

**FOR SALE**

**Allanton Mill**

Prosterley, Bishop Auckland, DL13 2SE



**DAVIDSON  
& ROBERTSON**  
RURAL SURVEYORS & CONSULTANTS

# Allanton Mill

Frosterley, Bishop Auckland, DL13 2SE

A fantastic opportunity to acquire a detached bungalow with extensive grounds, commercial buildings and land amounting to 1.85 acres (0.75 hectares) or thereabouts located in the popular commuter village of Frosterley.

Allanton Mill is a spacious detached 3 bedroom bungalow benefitting from double glazing throughout and oil fired central heating. There is also a detached shed/workshop and detached garage. The property would lend itself to further development subject to necessary consents and permissions.

Allanton Mill is situated to the south of Frosterley, and north of the River Wear. To the rear of the bungalow, is a patio area and lawns. There is off street parking for a number off cars.

Accommodation comprises of: -  
Hallway, Living/Dining Room, Kitchen, 3 Bedrooms, Bathroom and Utility Room.

- 3 Bedroom Bungalow
- Former engine shed and workshop
- Detached garage
- Extensive grounds
- Ideal commuter location
- Potential income from commercial buildings
- Potential development opportunities
- EPC E 47

**For sale by Private Treaty as a whole**

## Selling agents

**Davidson & Robertson**  
Suite 7M  
Lakeland Business Park  
Cockermouth  
Cumbria  
CA13 0QT

Tel: 01900 268633  
Email: [sales@drrural.co.uk](mailto:sales@drrural.co.uk)  
Web: [www.drrural.co.uk](http://www.drrural.co.uk)



## Situation

The property is set in the popular village of Frosterley, which is well equipped with a local convenience store, post office and primary school. It is located on the outskirts of the North Pennines Area of Outstanding Natural Beauty with excellent access to walks and trails. The property has excellent transport links, being located off the A689. It is situated approximately 3.5 miles from Wolsingham which offers a range of local amenities, such as supermarkets and local shops. Bishop Auckland and Durham provides a further range of amenities expected of a town of their size.

Stanhope – 2.5 miles  
Wolsingham – 3.5 miles  
Bishop Auckland – 13.5 Miles  
Durham – 17.5 miles  
Newcastle - 27 miles

## Access

The property is accessed off the public road A689 via a private track.

## Directions

### From Middlesbrough

Join the A66 heading west until you join a roundabout approximately 2 miles from the centre of Middlesbrough, at this roundabout exit onto the A19. Follow the A19 for approximately 6 miles before coming to a roundabout exit left onto the A689. Follow the A689 until you reach the centre of Bishop Auckland. Keep going through the centre of Bishop Auckland until you reach the first roundabout, at the roundabout follow signs for High Bondgate. You will then arrive at a 2nd roundabout where you will take the 3rd exit to keep on the A689. Keep on the A689 until you reach Frosterley. Keep following the road until you see a sign for Gardiners Country Store, follow that road until you arrive at the property.



### From Carlisle

Join the B6264, then after 3 miles at a roundabout join the A689, after another 10 miles at a roundabout join the A69. After roughly 40 miles come off the A69 at Styford roundabout and take the 4th exit onto the A68, after a further 5 miles turn right onto the B6278. Now following the B6278 take a left turn at Stanhope onto the A689 and follow the road until you arrive at Frosterly, keep following the road until you see a sign for Gardiners Country Store, follow that road until you arrive at the property.

### What3words

Entrance to track of the A689 - **elastic.tinted.landscape**.  
Property site - **daredevil.fantastic.massaging**.

### Description

Allanton Mill is a well presented detached 3 bedroom bungalow built in 1969. It is ideally located in spacious grounds, with lawns and mature shrubbery and hedging. The property is brick built under tile roof with a veranda to the front. To the rear is a versatile utility room with flat roof, which provides access to the kitchen. The property benefits from oil fired central heating and double glazing throughout.





The former engine shed, workshop and detached garage are located to the east of the property. These buildings would be ideal for a variety of uses and potential for future development subject to the necessary permissions and consents.

### Allanton Mill Bungalow

The accommodation consists of:

#### Hallway

#### Living Room - 7.06m x 4.25m

Spacious room with views towards the garden.

#### Dining Room - 3.00m x 2.63m

#### Kitchen - 4.40m x 2.73m

Fitted kitchen with integrated appliances

#### Utility Room - 4.77m x 2.98m

#### Bedroom 1 - 4.52m x 3.67m

Double Bedroom



#### Bedroom 2 - 4.52m x 3.55m

Double bedroom

#### Bedroom 3 - 4.05 x 2.15m

Single Bedroom

#### Bathroom

Consisting of Bath, WC and sink

#### WC

#### Sheds

#### Former Engine Shed

##### Room 1 - 14.09m x 4.59m

Large former engine shed.

##### Room 2 - 3.50m x 2.60m

Office room attached to the former engine shed.

#### Detached Garage

##### Room 1 - 10.20m x 6.21m

Large brick built detached garage building.



### Extensive Grounds

The land at Allanton Mill mainly consist of grassland and woodland. The land to the east of the Bungalow and the north of the Country store amounts to 0.61 acres (0.25 hectares) or thereabouts, and would be ideal for livestock grazing or as a paddock for horses or could potentially be developed (subject to the relevant permissions).

### Services

The property benefits from mains electricity, water, and mains drainage.

### Council Tax

This property is in Council Tax Band F.

### Fixtures & Fittings

All fixtures & fittings are included in the sale at no extra charge. No warranties are given for the fitted appliances.

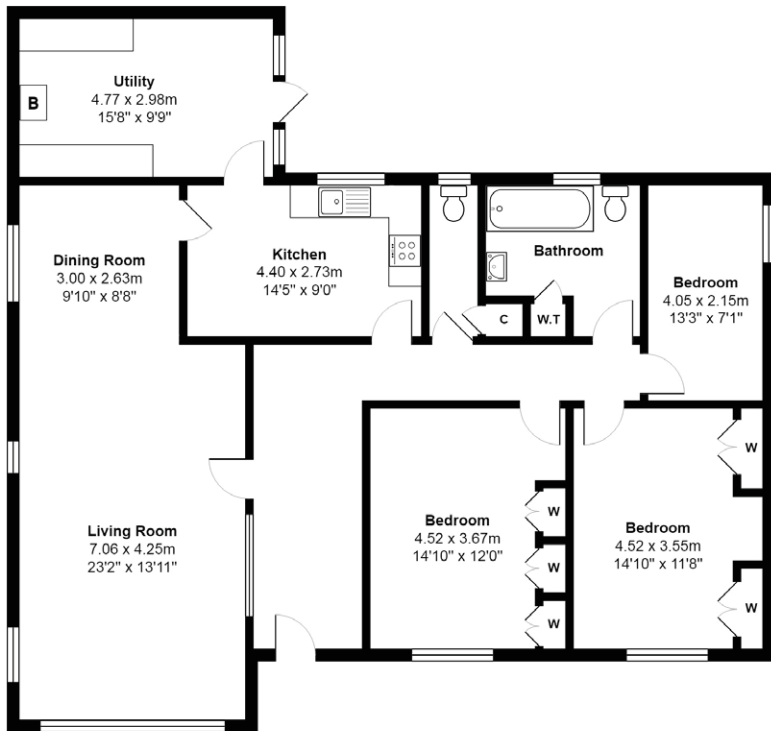
### Energy Performance Certificate Rating

The EPC rating has been assessed as Band E (47). For full copies of the EPC information and copies of the reports please contact the Selling Agent.

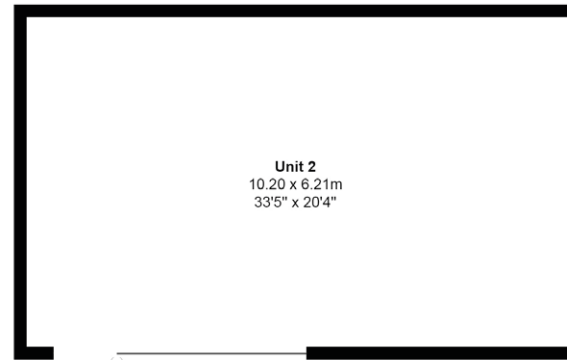




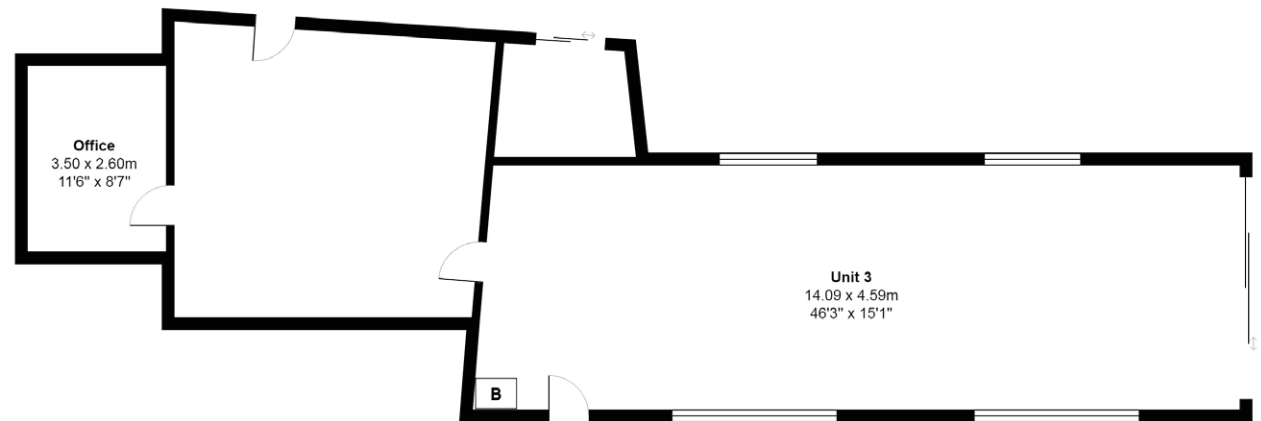
### Allanton Mill, Frosterley



Ground Floor



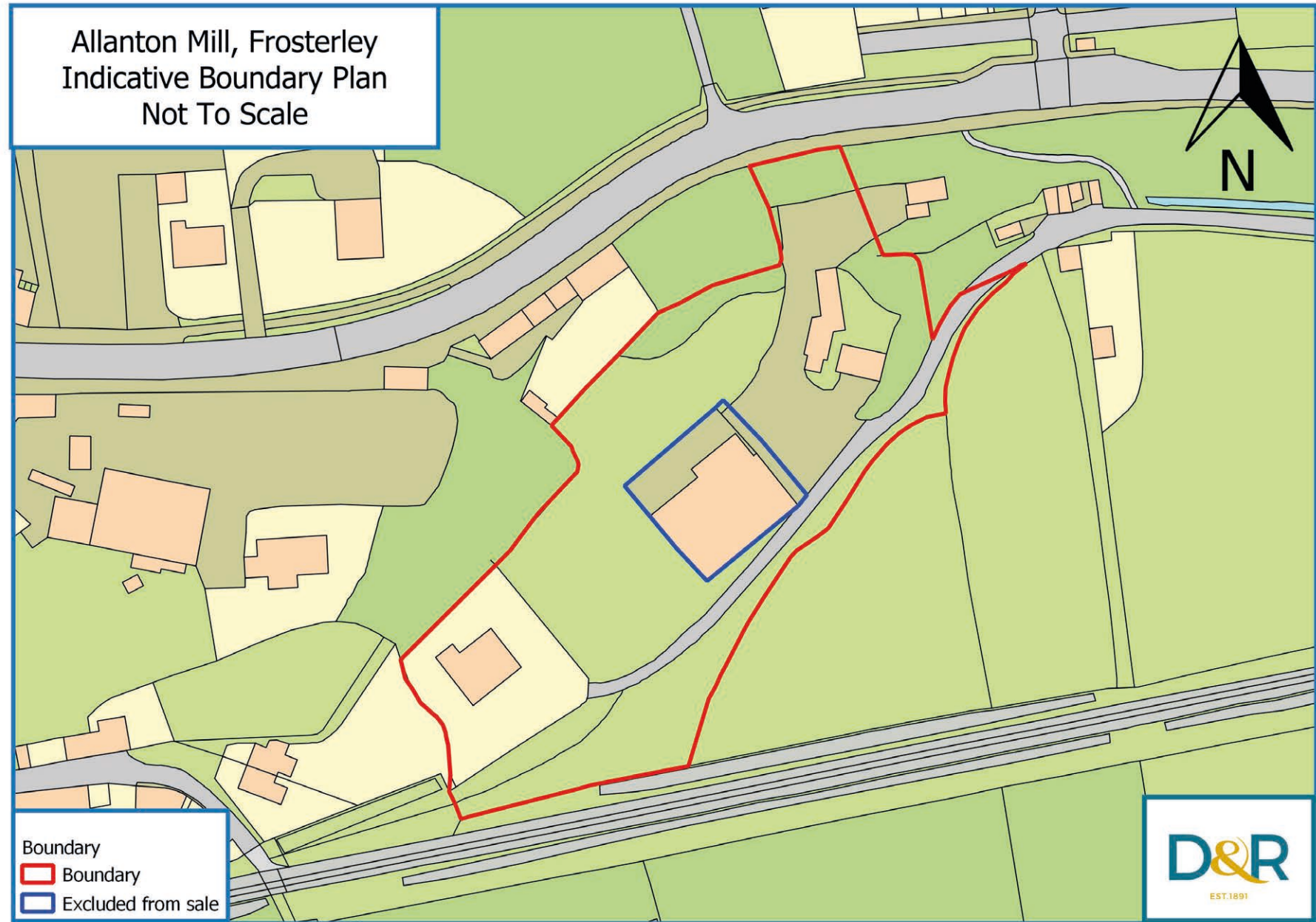
Unit 2



Unit 3

All measurements are approximate and for display purposes only







Directions

### Planning & development

There are no known recent planning applications on this property. There may be the potential to progress alternative uses subject to relevant planning and other permissions.

### Sporting & Mineral Rights

Any sporting or mineral rights are included in the sale in so far as they are owned and included within the vendor's title.

### Sale

The property is for sale freehold with Vacant Possession upon completion.

### Local Authority

Durham County Council,  
County Hall,  
Aykley Heads,  
Durham,  
DH1 5UL

### Plans, Areas and Schedules

Plans, Areas and Schedules These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the Selling Agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

### Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Rural. Telephone 01900 268633 or via email sales@drrural.co.uk. All viewings are to be arranged with the selling agents.

### Deposit

A deposit of 10% of the purchase price will be payable on exchange of contracts. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

### Solicitor

TBC

### Date of Entry

By mutual agreement.

### Important Notes

#### Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

#### Offers

Offers should be submitted to sales@drrural.co.uk or Suite 7M Lakeland Business Park, Cockermouth, Cumbria CA13 0QT. Should an offer be submitted to the office address please also confirm via email or telephone. The Vendor reserves the right to change the method of sale, sell the property without any prior notification or change the closing date. Prospective purchasers are therefore advised to register their interest with the selling agents following an inspection and having carried out suitable due diligence with regards to the subjects. The Vendor and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The Vendor and their agents also reserve the right to generally amend the particulars of sale. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to prospective purchasers. A closing date for offers may be fixed. The Vendor is not bound to accept the highest or indeed any offer or go to a closing date.

#### Third Party Rights and Easements

The subjects are sold together with and subject to all existing rights of way, easements, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

### Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that:-

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.
3. It is the responsibility of any prospective purchaser or lessee to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.
4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.
5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.
6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.
7. Any error, omission or misstatement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.
8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.
9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.
10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.
11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.  
Photos taken October 2022  
Particulars prepared November 2022

### PARTICULARS AND MISREPRESENTATION

These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.



**DAVIDSON  
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS

**PARTICULARS AND MISREPRESENTATION** – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

[www.drrural.co.uk](http://www.drrural.co.uk) [f@drrural](https://www.facebook.com/drrural) [t@DR\\_Rural](https://twitter.com/DR_Rural)