

# Land at Loop Lane

Butterknowle



**ADDISONS**

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# ABOUT THE LAND

An opportunity to purchase an area of grassland extending to approximately 0.23 Hectares (0.56 acres). It is situated close to the village of Butterknowle and has the benefit of frontage to Loop Lane an adopted minor road. The land is predominately grass pasture. A beck runs along the western boundary which is lined with mature trees.



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# INFORMATION

## LOCATION

The land is located on Loop Lane, on the outskirts of South Side near Butterknowle village.

## WHAT3WORDS

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## 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

No services are connected. Mains water and mains electricity are located nearby. A natural water supply runs along the western boundary.

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

## TENURE

The land is freehold, and the title is registered under title. Vacant possession is available on completion.

The land was 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 from the registration.

## SPORTING AND MINERAL RIGHTS

Sporting and mineral rights are reserved to the Manor of Wolsingham

## 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

£60,000

## 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

## OVERAGE

The land is not subject to any overage condition imposed by the vendor.

## NOTE

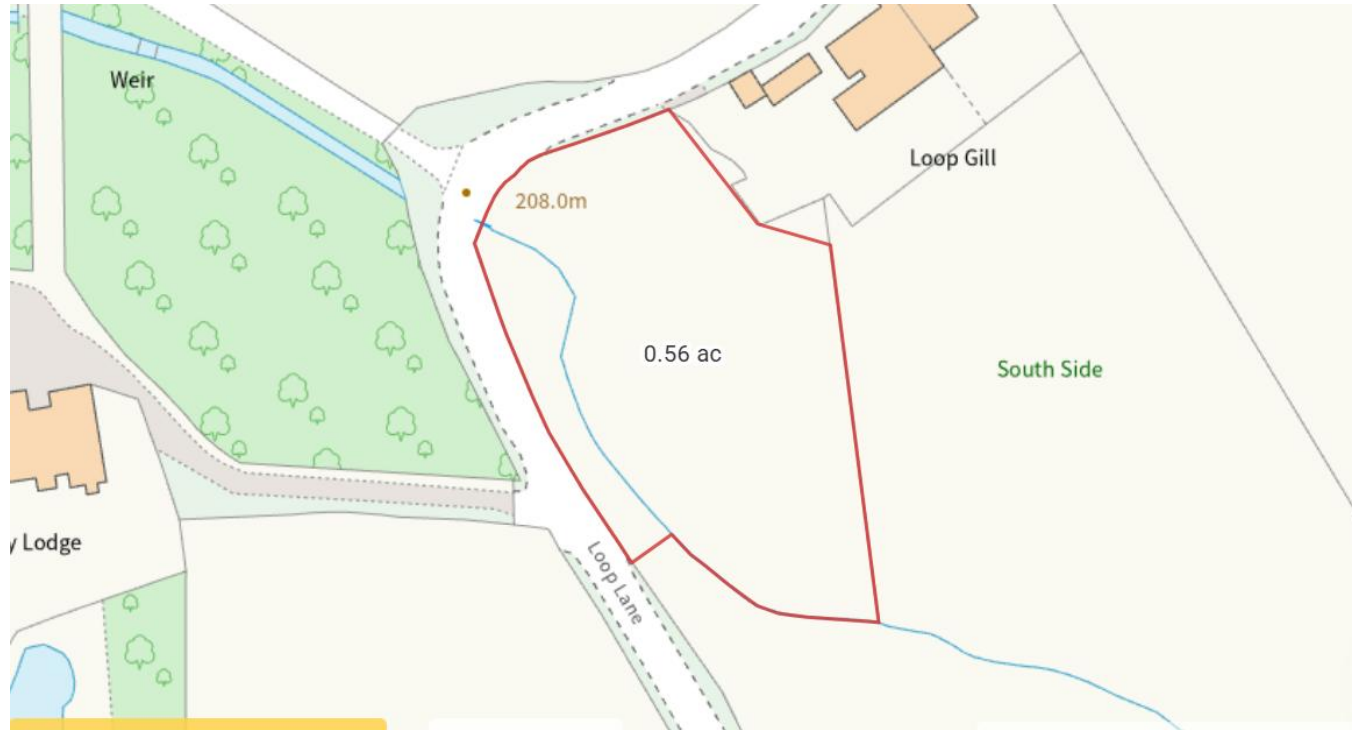
The purchaser will be liable to erect hedging between the boundary of the neighbouring property.

## BROCHURE

Details and photographs taken September 2025



# 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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