



Land and Stables To Let at Fir Tree, County Durham
Offers in excess of £4,500 per annum

An excellent opportunity to lease an equestrian property on a 5 year agreement, including a block of 8 stables, tack room and land extending to a total of 2.10 hectares (5.19 acres).

- Block of 8 stables
 - Tack room
- Four parcels of permanent grassland/woodland
 - Parking for several vehicles
 - Concrete yard
 - Excellent roadside access
 - 5 year lease

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

www.vickersandbarrass.co.uk

LOCATION

The land and stables are situated in the village of Fir Tree in County Durham. Fir Tree lies approximately 12 miles south west of Durham and approximately 25 miles south of Newcastle. The location is identified by a red circle on the attached location plan.

what3words ///dialects.blesses.awkward

DESCRIPTION

The land and stables extend to approximately 2.10 hectares (5.19 acres). This yard is ideal for a private individual or a person wanting to run their own livery business. The property comprises a block of 8 stables, tack room, concrete yard and 2.02 hectares (4.99 acres) of permanent grassland and woodland.

The land is divided into four manageable parcels. One is under grazed woodland and the others are grass paddocks. The land is classified as Grade 3 and described as slowly permeable seasonally wet acid loamy and clayey soils.

The concrete yard benefits from parking space for multiple vehicles and includes one stone barn, suitable to be used as a tack room, two brick built stables and six timber built stables. All buildings are in good condition and are generous in size.

BOUNDARIES

The land benefits from post and wire fences, which are in excellent condition.

ACCESS

Access to the land is directly from the A68, onto a track leading down to the stables.

The access is identified on the attached plan.

STEWARDSHIP/SCHEMES

There are no existing Environmental or Countryside Stewardship Schemes across the land.

PUBLIC RIGHTS OF WAY

There are no public rights of way that enter onto the land. However, there is one that runs adjacent to the two southerly parcels.

FIELD SCHEDULE

Parcel Number	Hectares	Acres	Description
1	0.08	0.20	Track/Buildings
2	0.11	0.27	Woodland
3	0.08	0.20	Permanent Grassland
4	1.32	3.26	Permanent Grassland
5	0.51	1.26	Permanent Grassland
Total	2.10	5.19	

ACREAGES

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

TENURE

The property is available to lease as a whole on an initial 5 year agreement. This will be excluded from the provisions of the Landlord and Tenant Act 1954.

The tenant will be responsible for their muck heap removal, any business rates and services (if applicable).

SERVICES

The land and stables are served by mains water and mains electricity.

COUNCIL TAX BAND

The property is not subject to council tax.

EPC

The property is not subject to an EPC rating.

MATERIAL INFORMATION

We understand that there is good mobile phone signal available in the area. We understand that there are broadband services available in the area.

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.

TENDER SUBMISSION

All tenders are to be submitted using the tender form provided by Vickers & Barrass.

Completed tender forms should be returned by post or email to Holly Stafford, Vickers & Barrass, Humbleton Park, West Auckland Road, Darlington, DL2 2YH in a sealed envelope clearly marked "Tender

for Land and Stables at Fir Tree” or by email to hstafford@vickersandbarrass.co.uk with the subject “Tender for Land and Stables at Fir Tree” by no later than 12 noon on 30th April 2024.

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 2024
Photographs taken – March 2024

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.

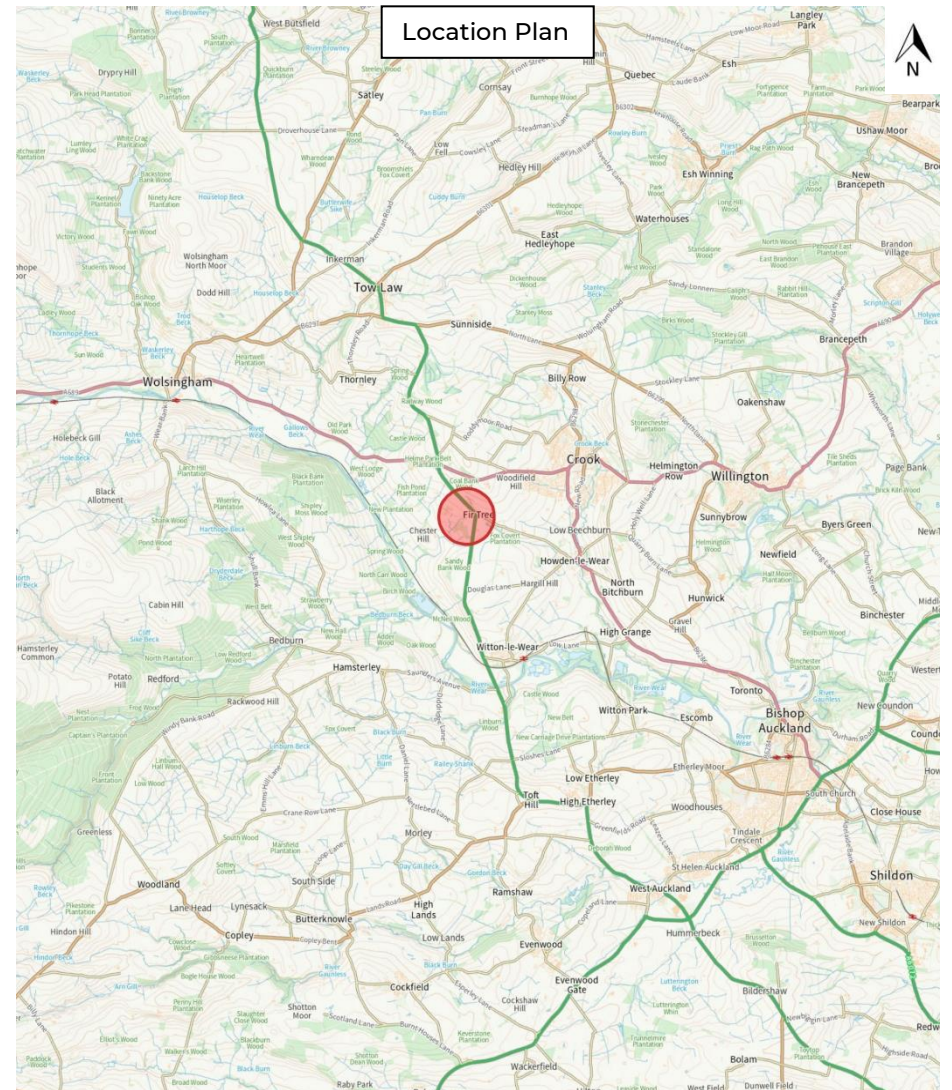
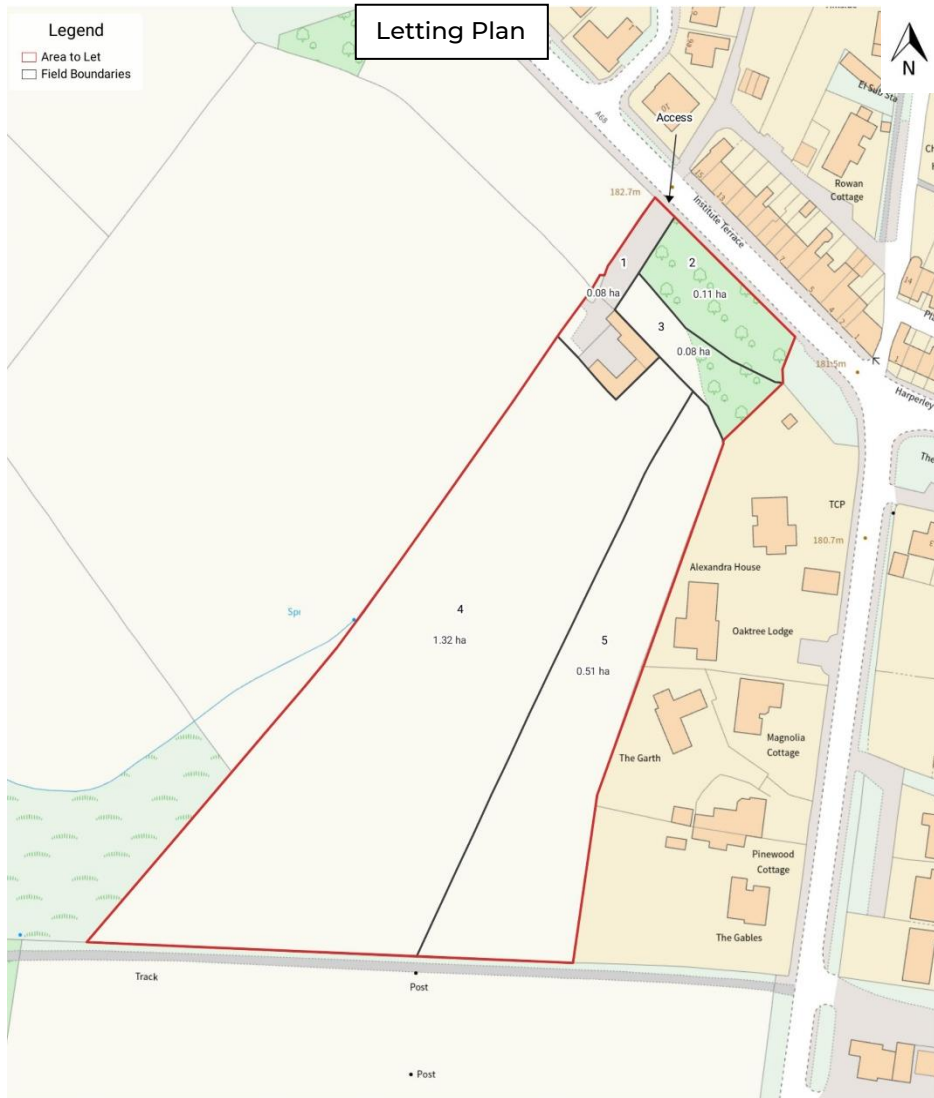
The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell

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.

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