

Land at Lotus Flower Barn

Grewburn Lane ,Butterknowle



- GRASSLAND
- 3.19 HA (7.88 ACRES)
- NATURAL WATER SUPPLY

Price:

£120,000

Call for an Appointment

01833 638094

ABOUT THE LAND

DESCRIPTION

An opportunity to purchase an area of grassland which extends to approximately 3.19 Hectares (7.88 acres). The northern section of the land could be mown if required. The land has the benefit of a natural water supply. The field boundaries are a mix of wire fences and hedges.

LOCATION

The land is located to the west of the Butterknowle village with access via a track off Grewburn Lane.

WHAT3WORDS:

///dynamics.drawn.clauses

BASIC PAYMENT SCHEME (BPS)

There are no BPS entitlements available or included within the sale.

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 will grant a right of access over the land shaded blue to create an access from the public highway to the land.

The land is crossed by an overhead electricity line with some wood poles present on the land. The vendor is not aware of any public rights of way over the land.

SERVICES

There are no services connected. The vendor will grant a right to lay a pipe from the water main in the roadside verge to the subject land. Prospective purchasers should make their own enquiries regarding connection costs.

No warranty is given or implied regarding water quality or continuity of any natural water supply.

TENURE

The land is freehold with vacant possession available on completion.

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights are included in the sale in so far as they are owned.

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

£120,000

COSTS

Each party is to bear their own costs.

LEGAL FORMALITES

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

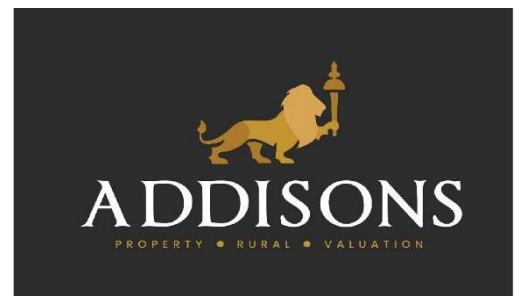
Durham County Council, County Hall, Aykley Heads, Durham DH1 5UL. Telephone 0300 026 0000

BROCHURE

Photographs taken January 2023.
Brochure prepared January 2023.

RLH/BJC28.1.23

Plan



01833 638 094 | info@addisons-surveyors.co.uk | www.addisons-surveyors.co.uk

Addisons, 13 Galgate, BARNARD CASTLE, County Durham, DL12 8EQ

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