



Land at Blake Laws, Middlehope
Guide Price £330,000

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

An excellent opportunity to purchase a ring fenced block of upland grazing extending to approximately 67.43 hectares (166.61 acres) with roadside access and natural water supplies.

The land is situated in Weardale to the north of St Johns Chapel and offers opportunities for the purchaser to explore the new environmental, biodiversity and carbon offsetting markets.

- A ring fenced block of land
 - Roadside access
 - Natural water supplies
- Early viewing recommended

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

www.vickersandbarrass.co.uk

LOCATION

The land is situated in Weardale in County Durham and lies approximately 1.5 miles to the north of St Johns Chapel in the North Pennines Area of Outstanding Natural Beauty.

The location is identified by a red circle on the location plan.

DIRECTIONS

The land is accessed directly from a track leading from the public highway known as Sidehead at Carr Brow with further access being provided from a Byway Open to All Traffic known as Seeingsike Road. The access tracks are shown in yellow on the Sale Plan.

What3Words

Seeingsike Road access point – paler.flatten.pound

Land access point -Zone.prospered.nuns

Sidehead Road onto access track –
hypnotist.snake.tutorial.

Access onto land - Same.compacts.reputable

DESCRIPTION

An excellent opportunity to purchase a ring fenced substantial block of upland grazing extending to 67.43 hectares (166.61 acres) in total.

The land is divided into nine field parcels, which benefit from roadside access and stockproof boundaries.

The boundaries are predominantly stone walls.

The land is classified as Grade 5 and is described as slowly permeable seasonally wet acid loamy and clayey soils.

LAND SCHEDULE

Parcel ID	Hectares	Acres
NY8940 0814	22.30	55.10
NY8839 6781	9.55	23.60
NY8839 9172	5.61	13.86
NY8839 7057	4.58	11.32
NY8839 7733	6.93	17.12
NY8839 9437	5.93	14.65
NY8939 0449	4.29	10.60
NY8939 1549	4.34	10.72
NY8939 8106	3.90	9.64
Total	67.43	166.61

ACREAGES

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

PUBLIC RIGHTS OF WAY

The land is crossed by a public footpath leading from the south west to the north east of the parcel. This is shown on the sale plan by a hatched green line.

Furthermore, part is designated as open access land under the Countryside and Rights of Way Act. These fields are shown marked blue on the sale plan.

BASIC PAYMENT SCHEME & STEWARDSHIP

The land was registered for the Basic Payment Scheme.

Most of the land is entered into a Mid Tier Countryside Stewardship Scheme, until 2027. Further details can be obtained from the selling agent.

NITRATE VULNERABLE ZONE

The land is not located in a Nitrate Vulnerable Zone.

SPORTING MINERAL AND OTHER RIGHTS

The sporting rights are owned and in hand.

Mines and mineral rights are excluded from the sale as they are in third party ownership.

COSTS

Each party is to bear their own costs.

BURDENS

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

The purchaser will be held to have satisfied themselves as to the nature of such burdens.

MONEY LAUNDERING

Prospective buyers should be aware that if 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

The land is available freehold with vacant possession upon completion.

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 – July 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.

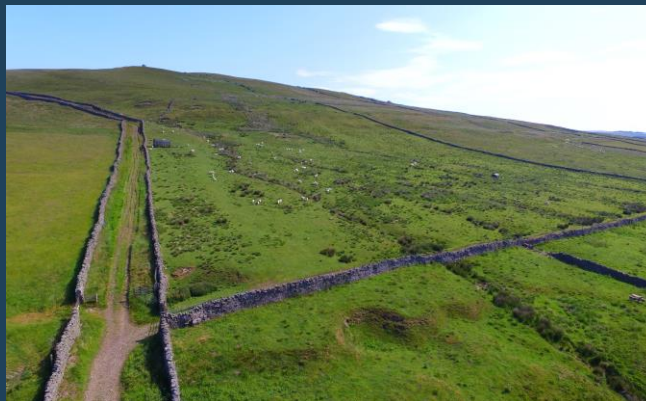
The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

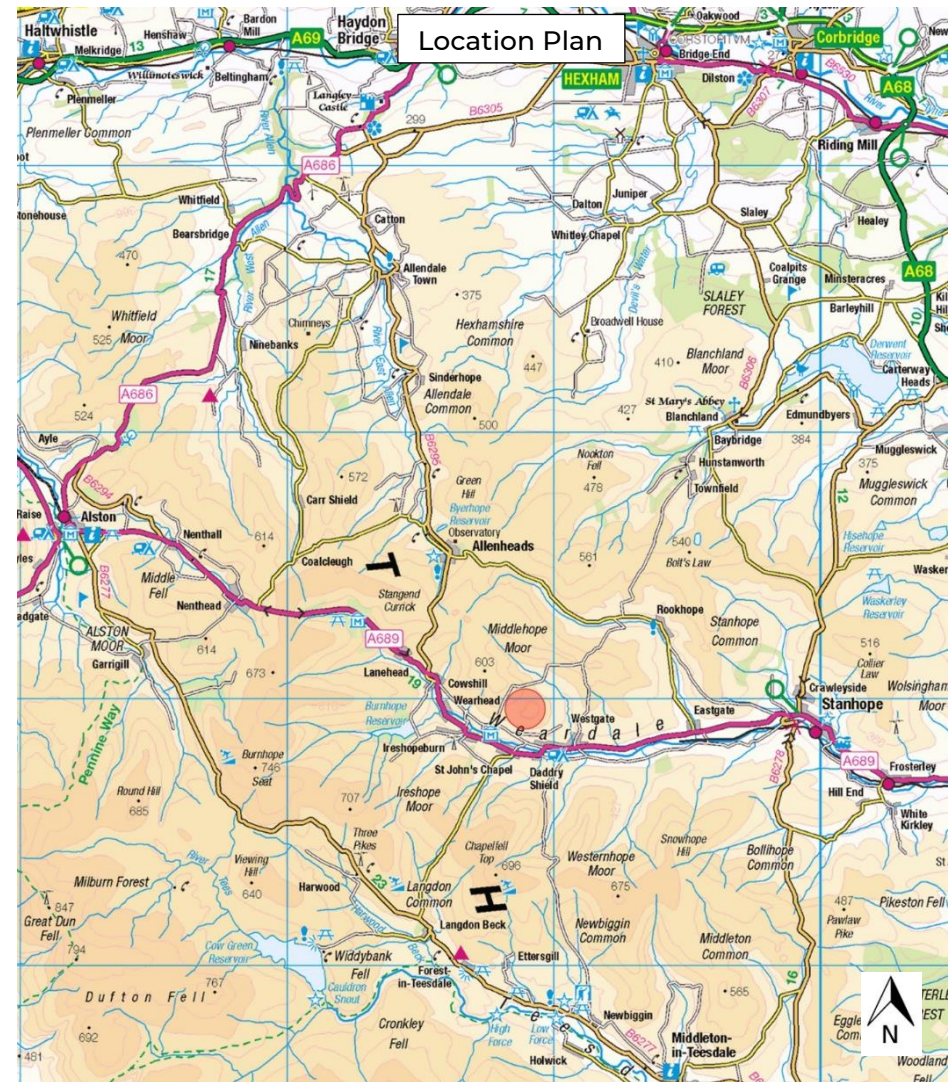
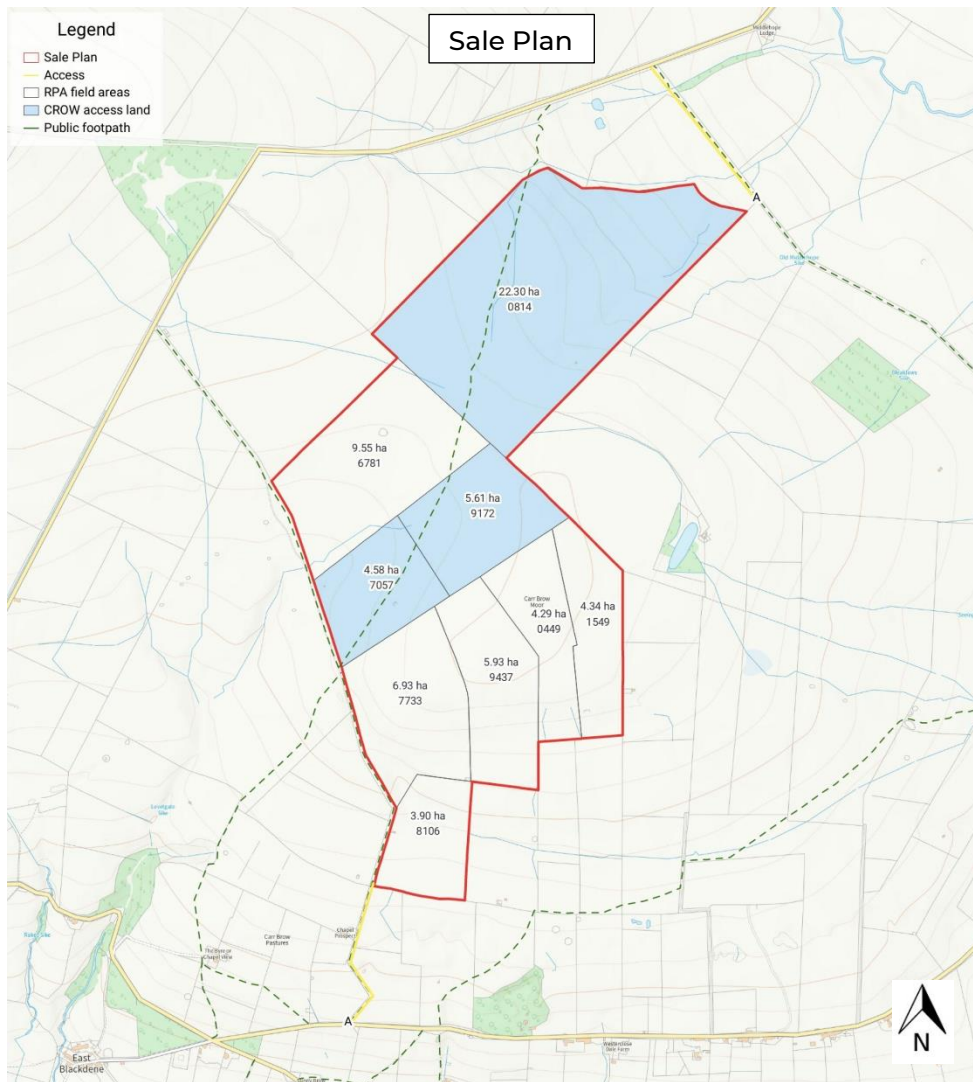
Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

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
 T: 01388 730095
 E: info@vickersandbarrass.co.uk

Darlington Office
 Humbleton Park
 West Auckland Road, Darlington
 DL2 2YH
 T: 01325 728 084
 E: darlington@vickersandbarrass.co.uk

www.vickersandbarrass.co.uk



rightmove ZOOPLA OnTheMarket ONE DOME

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