

**FOR SALE – Offers in the Region of £95,000**

**“The Former Coal Yard”, Adjacent to Loop Farm,  
Butterknowle, Bishop Auckland, Co. Durham, DL13 5JP**

**Commercial compound extending to approximately - 0.29 Acres**

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## SITUATION/LOCATION

The property lies adjacent to Loop Farm accessed via a shared lane from Loop Lane approximately 0.1 miles north of Butterknowle. Land uses around the immediate vicinity are generally agricultural and occupiers are generally residential dwellings. Local amenities include The Royal Oak Public House and Quarry Lane Picnic Area amongst a variety of independent local businesses. Butterknowle is a small residential village located approximately 8 miles west of Bishop Auckland, 8 miles north of Barnard Castle and 14 miles north west of Darlington. The location provides access to the A688 in turn linking with the A68, A167 and A1(M) within a short driving distance.

## DESCRIPTION

The property comprises a fenced commercial compound which we are advised by our client has historically been used as a commercial coal yard.

The site is of a generally rectangular nature bound by perimeter fencing with steel access gates.

The site is generally level surfaced by way of a combination of hard standing, concrete batch and rough compacted ground.

There are a number of temporary structures in situ of a basic nature.

## SERVICES

We understand from our client that the adjacent Loop Farm (owned by our client) does have mains power and water which should be available for connection. Interested parties should rely on their own enquiries in this regard.

## TENURE

Freehold. The site presently forms part of our clients larger freehold title and a separation of the title will be required.

## ACCOMMODATION

The site extends to approximately 0.29 Acres

### Agents Note:

1. All sizes, plans and photos are provided for guidance purposes only and are not to be relied upon.

## RATEABLE VALUE

Interested parties should make their own enquiries with the Local Rating Authority with regards to business rates.

## VAT

We are advised by our client that VAT is not applicable to the sales price.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

N/A



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