



Land and Buildings at Todd Hill, Moorside, Consett, DH8 8EX.
Guide Price £250,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

An opportunity to purchase an attractive block of mixed permanent pasture and woodland, including two traditional stone barns. The land extends to a total of 11.42 hectares (28.23 acres) which comprises 4.78 hectares (11.79 acres) of productive, well-fenced paddocks, 0.94 hectares (2.33 acres) of recently planted woodland and 5.70 hectares (14.09 acres) of mature woodland, of which 4.45 hectares (10.99 acres) is designated ancient woodland.

- Accessible and desirable location
 - Well fenced paddocks suitable for equestrian use
 - Mixture of mature and recently planted woodland
- Two former traditional stone barns with development potential subject to the necessary planning consents



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LOCATION

The land is placed in a very accessible location to the south east of Castleside, directly adjacent to Castleside Industrial Estate.

Consett town centre is approximately 2 miles to the north east, with the larger cities of Durham being 15 miles to the south east and Newcastle 17 miles to the north east.

What3words: ///glare.animal.pipe

ACCESS

Parcel 1 benefits from a right of access along the private road which leads from the A692 (Consett Road) to Todd Hill Farm, directly to the north east of Castleside Industrial Estate.

The parcels are accessed internally thereafter.

DESCRIPTION

An opportunity to purchase a diverse block of mixed use land to include:

4.78 hectares (11.79 acres) of well fenced grass paddocks, classified as Grade 4 on the Provisional Agricultural Land Classification. These would be suitable for equestrian use or grazing livestock.

0.94 hectares (2.33 acres) of recently planted (but well established) trees, with a small area of scrub.

5.70 hectares (14.09 acres) of mature woodland, of which 4.45 hectares (10.99 acres) is designated ancient woodland, under the name Rowley Bank/ Crag Bank Ancient and Semi-Natural Woodland.

The land as a whole is gently undulating; with the mature woodland rising more sharply to the south. The parcels are generally stock proof with predominantly post and wire fence boundaries.

ENVIRONMENTAL LAND MANAGEMENT SCHEMES

The land is not subject to any Countryside or Environmental Stewardship schemes.

Parcel	Hectares	Acres	Use
1	1.65	4.08	Pasture
2	0.21	0.53	Recently planted woodland
3	0.19	0.46	Pasture
4	0.49	1.20	Pasture
5	0.73	1.80	Recently planted woodland and scrub
6	0.26	0.64	Pasture
7	0.05	0.13	Pasture
8	2.14	5.28	Pasture
9	5.70	14.09	Mature Woodland
Crossing	0.01	0.02	
Total	11.42	28.23	



LAND

DESIGNATIONS & PUBLIC RIGHTS OF WAY

The land falls within the Disadvantaged Less Favoured Area and approximately 4.45 hectares (10.99 acres) of the mature woodland is classified as ancient woodland.

There is a public footpath (DU|Consett|46) which crosses Parcel 8 (mature woodland) and runs along the northern boundary of Parcel 6 (grass paddock). This is identified on the sale plan by an orange dashed line.

EASEMENTS AND OUTGOINGS

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.



SPORTING AND MINERAL RIGHTS

The mines and mineral rights are assumed to be excluded.

The sporting rights are assumed to be owned and in hand.

MATERIAL INFORMATION

With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the property is held freehold.

METHOD OF SALE

The property is offered for sale as a whole by private treaty. The vendors may consider lotting.

VIEWINGS

Please contact Vickers & Barrass Tow Law office on 01388 730095 to arrange a viewing. Viewings are strictly by appointment only, with no vehicular access to Todd Hill Farm.

LOCAL AUTHORITY

Durham County Council

NOTES

Particulars prepared – April 2026
Photographs taken – April 2026

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale.

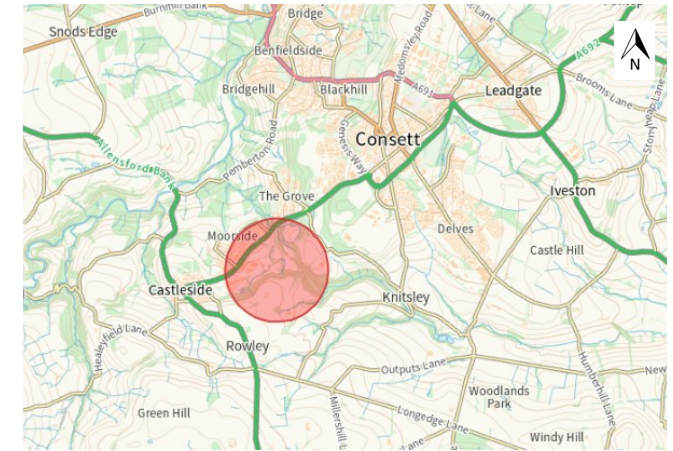
The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

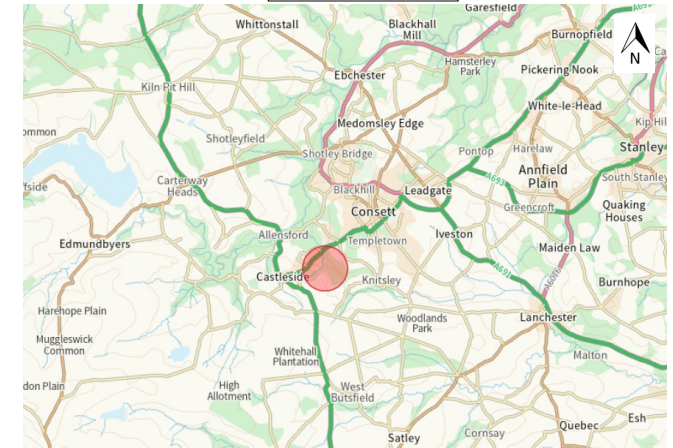




NOT TO SCALE—FOR IDENTIFICATION PURPOSES ONLY



Location Plans



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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