



Land at Wolsingham Road, Stanley Crook, County Durham, DL15 9SH
Guide Price £39,500

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

An opportunity to purchase grassland extending to 1.91 hectares (4.72 acres) situated in a great position with excellent roadside access.

- Grassland extending to 1.91 hectares (4.72 acres)
 - Three field parcels
 - Roadside access
 - Accessible location



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LOCATION

Stanley Crook is a small, established village in County Durham, situated approximately two miles to the south-west of the market town of Crook and around 10 miles south-west of Durham City. The area surrounding Stanley Crook is characterised by farmland and open countryside, with access to numerous walking routes and outdoor pursuits.

what3words ///padding.baguette.nametag

DESCRIPTION

The land is located to the north of Stanley Crook and is situated on Wolsingham Road which runs between Stanley Crook and Waterhouses and extends in total to 1.91 hectares (4.72 acres) split over three field parcels. The land has excellent roadside access.

SERVICES

The land has a water supply.

MATERIAL INFORMATION

Due to the subject property being land it is exempt from an energy performance certificate and is not subject to Council Tax. It is understood that there is access to a standard broadband connection in this area 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. The land is situated in a coal mining reporting area.

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.

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.

VIEWINGS

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

LOCAL AUTHORITY

Durham County Council

www.durham.gov.uk

03000 26 0000

NOTES

Particulars prepared – January 2026

Photographs taken – January 2026

THINKING OF SELLING YOUR PROPERTY?

Thinking of selling your home or land 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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