



Land North of Rainy Close, Westgate, County Durham, DL13 1SH
Guide Price £15,575

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

An opportunity to acquire a block of amenity land extending to approximately 1.74 acres
(0.7 hectares)

- Approximately 1.74 acres (0.7 hectares)
 - Amenity land
 - River frontage
 - Rural setting

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www.vickersandbarrass.co.uk

LOCATION

The Land North of Rainy Close lies in Westgate Conservation Area and the heart of the North Pennines Area of Outstanding Natural Beauty and UNESCO Global Geo Park. Westgate itself is a rural village lying to the west of the larger villages of Stanhope, Frosterley and Wolsingham.

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DESCRIPTION

The Land North of Rainy Close is a block of amenity land extending to approximately 1.74 acres (0.7 hectares). The land lies to the west of Haswicks Bridge and has the benefit of some river frontage. A sale plan is included with these particulars to show the sale boundary marked in red and a green line dictates where a public footpath runs across the eastern boundary.

SERVICES

The property has a natural water supply.



RIGHTS AND EASEMENTS

The land is sold subject to and with the benefit of all rights of way, water, drainage, watercourses and other easements and rights of adjoining landowners, affecting the same, and all wayleaves and other matters registered by any competent authority or statute.

SPORTING RIGHTS

Any sporting rights which are owned are included in the sale.

MINES AND MINERALS

The mines and minerals are reserved to a third party and are not included in the sale.

ACREAGES

The gross acreages have been calculated using Ordnance Survey (Promap) and interested parties should satisfy themselves in this regard.

COSTS

Each party is to bear their own costs.



MATERIAL INFORMATION

As this property is land there is no Energy Performance Certificate nor is it registered for Council Tax. It is understood that there is not a broadband connection to the land and that there is good mobile phone signal in this area.

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 – March 2023
Photographs taken – March 2023

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



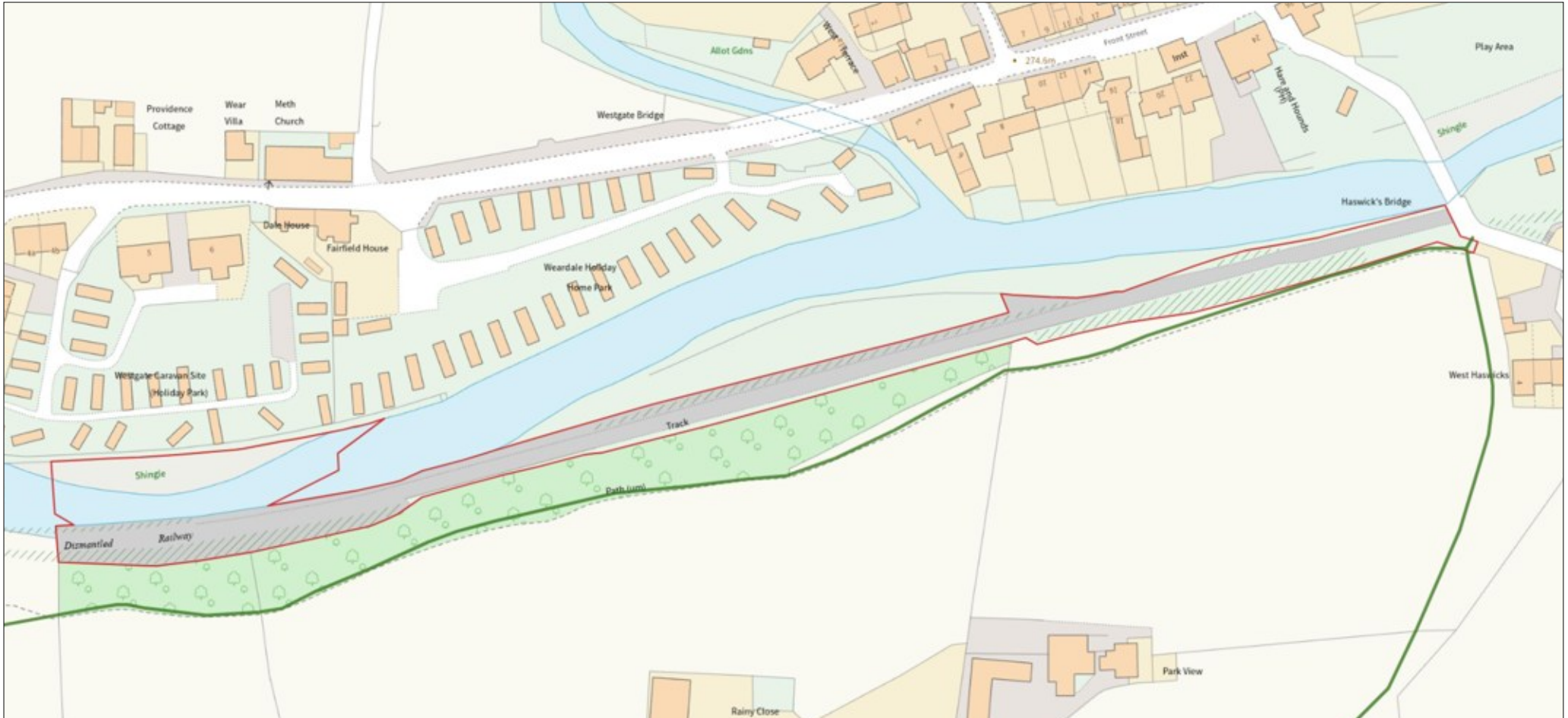
good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

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.





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.

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

www.vickersandbarrass.co.uk



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