



Land North Of Rainy Close, Westgate, County Durham
Reduced to £15,575

Vickers
& Barrass

— Est. 1973 —

Land and Estate Agents

Land At Westgate

A block of amenity land extending to approximately 0.7 ha (1.74 acres). The land lies to the west of Haswicks Bridge and has the benefit of some river frontage.

Boundaries

The land is shown shaded blue on the attached plan.

Sporting Rights

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

Mines and Minerals

The mines and minerals are reserved to a third party and are not included in the sale.

Rights and Easements

The land is sold subject to and with the benefit of all rights of way, water, drainage, watercourses and other easements and rights of adjoining landowners, affecting the same, and all wayleaves and other matters registered by any competent authority or statute.

Tenure

The land is freehold and has the benefit of vacant possession.

Method of Sale

The land is offered for sale by private treaty. All prospective purchasers are advised to register their interest with the Selling Agents.

Viewing

Viewings are strictly by appointment only. Please contact the Darlington Office to arrange a viewing on 01325 728084.

What3Words

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

What3Words:///families.candidate.pocket

Acreages

The gross acreages have been calculated using Ordnance Survey (Promap) and interested parties should satisfy themselves in this regard.

Particular Notes

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must

satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

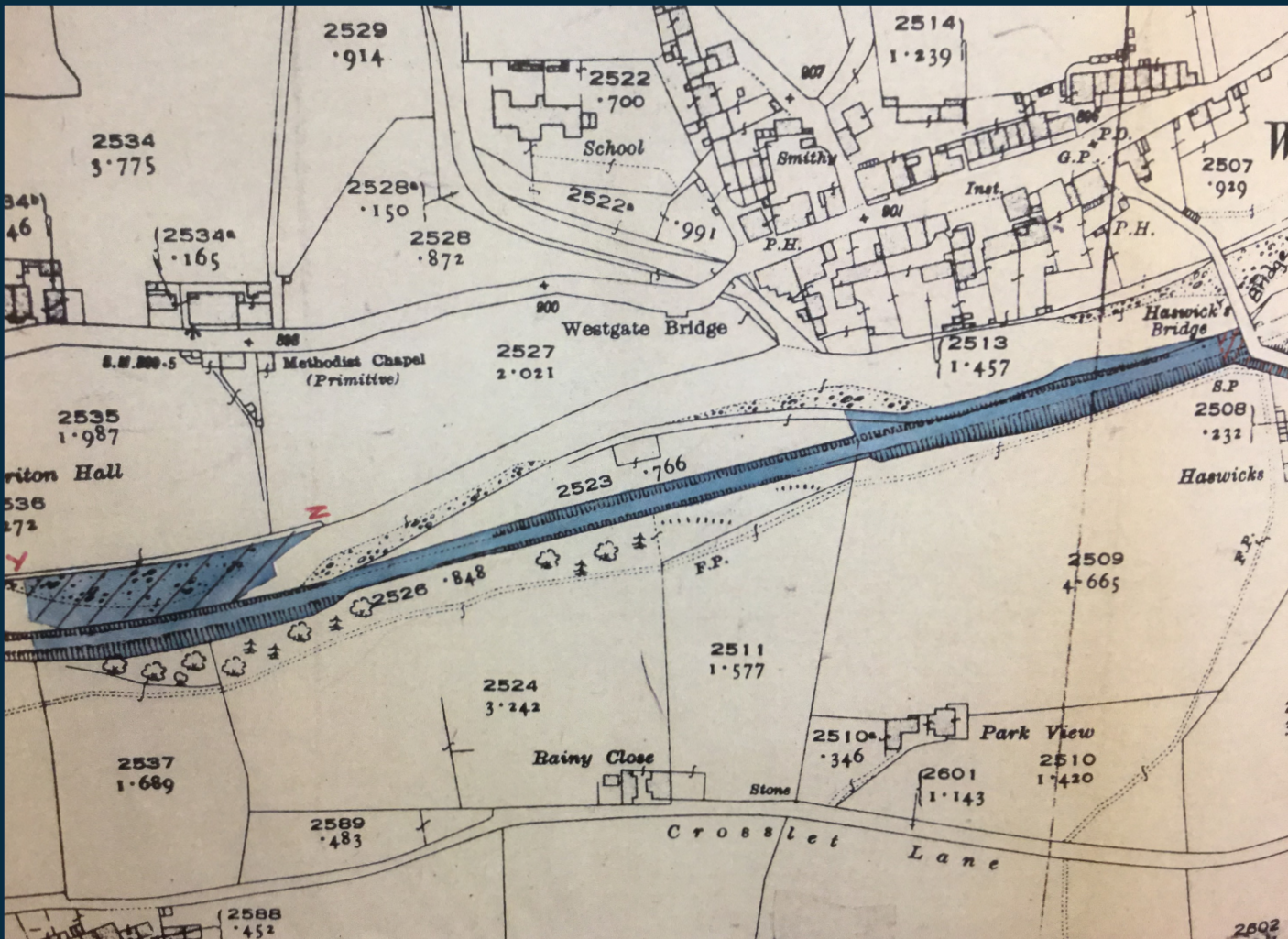
The vendors reserve the right to amalgamate, withdraw or exclude lots shown at any time and to generally amend the particulars or method of sale.

The property is sold subject to reserve(s).

Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.





Vickers and Barrass 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 Vickers and Barrass 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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