



Land at Leap Mill Farm, Busty Bank, Burnopfield
Newcastle upon Tyne, NE16 6BJ
Guide Price 100,000

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

A fantastic opportunity to purchase 11.98 acres (4.85 hectares) of productive grassland.

- Grassland extending to 11.98 acres (4.85 hectares)
 - Road side access
 - Natural water supply



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LOCATION

Burnopfield is a village located to the south west of Newcastle. The village offers a range of local amenities and is well located for the commuter, with the A1(M) being approximately 5 miles away and both Newcastle and Durham have east coast main line train stations with direct links to Edinburgh and London. There are international airports at Newcastle and Teesside.

DESCRIPTION

The land comprises three field parcels to the north of Busty Bank road extending to 11.98 acres (4.85 hectares) which gently undulates and is classed as Grade 3 land, two of these field parcels do have a small area of woodland included. On the enclosed plan there are two areas highlighted in orange which are currently unregistered but have been used as part of the field parcels for many years. An overhead electricity cable and pylon runs through this block of grassland.

SERVICES

Two field parcels have a natural water supply.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

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 wayleaves, easements or rights of way.

OVERAGE

The land will be subject to an overage agreement applicable to any non-agricultural development with a 50% uplift in value, in perpetuity. Details of the overage may be negotiable with the vendors.

LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000

MATERIAL INFORMATION

The land is exempt from requiring an energy performance certificate and is not subject to council tax. It is understood from Ofcom Broadband and Mobile Phone Signal checker that there is access to a superfast broadband connection and good external mobile phone signal in this 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.

TENURE

We are informed by the current vendors that the

land is held freehold.

METHOD OF SALE

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

NOTES

Particulars prepared – April 2025
Photographs taken – April 2024

ESTATE AGENT ACT 1979

This property is marketed on behalf of a “connected person” as defined in section 32(1) of the Act.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

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.

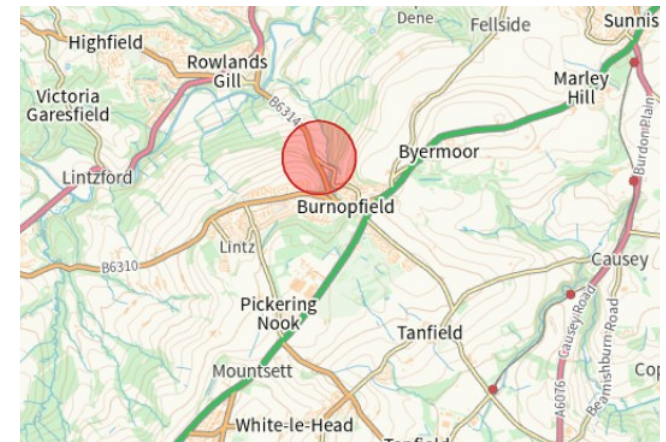
Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw 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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