



Land at Mill Isles
Wolsingham, Bishop Auckland, DL13 3DL

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DESCRIPTION

A rare opportunity to purchase a grass paddock with the benefit of road frontage which lies within Wolsingham. The land extends to approximately 1370m² (0.34 acres) and has a stone wall boundary to the roadside. This land should prove of interest to a variety of purchasers – early viewing is recommended.

LOCATION

The land is located at the west end of Wolsingham and has the benefit of road frontage (A689) with a roadside gate and drop kerb.

WHATE3WORDS:

///vanilla.tint.followers

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

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

The vendor is not aware of any public or private rights of way over the land.

SERVICES

There are no services connected. Prospective purchasers should make their own enquiries regarding connection costs.

TENURE

The land is freehold with vacant possession available on completion. The title is registered. The land is formerly copyhold of the Manor of Wolsingham and the rights saved to the lord by the 12th schedule of the Law of Property Act 1922 are excepted.

OVERAGE

The land is sold subject to development clawbacks in favour of the previous owner and the present owner. An additional payment of 50% of any value arising as a consequence of planning permission being granted for any use other than agriculture will be due to the beneficiary of the overage. Further information is available from the selling agent.

METHOD OF SALE

The land is offered for sale by private treaty. All interested parties are advised to register their interest so they can be advised on how the sale will be concluded. We reserve the right to proceed to final offers.

GUIDE PRICE

Offer Over £35,000

COSTS

Each party is to bear their own costs.

SERVICES LEGAL FORMALITIES

Exchange of contracts will take place as soon as possible, but in any event no later than the expiry of 8 weeks from instruction of solicitors, with completion 7 days thereafter.

VIEWINGS

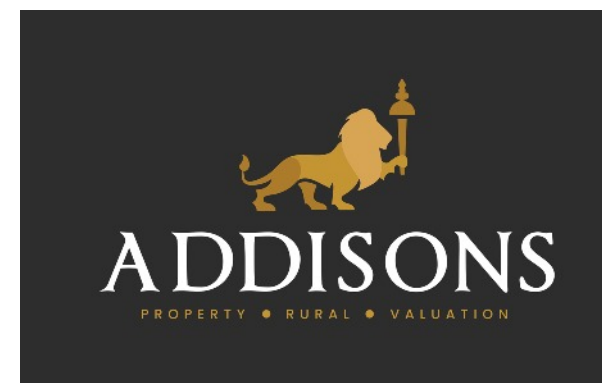
Viewings are by appointment with the selling Agent.

LOCAL AUTHORITY

Durham County Council, County Hall, Aykley Heads, Durham DH1 5UL. Telephone 0300 026 0000

BROCHURE

Photographs taken June 2023.
Brochure prepared June 2023.





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