

Land at Loop Gill Lane Butterknowle



- PERMANENT PASTURE
- APPROX. 0.35 HECTARES (0.87 ACRES)
- ROAD FRONTAGE
- SHELTERED POSITION

Price:
£35,000

Call for an Appointment
01833 638094

ABOUT THE LAND

An opportunity to purchase a block of permanent pasture which extends too approximately 0.35 Hectares (0.87 Acres). The land benefits from road frontage.

LOCATION

The land is located on Loop Lane to the north of Butterknowle village. The land is highly desirable being secure, sheltered from the elements, and well drained.

DESCRIPTION

The land is accessed from Loop Lane and comprises of approximately 0.35 hectares (0.87acres). The land has stock proof post and wire boundaries which are in reasonable condition.

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 is not aware of any public rights of way over the land.

SERVICES

There are no services connected. There is a burn present on the land and bordering the land. No warranty is given or implied regarding water quality or continued supply.

TENURE

The land is freehold with vacant possession available on completion. The area outlined in red on the sale plan reflects the area of land for sale. Interested parties must view the land in order to satisfy themselves in respect of all boundaries.

It is the responsibility of the purchaser to erect the boundary fence to a minimum specification of either shiplap fencing or a closed fence (please contact the office for further information) .The fence will remain the responsibility of the purchaser following the completion of the sale.

SPORTING & 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.

COSTS

Each party bears their own costs.

ANTI MONEY LAUNDERING REGULATION

The purchasers(s) will be required to provide proof of identification to comply with anti-money laundering regulations.

LOCAL AUTHORITY

Durham County Council www.durham.gov.uk

ACERAGE

The gross acreages have been accessed in accordance with Ordnance Survey data interested parties should satisfy themselves in this regard.

WHAT 3 WORDS

Grades. Grumbles. Pinks

OVERAGE

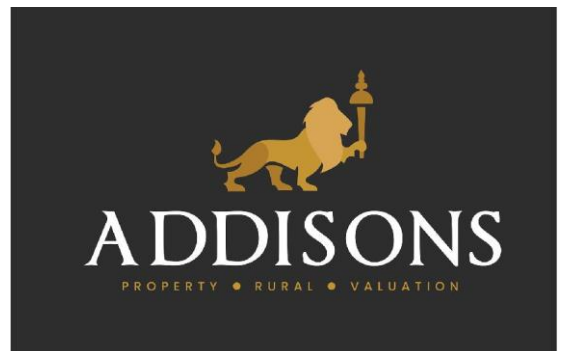
The land is sold subject to an overage provision of 25% over 15 years. For more information, please contact the selling agent.

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors
Tel: 01833 638094 opt 1.

CN/BJC23.1.23

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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