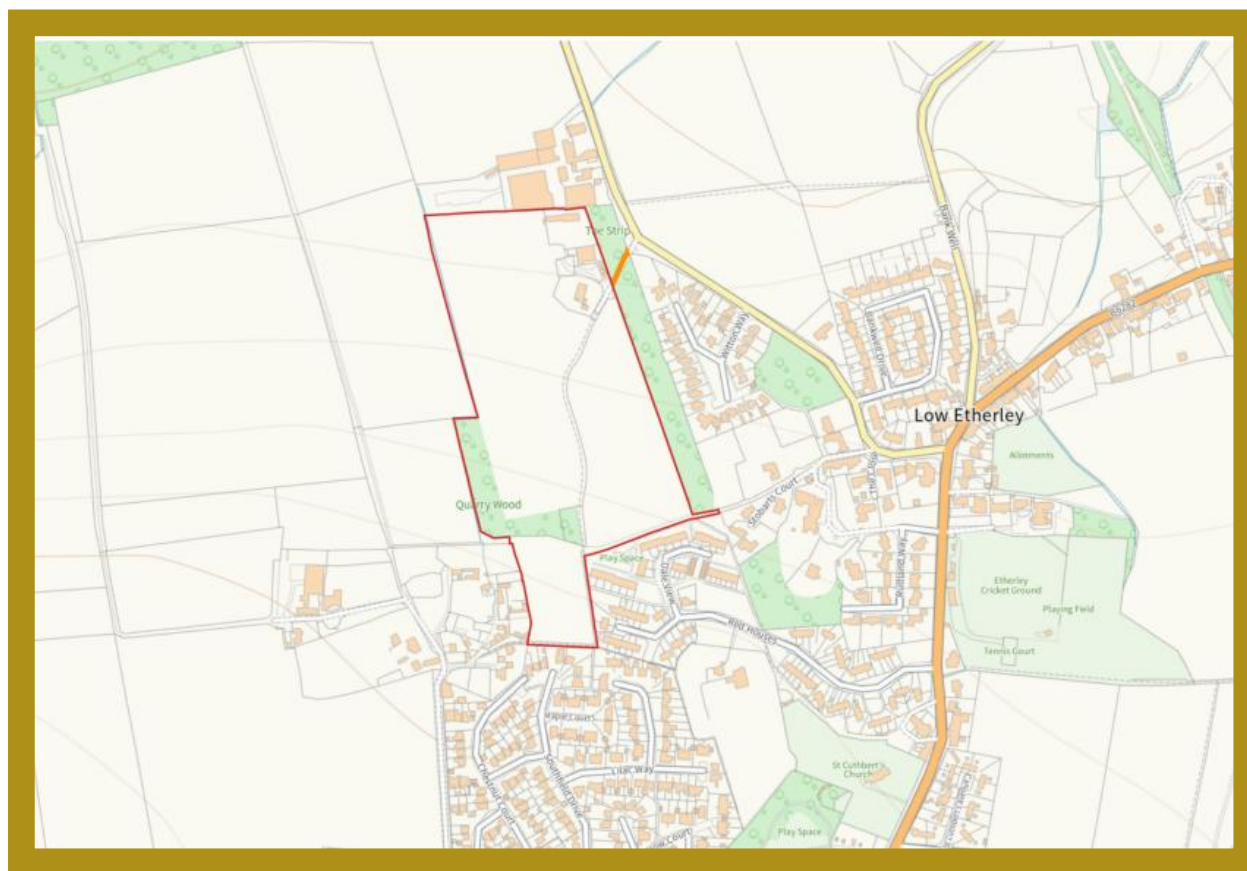
Please contact the selling agent

LOCAL AUTHORITY

Durham County Council, County Hall, Aykley Heads, Durham DH1 5UL.
Telephone 0300 026 0000

BROCHURE

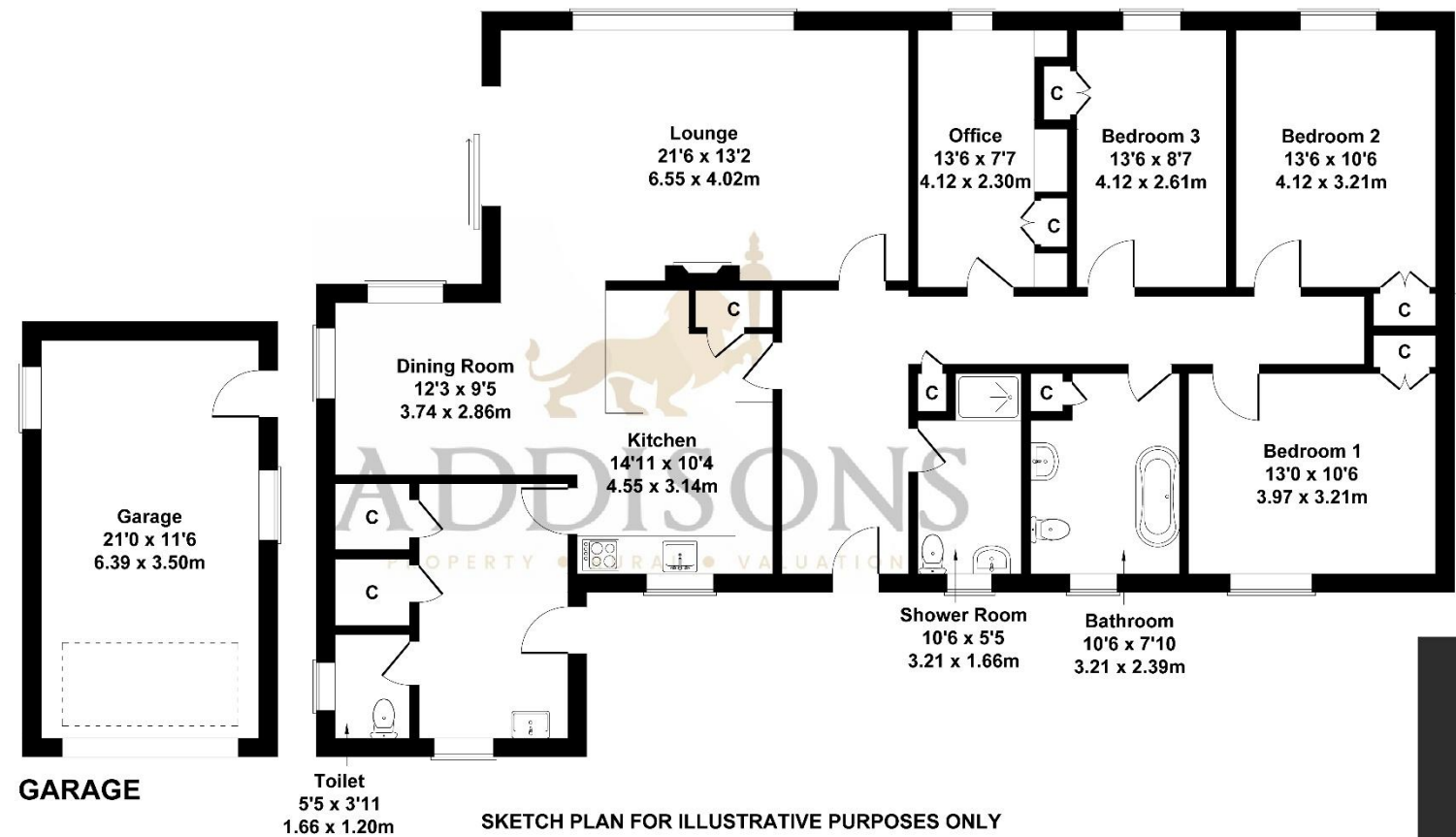
Photographs May 2025.
Brochure prepared June 2025.





Floor Plan

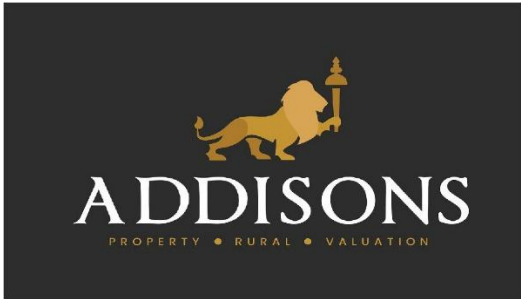
Green Copse Farm, Etherley



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. 2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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T: 01833 638094

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