



Land at Finings, Langley Park, Durham, DH7 9FN
Guide Price £365,000

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

A single block of permanent grassland extending to 40.95 acres (16.57 hectares).

- Two points of access off Low Moor Road
- Long term development potential



LOCATION

The property adjoins extensive residential estates to the south of Low Moor Road, the main thoroughfare at the west of Langley Park.

DESCRIPTION

There are seven land parcels, all of which are registered with the RPA. The whole is down to permanent grass which has been mown for hay/silage for many years.

Whilst the boundary fences are in need of repair it is considered that the land has the potential, with improvements and careful husbandry, to make into a valuable and productive block suitable for cropping or grazing.

ACCESS

Access to the land is by Hospital Road and by a private track to the land parcels at the west. Both lead directly off Low Moor Road.

PUBLIC RIGHTS OF WAY

There is a public footpath, DU/039/30, which crosses field number 2261.

PLANNING

The land has not been identified for future residential development according to the Strategic Housing Land Availability Assessment (SHLAA). Nevertheless, given the proximity of the residential housing and adopted roads, there may be development potential subject to Local Authority consent.

The property is offered for sale free of development clawback.

MINERAL AND SPORTING RIGHTS

Mineral rights are reserved to a previous owner with sporting rights assumed to be in hand.

FIELD SCHEDULE

| PARCEL ID | ACRES | HECTARES | DESCRIPTION |
|--------------|--------------|--------------|--------------|
| NZ2044 2261 | 3.39 | 1.37 | Meadow/Track |
| NZ2044 4460 | 9.86 | 3.99 | Meadow |
| NZ2044 5855 | 5.96 | 2.41 | Meadow |
| NZ2044 6956 | 4.69 | 1.90 | Meadow/Scrub |
| NZ2044 7755 | 4.87 | 1.97 | Meadow |
| NZ2044 8246 | 0.15 | 0.06 | Stream |
| NZ2044 9555 | 8.35 | 3.38 | Meadow |
| NZ2144 0658 | 3.68 | 1.49 | Meadow |
| TOTAL | 40.95 | 16.57 | |

ACREAGES

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

ENVIRONMENTAL SCHEMES

The land has been registered for the Basic Payment Scheme (BPS). BPS has been replaced by delinked payments which will not be transferred to the purchaser. There are no Environmental Land Management Schemes in place.

EASEMENTS AND WAYLEAVES

The land is sold subject to and with the benefit of all rights of way, water, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

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

The property is held freehold with registered title DU203360.

METHOD OF SALE

The property is offered for sale as a whole by private treaty with vacant possession on completion.

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
03000 26 0000

NOTES

Particulars prepared – May 2024

PARTICULARS 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.

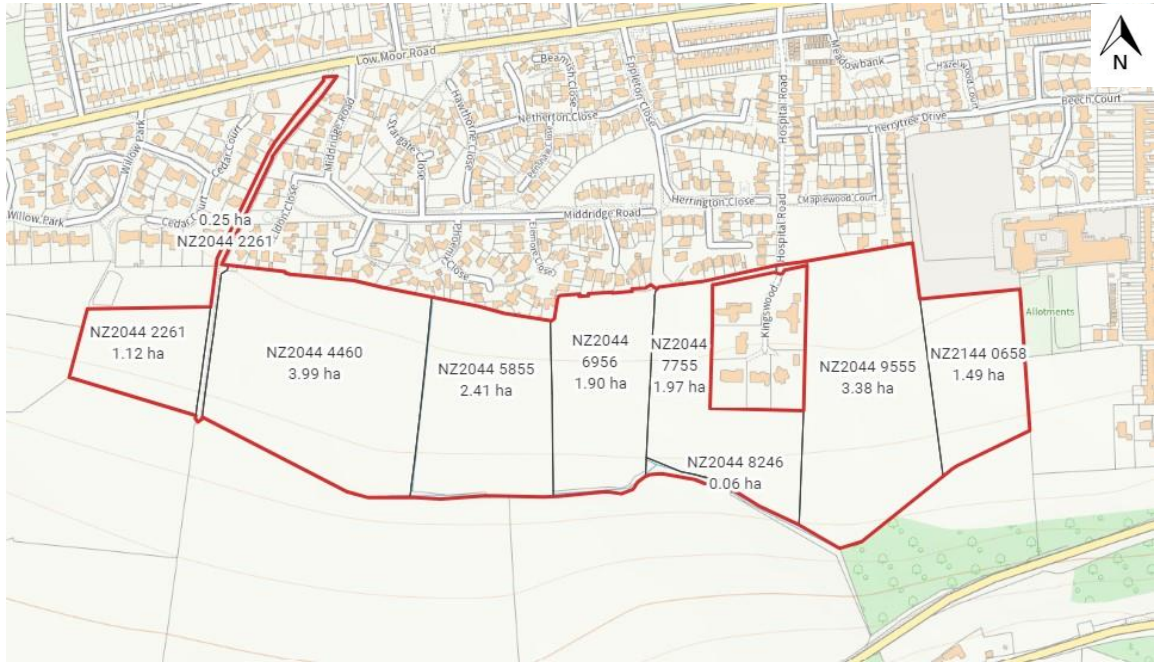
Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

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.

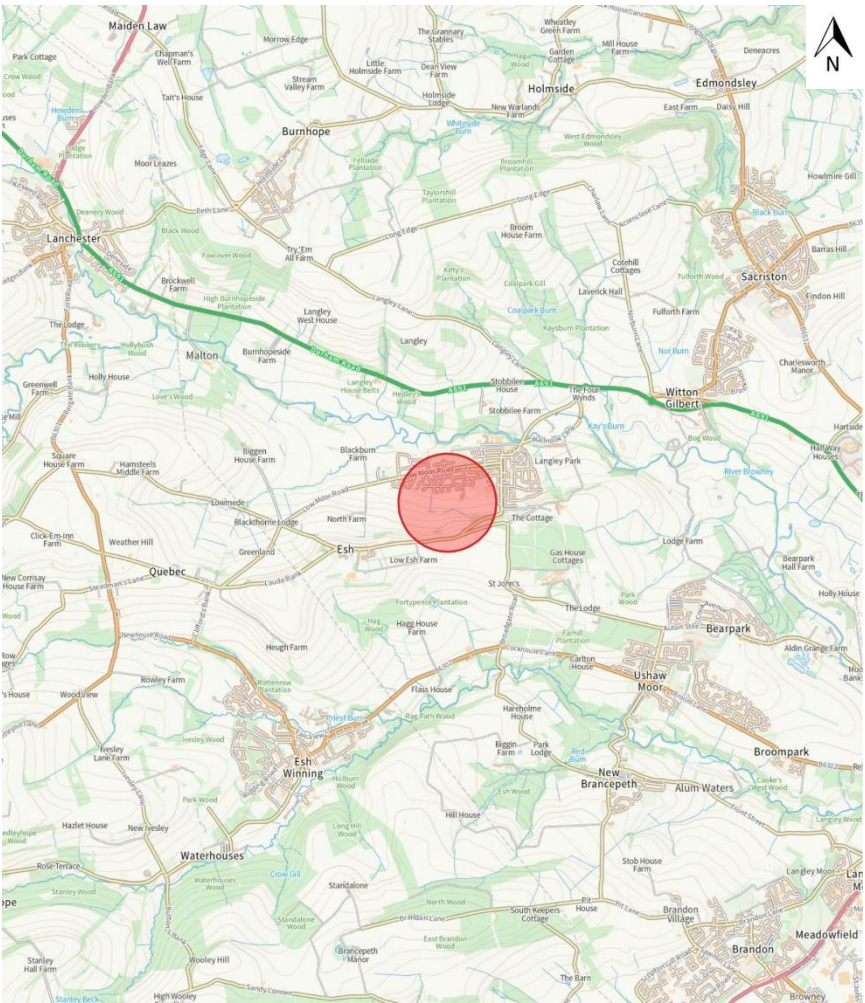
The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Sale Plan



Location Plan



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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