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## COWBYERS COURTYARD, BLANCHLAND COUNTY DURHAM

Residential building plot • Full planning permission  
and listed building consent for: • 2 Reception rooms  
• 4 Bedrooms • 4 Bathrooms

- EPC Rating = To be confirmed
  - Council Tax = tbc
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Cowbyers Courtyard forms part of the 7,000 acre Blanchland Estate which has been owned by Lord Crewe's Charity since the death of Lord Crewe in 1721, and includes the picturesque village of Blanchland along with the surrounding farms, woodland and moorland. The property is situated less than a mile from the village, which boasts a post office & village shop, tearooms and a gift shop as well as the Blanchland Abbey Church and the renowned Lord Crewe Arms Hotel.

Cowbyers Courtyard presents a unique opportunity to convert the traditional range of buildings into a substantial residential property overlooking open countryside and the Derwent Reservoir.

The conversion will create a four bedroom property, with two reception rooms, a family bathroom and three en-suites, as well as a study, utility room and WC. Externally, there is a parking area to the front and a garden to the east.



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Full details of the planning permission and listed building consent are available on the Northumberland County Council website under references 17/04088 & 17/04089.

The property is available to let on a 15 year lease (or longer by negotiation) in its undeveloped condition, with the benefit of both planning permission and listed building consent (subject to conditions) for conversion into a single storey residential unit, with a gross internal area of approximately 190 square metres. Cowbyers Courtyard is available to let on terms to be agreed between the parties, although the tenant will be responsible for the conversion of the property within the first two years of the lease. No rent will be payable throughout the term and the converted property will revert to the landlord on the expiry of the lease. The agricultural building immediately to the rear of the courtyard will be removed by the landlord.

The property benefits from an electricity supply. Connections to a private water supply and sewage treatment plant are available.



## Savills Corbridge

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