



Land at Middlehope, Westgate, Bishop Auckland
County Durham, DL13 1PG

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

An opportunity to acquire permanent upland grazing extending to 11.95 hectares (29.54 acres) in total, available as a whole or in three lots.

- Upland grazing extending to 11.95 hectares (29.54 acres)
 - Available as a whole or in three lots
 - Natural water supply

Guide Prices

Whole - £60,000

Lot 1 - £45,000

Lot 2 - £5,000

Lot 3 - £10,000

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www.vickersandbarrass.co.uk

LOCATION

The land at Middlehope is situated in Weardale, lying approximately 1 mile north of Westgate and 4.5 miles to the west of Rookhope.

Lot 1 what3words ///replying.smuggled.ample
Lot 2 what3words ///toothpick.mulled.forgives
Lot 3 what3words ///icicles.ownership.neutron

DESCRIPTION

The land at Middlehope is split into three lots of permanent upland grazing extending in total to 11.95 hectares (29.54 acres). All lots have access via a track and are classified as Grade 5 land with slowly permeable seasonally wet, acid, loamy and clayey soils. The field parcels have stone wall and fence boundaries.

ENVIRONMENTAL LAND MANAGEMENT SCHEMES

Lot 1 is currently subject to a Sustainable Farming Incentive agreement which includes managing grassland with very low nutrient inputs. The agreement cannot be transferred to a purchaser

and will be removed from the land in line with the completion of the sale.

SERVICES

Lot 1, 2 and 3 all have natural water supplies.

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 sporting rights and mineral rights are assumed to be excluded.

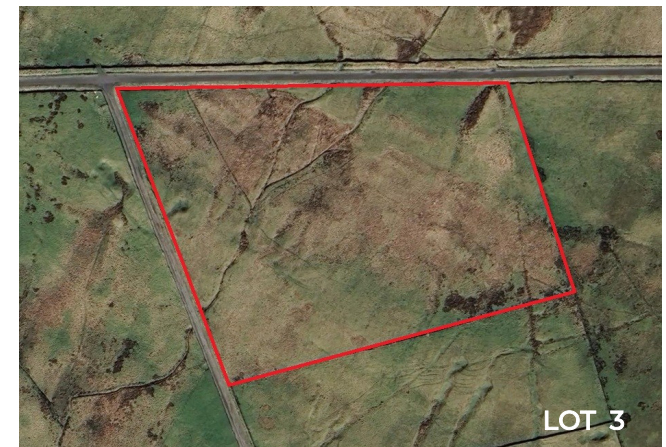
MATERIAL INFORMATION

The land is exempt from Council Tax and from requiring an Energy Performance Certificate. It is

understood that the land does not have access to a broadband connection and has good mobile phone signal in this area. We would advise prospective purchasers to perform their own due diligence in respect of availability. 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.

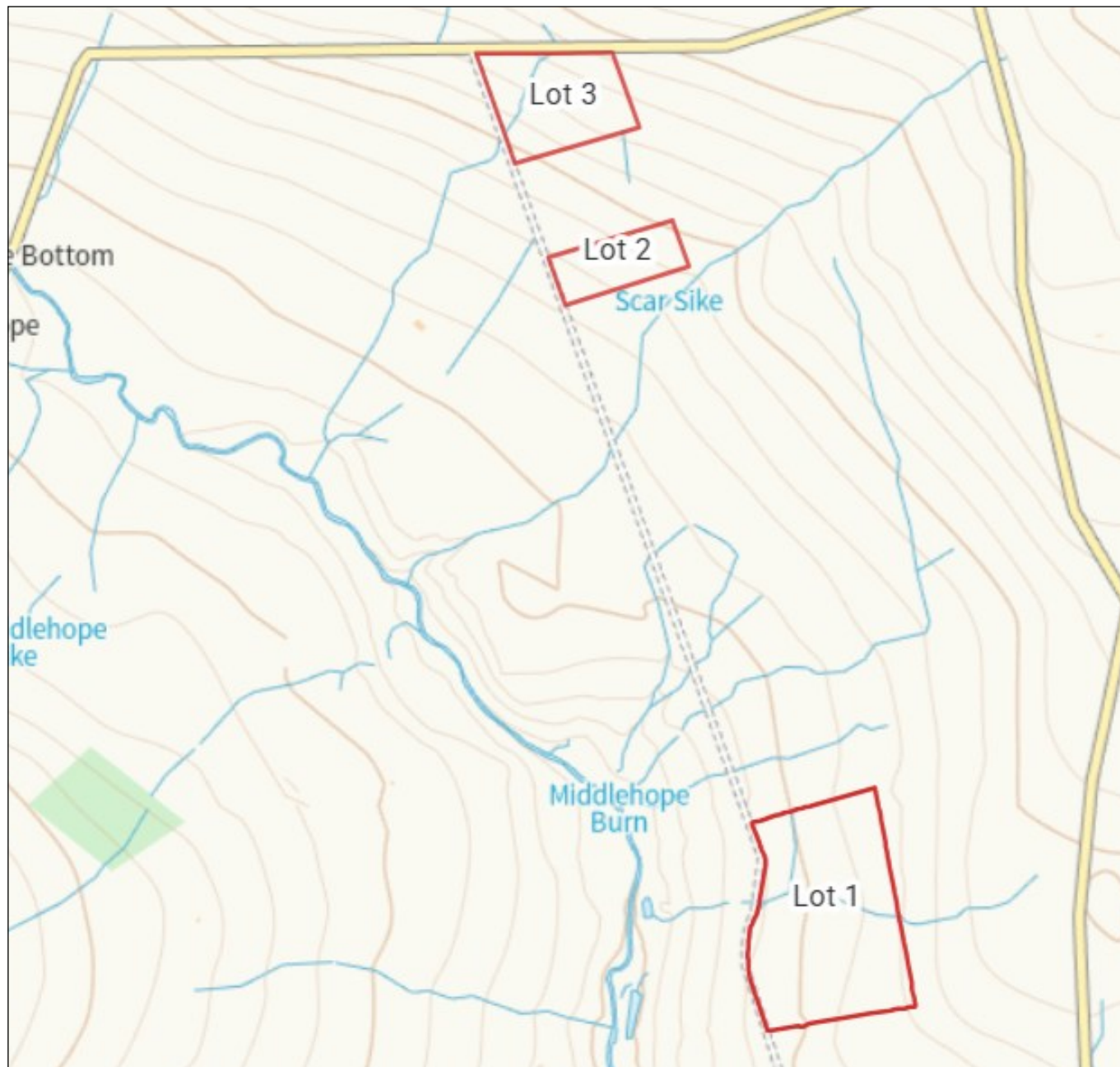
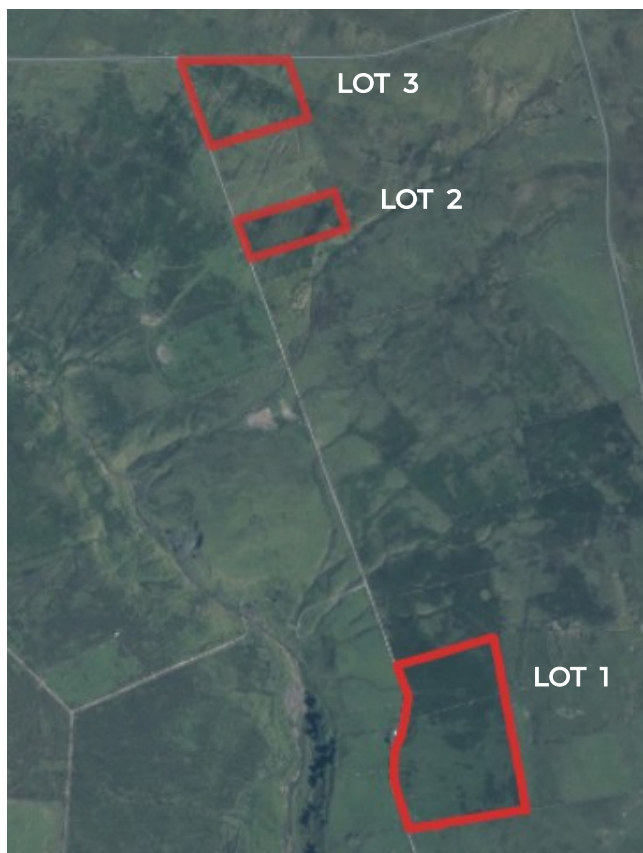
MONEY LAUNDERING

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.



LOTING SCHEDULE

Lot	Field Number	Hectares	Acres
1	NY9041 4309	7.35	18.17
2	NY9040 5283	1.55	3.84
3	NY9041 4309	3.05	7.35
Total		11.95	29.54



TENURE

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

Lot 1 is held on title number DU221296. Lots 2 and 3 are held on title number DU165874.

METHOD OF SALE

The property is offered for sale as a whole or in three lots by private treaty.

COSTS

Each party is to bear their own costs.

LOCAL AUTHORITY

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

NOTES

Particulars prepared – January 2026
Photographs taken – May 2025

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

THINKING OF SELLING YOUR PROPERTY?

Thinking of selling your home, give the team a call to arrange a no obligation market appraisal on your property.

01325 728084
01388 730095

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

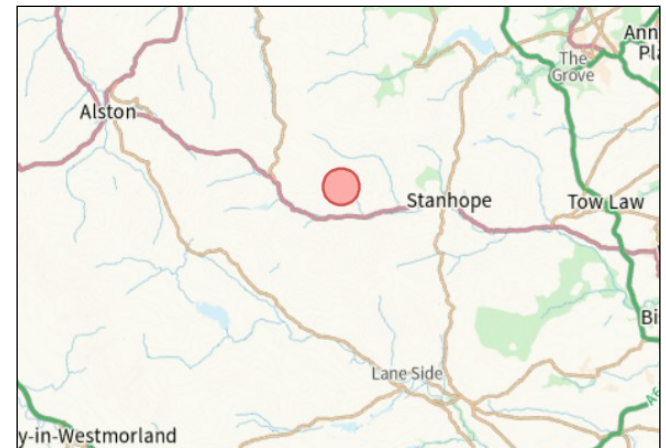
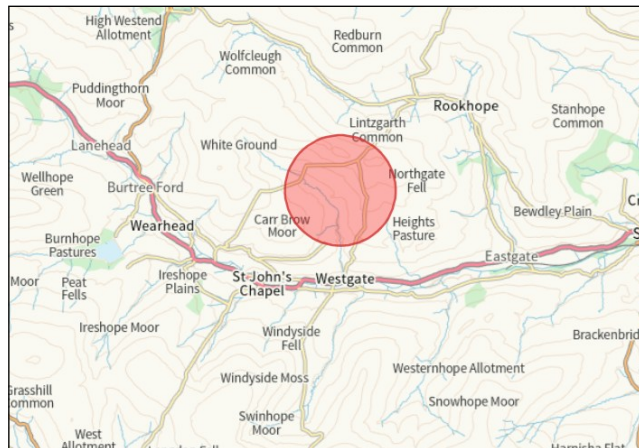
information, inspection, and enquiries.

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

The Vendors reserve the right to amalgamate 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.





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Tow Law Office

16/17 Castle Bank

Tow Law, Bishop Auckland

DL13 4AE

☎ 01388 730095

✉ info@vickersandbarrass.co.uk

Darlington Office

Humbleton Park

West Auckland Road, Darlington

DL2 2YH

☎ 01325 728084

✉ darlington@vickersandbarrass.co.uk



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