



Land at High House, Tow Law, Bishop Auckland
Guide Price £325,000

Vickers
& Barrass

— Est. 1973 —

Land and Estate Agents

Land at High House Tow Law Bishop Auckland

An excellent opportunity to purchase a productive block of arable and grassland. Extending to approximately 17.63 hectares (43.56 acres) with mains water supply and roadside access.

- 17.63 hectares (43.56 acres) of land
- Three parcels of productive arable and grassland
- Mains water supply
- Excellent roadside access
- Available as a whole, for the sale by private treaty (Lotting may be considered)

Guide Price £325,000



LOCATION

The land is located directly to the east of the A68 Darlington to Jedburgh road and is approximately 1.8 miles to the northwest of Tow Law and 7.5 miles to the south of Consett.

DIRECTIONS

When travelling north from Tow Law, continue on the A68 for approximately 1.8 miles, the land is located on the east side of the A68.

ACCESS

The land parcels benefit from direct access from the A68 and all can be accessed through internal gates between each parcel.

FIELD SCHEDULE

Parcel ID	Hectares	Acres	Comprising
NZ0941 9538	6.15	15.20	Grassland
NZ0941 8924	6.63	16.38	Arable Land
NZ0940 9893	4.72	11.66	Arable Land
NZ0940 9582	0.13	0.32	Storage Area

DESCRIPTION

The land extends to approximately 17.63 hectares (43.56 acres) in total. Comprising of three large principally square blocks of arable and grassland, along with a storage area.

The land is in good heart with two parcels sown with winter barley and one set down to a temporary grass ley. All three parcels regularly yield over 1.21 tonnes/ha (3 tonnes/acre), when sown with winter cereals. The boundaries are made up of stone walls and stock proof fencing. The land parcels are watered through two troughs.

With reference to Soilscape that land is described as slowly permeable, seasonally wet, acidic loamy and clayey soil, it is classified as Grade 4 in accordance with the Agricultural Land Classification. The land is severely disadvantaged in accordance with DEFRA less favourable areas (England).

BASIC PAYMENT SCHEME

The land is registered for Basic Payment Scheme purposes, however there are no entitlements available to transfer on completion.

COUNTRYSIDE STEWARDSHIP/ENVIRONMENTAL STEWARDSHIP

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

PUBLIC RIGHTS OF WAY

There are no public rights of way crossing the land.

MINERAL RIGHTS

The mines and minerals are understood to be excepted.

SPORTING RIGHTS

They are assumed to be owned and in hand.

EASEMENTS AND WAYLEAVES

The benefit of all rights of way, whether public or private, light, water, drainage, watercourse, other rights and obligations and rights of adjoining owners (if any) and obligations relating to such 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.

Any potential buyers should satisfy themselves as to the nature of any such easements and wayleaves or burdens.

LEGAL FORMALITIES

Exchange of contract will take place as soon as possible, but in any event no later than expiry of eight weeks from the instructing solicitors, with completion seven days thereafter.

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.

ACREAGES

The gross acreages have been assessed in accordance with Ordnance Survey data, interested parties should satisfy themselves in this regard.

TENURE

The land is sold freehold with vacant possession and parcels 8924 and 9893 will be available following 2023 harvest.

VIEWINGS

Viewings are permitted in daylight hours, having notified Vickers & Barrass of the intention to view on 01388 730095 or 01325 728084

LOCAL AUTHORITY

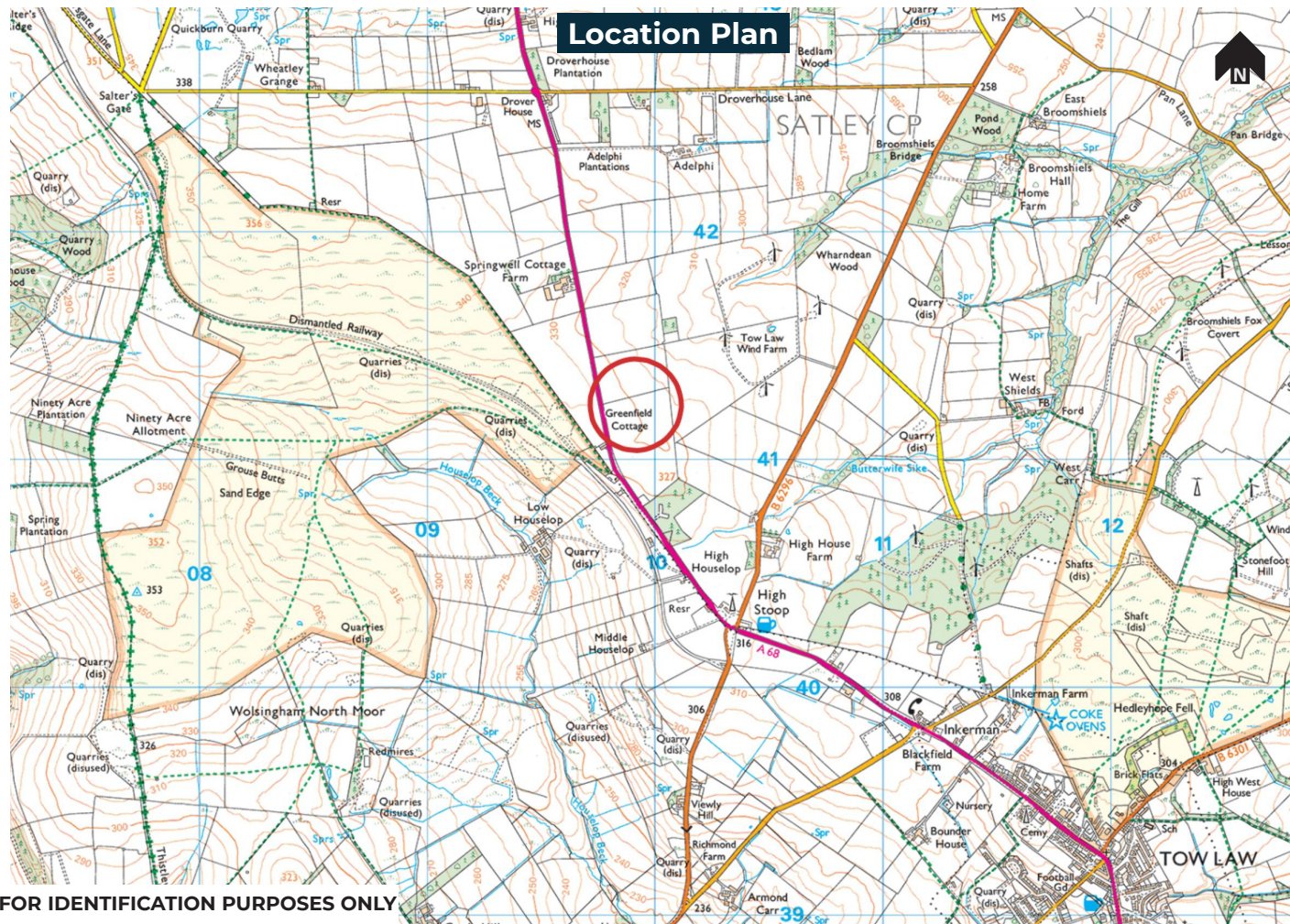
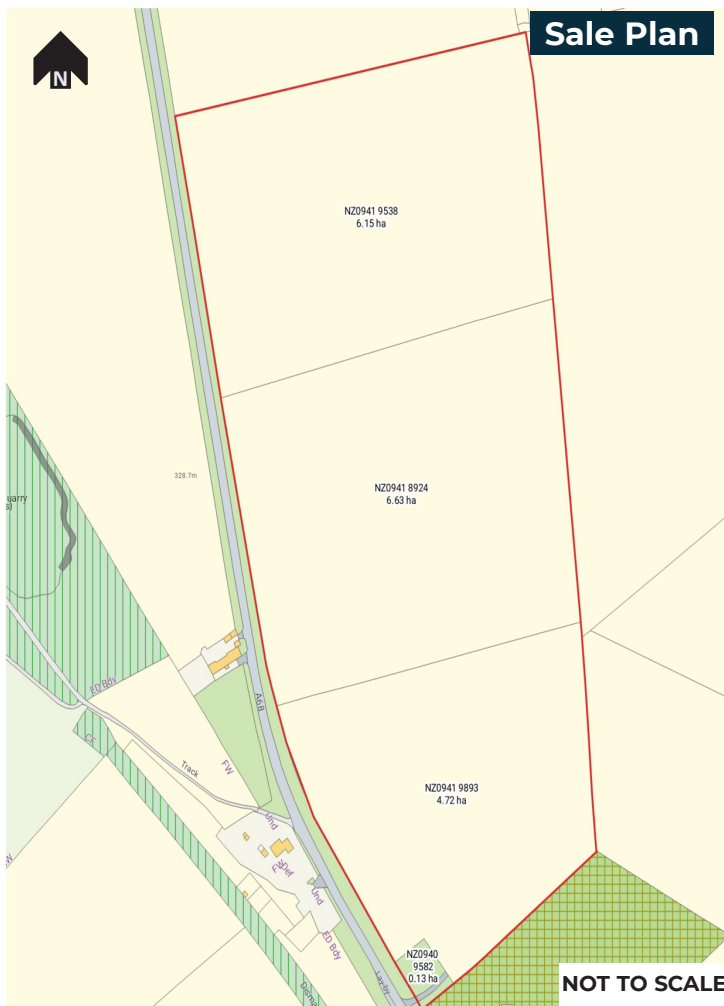
Durham County Council
www.durham.gov.uk
03000 26 0000

NOTES

Particulars prepared – March 2023

Photographs taken – March 2023





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 any 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.

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onTheMarket.com

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