



**Land at South Hetton**  
Durham, DH6 2TW

**youngsRPS** 



# Land at South Hetton Durham DH6 2TW

**Offers Over £95,000**

An excellent opportunity to purchase an attractive block of grassland, which benefits from planning permission for an agricultural storage building, situated in an accessible and desirable location in South Hetton. The land extends to 13.90 acres (5.62 ha) in total.

For sale as a whole by Private Treaty.

- Accessible location
- 13.90 acre paddock
- Suitable for grazing or equestrian purposes
- Planning permission for 60' x 40' agricultural storage building

**youngsRPS** 

Sedgefield 01740 622100



## LOCATION

The land is situated in South Hetton, Durham to the south of the A182, Front Street. The land has excellent road links to the A19 (2 miles) and A1(M) (6.5miles). The location is shown by means of a red circle on the Location Plan.

## DESCRIPTION

An excellent opportunity to purchase an attractive block of grassland, which benefits from planning permission for an agricultural building. The land is conveniently located in South Hetton, to the south of Front Street. In total the land extends to 13.90 acres (5.62 ha) and comprises one grass field and is shown in its entirety edged red on the Sale Plan.

The field benefits from new post and wire stock proof fence boundaries and it is bordered by arable and grass fields.

Planning permission for a 60' x 40' agricultural storage building was granted in June 2017. Details of the application can be found on Durham County Council website, application reference, DM/17/01420/PA.

The land is for sale as a whole by Private Treaty.

## ACCESS

Access is taken from Front Street on to Abbeydale Gardens / Charters Crescent, continue straight at the corner of Abbeydale Gardens onto a gravel track leading to the rear of Charters Crescent. The field entrance is on

the right, after the row of houses. This is identified by a blue line on the Sale Plan.

## PUBLIC RIGHTS OF WAY

The land is not subject to any public rights of way.

## EASEMENTS AND WAYLEAVES

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

## BASIC PAYMENT SCHEME

The Basic Payment Scheme entitlements are not included in the sale.

## ENVIRONMENTAL SCHEMES

The property is not currently in any Environmental schemes.

## MINERAL RIGHTS

Mineral rights are reserved to a third party and are therefore not included in the sale.

## 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 instructing solicitors, with completion 7 days thereafter.

## COSTS

Each party is to bear their own costs.

## MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Money Laundering Regulations in the form of a copy of the Purchasers' passport, together with a copy of the Purchasers' driving licence or a recent utility bill as proof of residence.

## ACREAGES

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

## TENURE

The land is available freehold with vacant possession on completion.

## VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Sedgefield on 01740 622100.

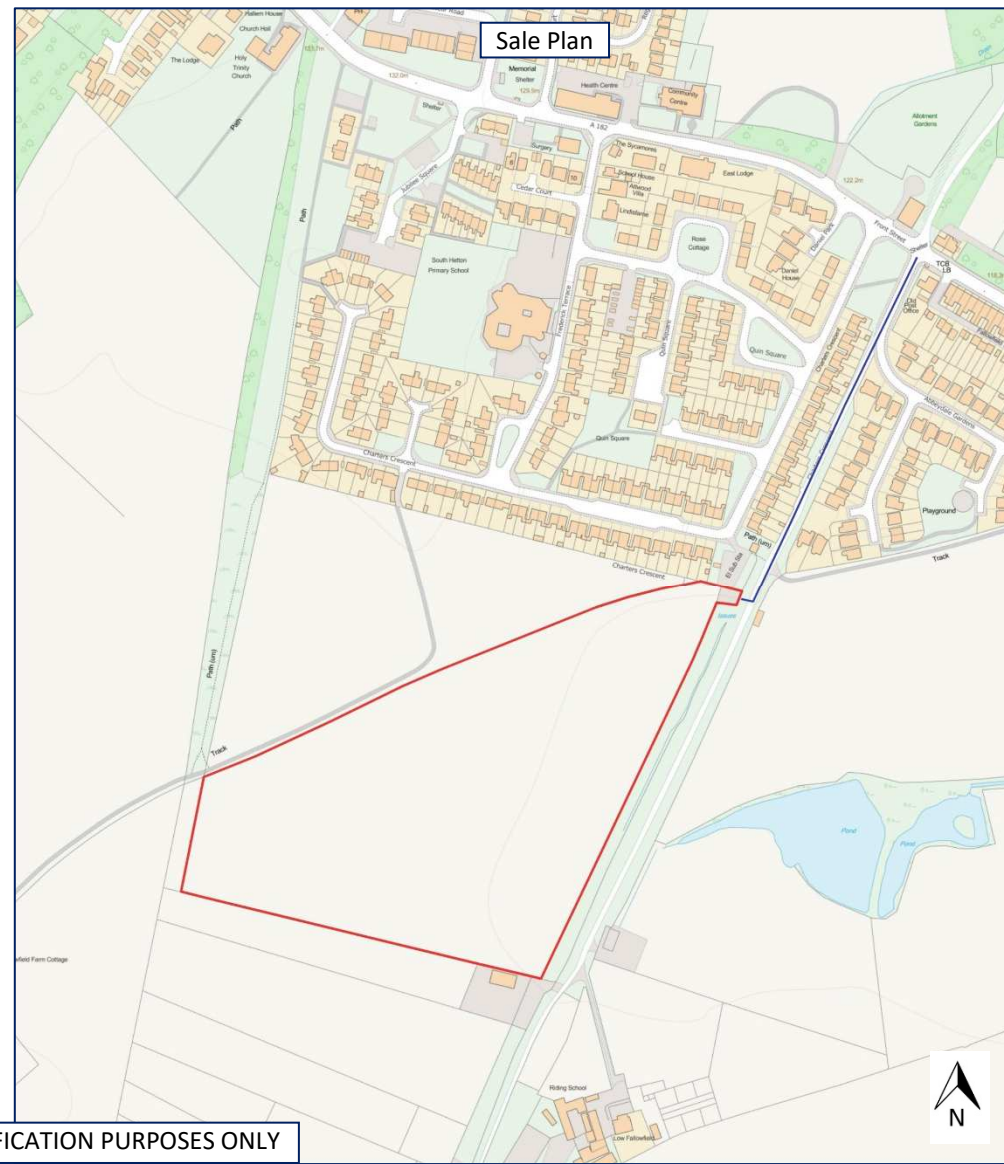
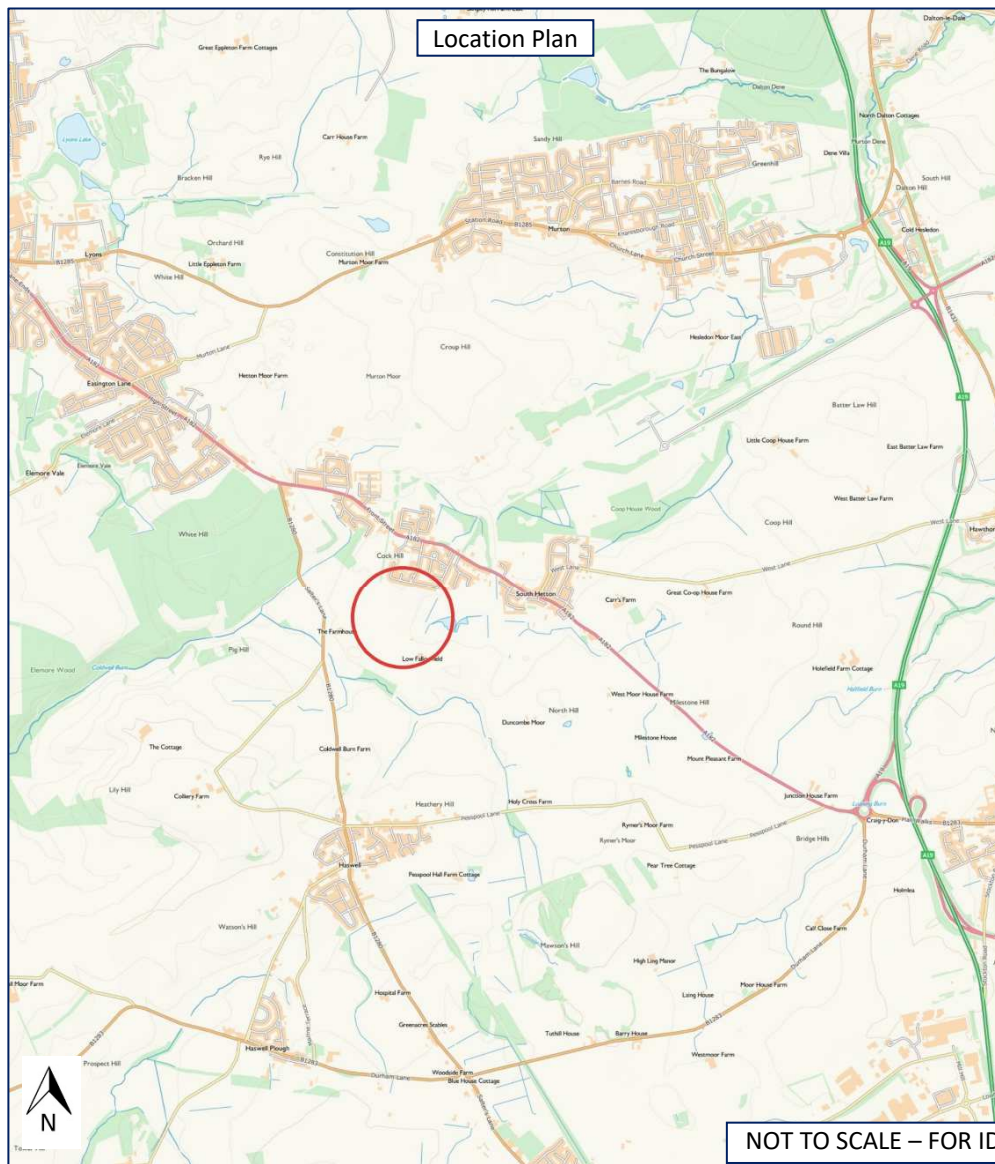
## LOCAL AUTHORITY

Durham County Council 03000 260000

Particulars prepared: July 2020

Photographs taken: July 2020





NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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**Hexham**  
Priestpopple, Hexham,  
Northumberland, NE46 1PS  
T: 01434 608980 / 609000  
hexham@youngsrps.com

**Newcastle**  
23 Grey Street,  
Newcastle upon Tyne, NE1 6EE  
T: 0191 2610300  
newcastle@youngsrps.com

**Alnwick**  
31-33 Bondgate Within,  
Alnwick, NE66 1SX  
T: 01665 606800  
alnwick@youngsrps.com

**Sedgefield**  
50 Front Street, Sedgefield,  
Co. Durham, TS21 2AQ  
T: 01740 622100 / 617377  
sedgefield@youngsrps.com

**Northallerton**  
80-81 High Street, Northallerton,  
North Yorkshire, DL7 8EG  
T: 01609 773004 / 781234  
northallerton@youngsrps.com

**Dumfries**  
Lochar House, Heathhall,  
Dumfries DG1 3NU  
T: 01387 402277  
dumfries@youngsrps.com