

JINGLING GATE POULTRY FARM

TWIZELL LANE, WEST PELTON
STANLEY, DURHAM, DH9 6SL

GFW.

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APPROXIMATE MILEAGES

Chester Le Street 7 miles - Durham 8 miles - Consett 11 miles - Sunderland 15 miles - Newcastle 18 miles

PROPERTY SUMMARY

For sale via the Modern Method of Auction, this former poultry farm represents a compelling investment opportunity set within approximately 6.5 acres (2.63 hectares). The site offers significant potential for income generation, either through reinstatement as a commercially viable poultry operation or through alternative uses such as storage, development, or renewable energy projects, all subject to the necessary consents. With its established agricultural footprint and flexible asset base, the property is well suited to investors, developers, and owner-occupiers seeking a versatile site with scope for value enhancement and diversification.

GUIDE PRICE £275,000

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Location

Jingling Gate Poultry Farm is situated on the outskirts of Durham, within the village of West Pelton, located to the west of Chester-le-Street.

West Pelton is a well-established County Durham village offering a strong range of day-to-day amenities including a chemist, dentist, doctors' surgery and local schooling, supporting both residential occupiers and a working population.

The property is also located in close proximity to Stanley, a larger and thriving market town approximately 2 miles to the north-east, which provides a broader range of retail, leisure and commercial facilities, including supermarkets, independent shops, and services. Stanley serves as an important local hub, enhancing the appeal of the wider area for both business and employment.

The site benefits from excellent connectivity, with strong transport links providing convenient access to Stanley, Sunderland, Newcastle upon Tyne, and Durham. It is also located approximately 4 miles from the A1(M), ensuring quick and easy access to the wider regional and national road network. This strategic accessibility makes the location particularly well suited to a broad range of commercial and operational uses. It is especially attractive to investors and occupiers seeking efficient regional connections to support staff commuting, logistics, and distribution activities.

The Property

Jingling Gate Poultry Farm extends to approximately 6.5 acres (2.63 hectares) and comprises five substantial former broiler houses, a three bedroom prefabricated bungalow and an array of solar panels. Located within easy reach of the A1(M), allowing excellent transport links for the commuter or if the site is continued as a poultry farm.

The property offers a versatile asset with clear potential for redevelopment or repurposing, presenting an excellent opportunity for a range of commercial, agricultural or renewable energy uses, subject to the necessary consents.

The property benefits from two access points off Twizell Lane, including a secondary entrance to the west, both secured by five-bar gates.

From the western access, the site leads directly to a prefabricated three-bedroom detached bungalow. The accommodation briefly comprises an entrance porch, living room, open-plan kitchen and dining area, three bedrooms and a family bathroom. The bungalow was formerly occupied by the farm manager.

The land is predominantly laid to yard and grass, with the majority of the holding occupied by five substantial broiler sheds, each extending to approximately 1,180m². These large open-span buildings are well equipped to accommodate up to 110,000 birds and include automated feeding and drinking systems, together with heating and ventilation infrastructure.

In addition, the property benefits from a ground-mounted photovoltaic solar array, providing a supplementary income stream to the owners.

Existing Poultry Consent & IPPC Permit

A key feature of the property is its historic ability to accommodate up to 110,000 poultry birds under an existing IPPC permit framework, offering purchasers the potential to reinstate a substantial commercial poultry operation, subject to all necessary regulatory approvals and compliance requirements.

An IPPC (Integrated Pollution Prevention and Control) permit is an environmental permit issued by the relevant regulatory authority to control and monitor emissions and environmental impacts from intensive farming operations and other industrial activities. In the context of poultry production, an IPPC permit governs matters such as bird numbers, waste handling, emissions to air, environmental management, and operational standards.

The existence of an established IPPC framework may provide a significant advantage to purchasers seeking to reintroduce poultry production, as securing new environmental consents for intensive livestock units can often be a lengthy and complex process.

Prospective purchasers must satisfy themselves as to the validity, transferability, and operational status of any existing IPPC permit, licence, consent, or environmental authorisation relating to the property. Neither the vendor nor the selling agents provide any warranty or guarantee in respect of the IPPC status or the purchaser's ability to operate the site for poultry production. Interested parties should rely upon their own enquiries with the relevant regulatory authorities and professional advisers.

Overage/Clawback

The land is to be sold subject to a clawback (overage) agreement. The trigger event for the overage will be the grant of planning permission for residential or commercial development.

The detailed provisions of the overage will be agreed during the conveyancing process. The overage will apply for a period of 25

years from completion and will entitle the seller (and their successors in title) to 25% of any uplift in value, calculated net of reasonable and proper costs.

Method of Sale

Modern Method of Auction

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee.

This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Tenure & Possession

Freehold with vacant possession

EPC Rating

This property has been certified with an EPC Rating of E|43

Local Authority

Durham County Council
Banded B

Utilities

The property is connected to mains water and electricity, LPG gas and a septic tank waste system.

Parking

Parking is available within the farm.

Characteristics





Broadband is not currently connected at the property. Mobile coverage is available. Interested partied are advised to perform their own due diligence in respect of availability.

Notes

There is asbestos within the buildings

what3words

Every three metre square of the world has been given a unique combination of three words.

///token.betrayal.otter

Viewings

Viewings are strictly by prior appointment with GFW

Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.





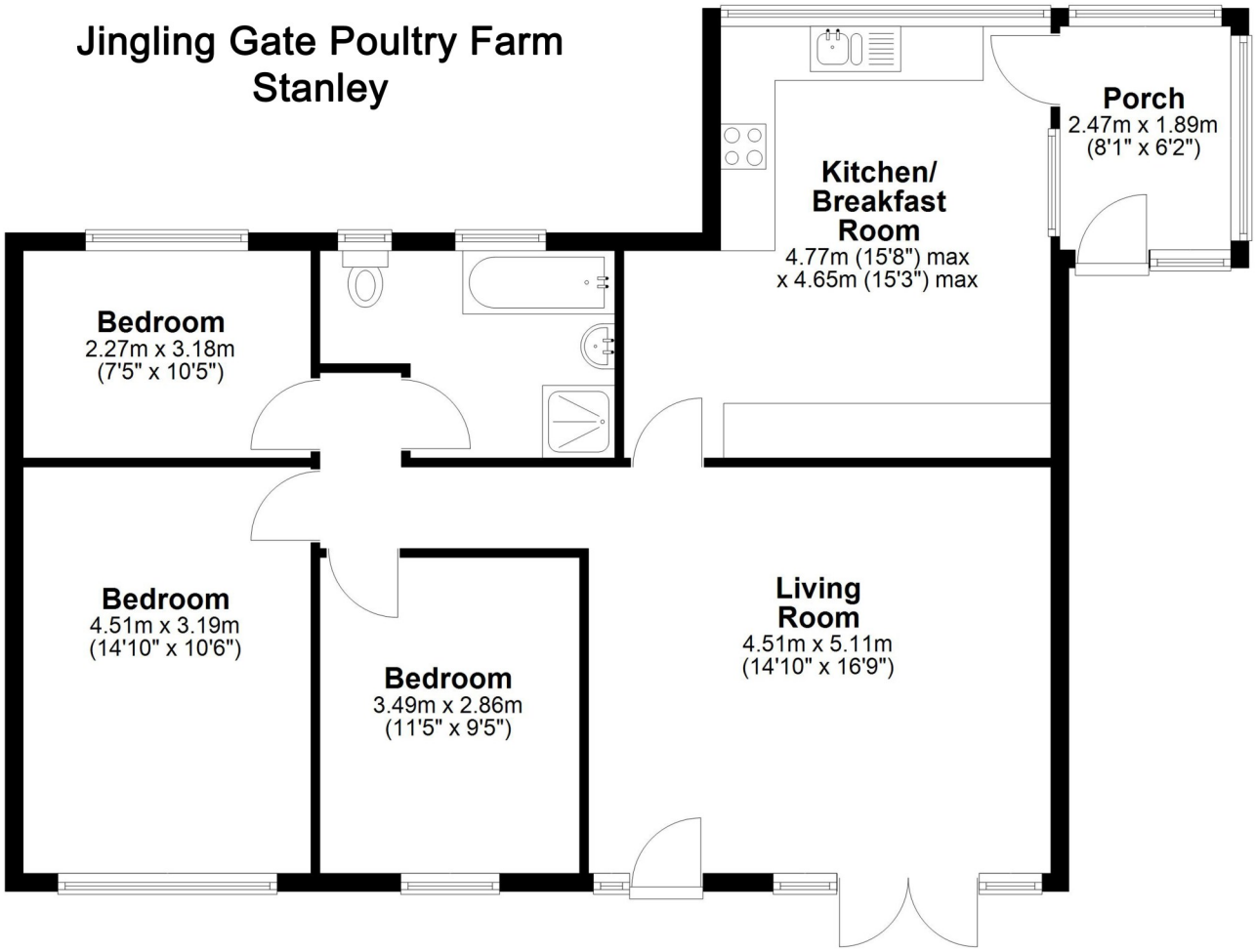








Jingling Gate Poultry Farm
Stanley



GFW.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.
Created especially for George F White by Vue3sixty Ltd

FLOORPLAN

JINGLING GATE

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LAND PLAN

JINGLING GATE

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