



Land at Red Houses, Knitsley, County Durham  
Guide Price £465,000

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

An excellent opportunity to purchase a block of south facing permanent grassland with extensive road frontage to the north and east. The land extends to 29.23 hectares (72.22 acres) and includes two adjoining five bay portal frame livestock buildings with a lean-to store.

- Block of permanent grassland extending to 29.23 hectares (72.22 acres)
- Two adjoining five bay portal frame livestock buildings with lean-to store
  - Early viewing recommended



## LOCATION

The land is located to the south of Knitsley which is close to Consett. It is situated at the junction of five lane ends with road frontage to Eliza Lane and Knitsley Lane.

The eastern part is close to a number of exclusive and attractive residential properties.

## DESCRIPTION

The property extends to 29.23 hectares (72.22 acres) in five enclosures together with livestock buildings which are in need of repair.

The north and east boundary are defined by Eliza Lane and Knitsley Lane respectively with Rippon Burn marking the southern boundary.

The majority of the land is permanent pasture with a small area of scrub and gorse close to the Rippon Burn. Field numbers 2642 and 4750 have regularly been mown for hay or silage. Fields 3620 and 6328 are grazed as one with Rippon Burn providing a natural water supply.

The farm buildings cover 750 square metres with an adjoining fenced fodder storage area of 260 square metres.

## BASIC PAYMENT SCHEME

The land has been registered for BPS.

## SERVICES

Mains electricity is supplied to the farm buildings. There is a mains water supply and part of the land adjoins the Rippon Burn.

## SPORTING AND MINERAL RIGHTS

The sporting rights are in hand with the mineral rights reserved to a previous owner.

## FIELD SCHEDULE

Field Number	Acres	Hectares	Description
NZ1146 2642	13.71	5.55	Meadow
NZ1146 3620	20.52	8.30	Pasture
NZ1146 4750	11.27	4.56	Meadow
NZ1146 6328	16.62	6.73	Pasture
NZ1146 6462	10.10	4.09	Pasture/Farm Buildings
<b>Total</b>	<b>72.22</b>	<b>29.23</b>	

## COSTS

Each party is to bear its 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

It is understood the property is held freehold with unregistered title.

## MATERIAL INFORMATION

There is good mobile phone signal, and broadband services available in the area.

## METHOD OF SALE

The property is offered for sale as a whole by private treaty.

## ACREAGES

The gross acreages have been assessed in accordance with Ordnance Survey data but interested parties should satisfy themselves as to the accuracy.

## VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 prior to inspection which can be undertaken at any reasonable time thereafter.

## LOCAL AUTHORITY

Durham County Council

[www.durham.gov.uk](http://www.durham.gov.uk)

03000 26 0000

## NOTES

Particulars prepared – 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.

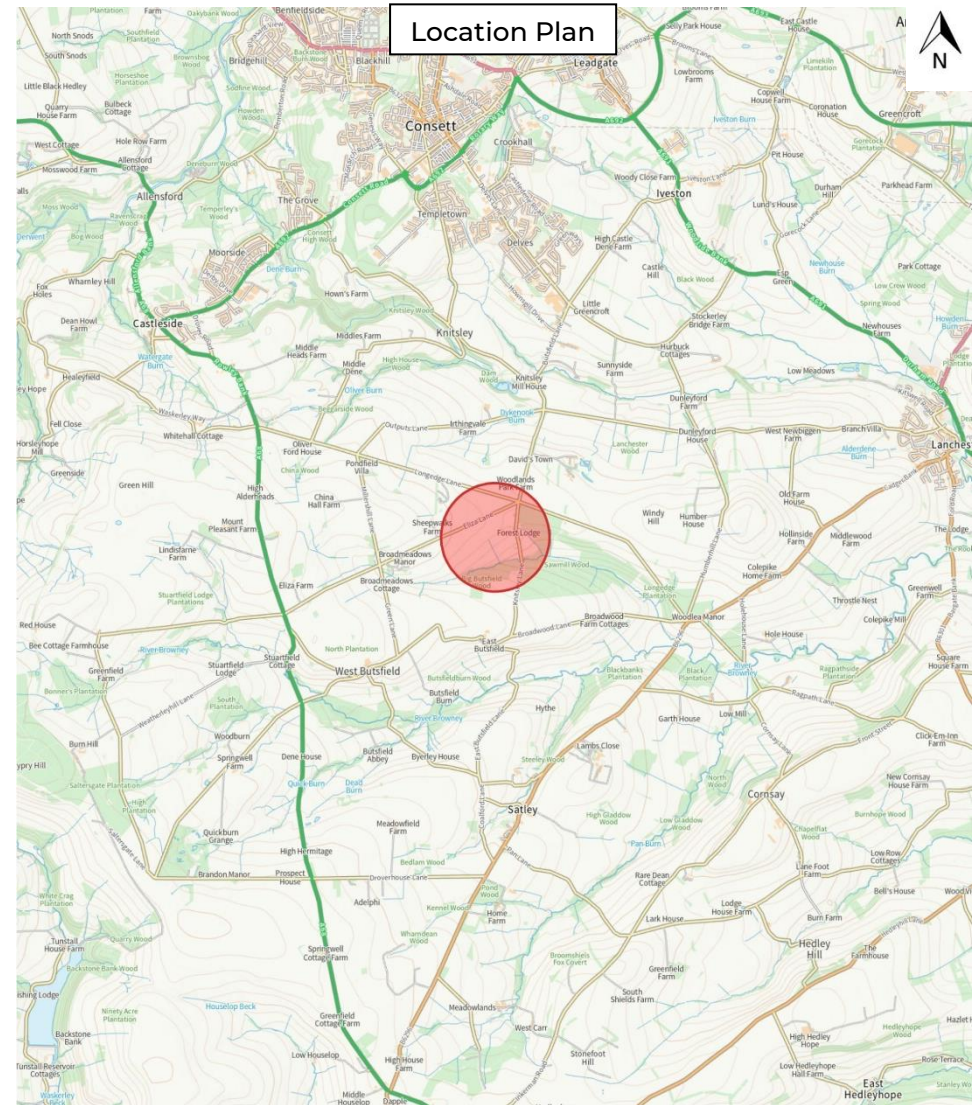
Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

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.

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](http://www.vickersandbarrass.co.uk)



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