



Land Factor



Joseph's Barn, Carrshield

Expressions of interest are requested for the above stone building subject to restricted use of small scale employment uses (B1, B2), holiday accommodation (excluding second homes); recreational uses, including camping barns and bunk houses; tourist facilities, rural enterprises, including farm diversification.

FOR SALE

OFFERS INVITED

Description

The building is of stone construction under more modern roof material.

The property requires significant capital expenditure/refurbishment.

Location

The building is situated in on the Northern fringe of Carrshield in the West Allen valley.

Offers

Purchasers interested in the building will be expected to submit viability and business plans in relation to their proposals together with details of available finance with any accompanying offers.

Purchasers are advised to contact the local Planning Authority to discuss their proposals and in particular the relevance of Local Plan Policy BE11.

Any sale of the property will be conditional upon a detailed planning consent being issued to comply with one or more of the permitted uses outlined above.

Any proposed change of use will need to comply with the prevailing planning policies of Northumberland County Council, including specifically Policy BE11 which deals with the conversion of rural buildings.

Rights and Easements

The property is not currently connected to mains services. In so far as is possible, the vendor undertakes to grant the purchaser any necessary rights of way, wayleaves or easements for the provision of mains water, electricity and drainage subject to the purchaser making good any damage caused and also indemnifying the vendor against costs incurred.

Any services, fittings or equipment where present have not been tested.

Measurements

Measurements and areas where stated are approximate and must not be relied upon.

Restrictive covenants

Joseph's Barn will be sold subject to a restrictive covenant restricting use of the property to that consented at the time of the sale, and restricting development to that granted at the time of the sale in order to protect the vendors retained property surrounding the barn.

Local Authorities:

Northumberland County Council,
Hexham House, Hexham,
Northumberland NE46 3NH

Viewing

Strictly by prior appointment with the Agent. All viewings are to be conducted on foot. No internal viewings should be undertaken due to the general condition of the building.

The vendors and their agents do not accept any liability for injury or damage to persons or property in taking access to the property.

Interested parties are advised that the property is situated on a working farm with the attendant hazards this creates.

Children are not permitted to accompany parties viewing the property.

Property Misdescriptions Act 1991

Land Factor endeavour to make our sales particulars accurate and reliable however they should be considered as general guidance only and do not constitute all or part of any contract.

Prospective purchasers are advised to satisfy themselves of the facts and details of the property through their legal advisers prior to submission of offers. Further information on points of specific importance will be provided as required.

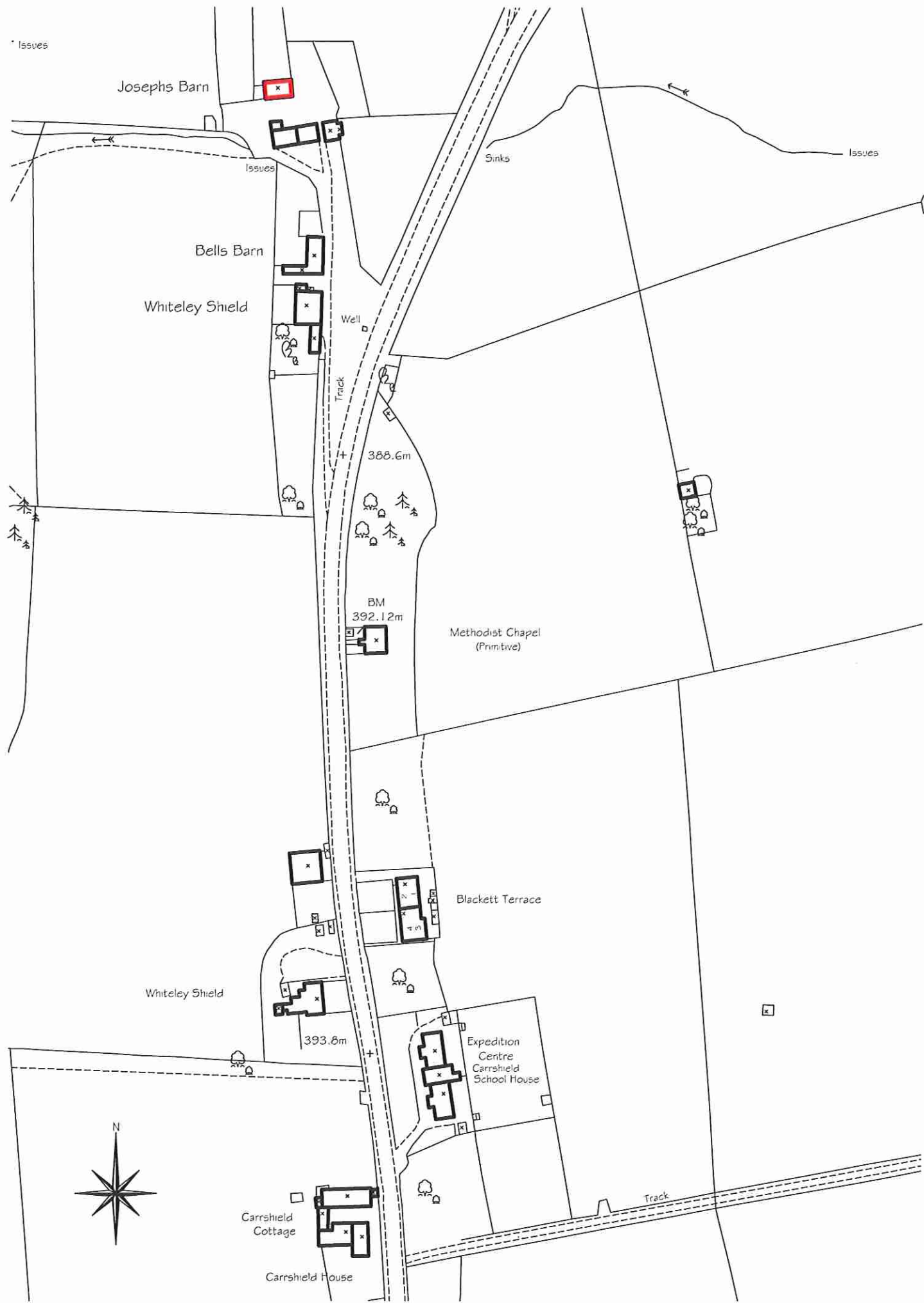
Any services, fittings or equipment where present have not been tested.

Particulars Prepared: October 2010
Ref: SFS

Bywell Estate Office
Stocksfield
Northumberland
NE43 7AQ

T: 01661 843168
F: 01661 842838

E: info@landfactor.co.uk
www.landfactor.co.uk



Josephs Barn - Not To Scale