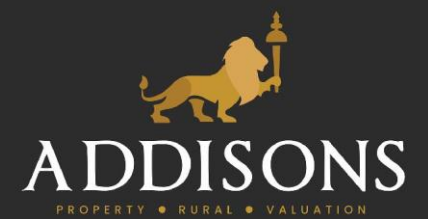


Church Bank / Abbey Lane
Startforth



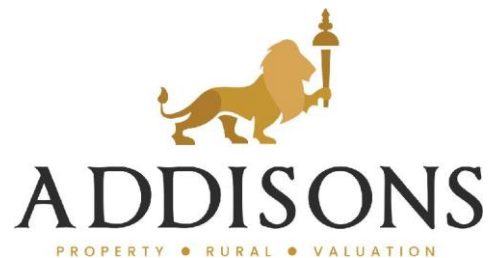
ABOUT THE LAND

An opportunity to purchase an area of grassland land situated on the outskirts of Barnard Castle. In addition to the grass pasture/meadow there is a small area of mature woodland included in the southwest corner. In total the area extends to approximately 1.07 Hectares (2.65 acres). The land has access direct off the adopted highway (Abbey Lane).

A stone building measuring 3.34m x 3.28m internally with attached concrete yard area is located in the southeast corner. The yard area has direct access to the adopted highway. The building is in poor order with only the walls remaining.

The field boundaries are a mix of wire fences, post and rails and hedges.

Strong interest is expected due to the convenient location.



13 Galgate Barnard Castle, County Durham, DL12 8EQ
01833 638094
info@addisons-surveyors.co.uk

ADDISONS-SURVEYORS.CO.UK



INFORMATION

LOCATION

The land is located to the south of the Barnard Castle near Startforth. Access is off Abbey Lane.

WHAT3WORDS

<https://what3words.com>

The world is divided into 3 metre squares and each square is given a unique combination of three words.

///term.devoured.estimated

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 rights of way or private rights of way over the land.

SERVICES

Mains water is available to connect to nearby.

TENURE

The land is freehold with vacant possession available on completion. The title is registered.

OVERAGE

The land is sold subject to a development clawback provision (in favour of the vendor and their successors in title). The payment due being equivalent to 30% of the uplift in value arising on the grant of a planning permission for anything other than an agricultural or equestrian use for a term of 50 years.

SPORTING AND MINERAL RIGHTS

Any sporting and mineral rights which are owned are included in the sale.

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.

PRICE

£90,000

COSTS

Each party is to bear their own costs.

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.

VIEWING

Viewings are by appointment with the selling Agent.

LOCAL AUTHORITY

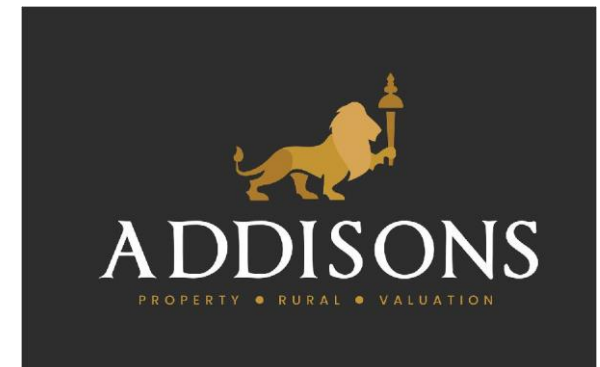
Durham County Council, County Hall, Aykley Heads, Durham DH1 5UL. Telephone 0300 026 0000

BROCHURE

Photographs taken May 2024

Brochure prepared May 2024.

Plan



Addisons Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Addisons Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

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