



Land at Ramshaw Heugh, Ramshaw, Bishop Auckland
County Durham, DL14 0NB
Guide Price £250,000

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

An opportunity to acquire a 30.76 acre (12.45 hectare) productive block of grassland at Ramshaw.

- Productive Grade 3 grassland
- 30.76 acres (12.45 hectares)
- Available as a whole or in two lots

Whole | Guide Price £250,000

Lot One | Guide Price £125,000

Lot Two | Guide Price £125,000



www.vickersandbarrass.co.uk

LOCATION

Ramshaw is located to the west of West Auckland and is a small rural settlement.

what3words ///entrust.nuptials.usual

DESCRIPTION

The land extends in total to 30.76 acres (12.45 hectares) and has an Agricultural Land Classification of Grade 3. The land has slowly permeable, seasonally wet acid loamy and clayey soils.

A public right of way exists across the land, indicated on the enclosed sale plan.

The land is also available as two smaller lots, indicated on the enclosed plan. Lot One extending to 15.20 acres (6.15 hectares) and Lot Two extending to 15.56 acres (6.30 hectares). Both lots have roadside access.

SERVICES

We understand from the vendor that the land does not have a water supply.

MATERIAL INFORMATION

The land does not require an Energy Performance Certificate nor is it registered for Council Tax. It is understood that the land does not have a broadband connection but there is good mobile phone signal in this area for most providers.

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.

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 – August 2024
Photographs taken – August 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.

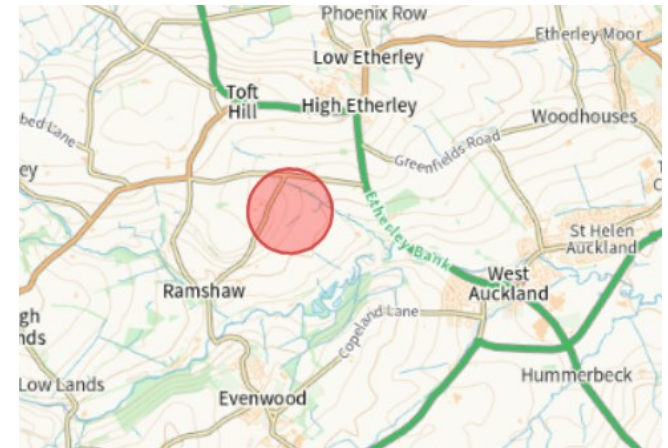
Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

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

☎ 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



rightmove

ZOOPLA

OnTheMarket

ONE DOME

Vickers & Barrass

Est. 1973

Land and Estate Agents