



Land at Daisy Hill, Nettlesworth, Sacriston, Durham, DH7 6AX
Guide Price £435,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

A fantastic opportunity to acquire 53.87 acres (21.8 hectares) of arable land and adjoining woodland situated between Sacriston and Nettlesworth

- Grade 3 arable land
- Two field parcels
- Convenient location
 - Good access

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LOCATION

The land at Daisy Hill is located between Nettlesworth and Sacriston approximately 5 miles north of Durham and 5 miles east of Chester-le-Street. The location is identified by a red circle on the location plan enclosed.

what3words ///musically.nerd.infects

DESCRIPTION

The land comprises two Grade 3 arable field parcels extending in total to 53.87 acres (21.8 hectares) and an additional 8.11 acres (3.29 hectares) of woodland. The land is currently in a Mid-Tier Stewardship, further details are noted in the field schedule. The soil classification identifies the land as having slowly permeable seasonally wet acid loamy and clayey soils.

BASIC PAYMENT SCHEME & STEWARDSHIP

The land was registered for the Basic Payment Scheme.

The majority of the land is entered into a Mid-Tier Countryside Stewardship Scheme until December 2025.

NITRATE VULNERABLE ZONE

The land is not located in a Nitrate Vulnerable Zone.

SPORTING, MINES & MINERAL RIGHTS

The sporting rights, and mines and mineral rights are included in so far as they are owned.

ACCESS

The land can be accessed via two tracks identified in yellow on the enclosed plan. One track is off the B6312 between Nettlesworth and Sacriston and the other from Cross Lane.

RIGHTS OF WAY

The land is subject to a public right of way on the track running between the two field parcels and then around the woodland area to the southwest and south of field number NZ2448 7838 and is identified on the enclosed plan.

The land is subject to the following rights granted by a Transfer of other land dated 26 April 1993. The property is transferred with the rights set out in the First Schedule.

FIELD SCHEDULE

FIELD NUMBER	AC	HA	DESCRIPTION	ENVIRONMENTAL SCHEMES
NZ2448 5255	16.88	6.83	Winter Wheat (KWS Extase)	1.73 Ac (0.7 Ha) - Wild Flowers Countryside Stewardship AB8
NZ2448 7838	36.99	14.97	Winter Wheat (KWS Extase)	2.47 Ac (1.0 Ha) - Wild Flowers Countryside Stewardship AB8 34.05 Ac (13.78 Ha) - Winter Wheat SFI Agreement SAM3 Herbal Leys

A right of way for the Purchasers and their successors in title to the property (in common with the Vendor and all others entitled) with or without vehicles at all times and for all purposes in connection with the use of the property over and along the Access Way but such right shall not include the right to stop or park on any part of the Access Way for any purpose whatsoever or cause an obstruction thereof.

SERVICES

The land has a mains water supply.

COUNCIL TAX BAND

Council tax is not applicable to land.

ENERGY PERFORMANCE CERTIFICATE

Land does not require an EPC.

COSTS

Each party is to bear their own costs.

METHOD OF SALE

The land is offered for sale as a whole by private treaty.

MATERIAL INFORMATION

It is understood that the property has access to a good broadband connection and has good mobile phone signal in this area.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide

documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser(s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the property is held freehold.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

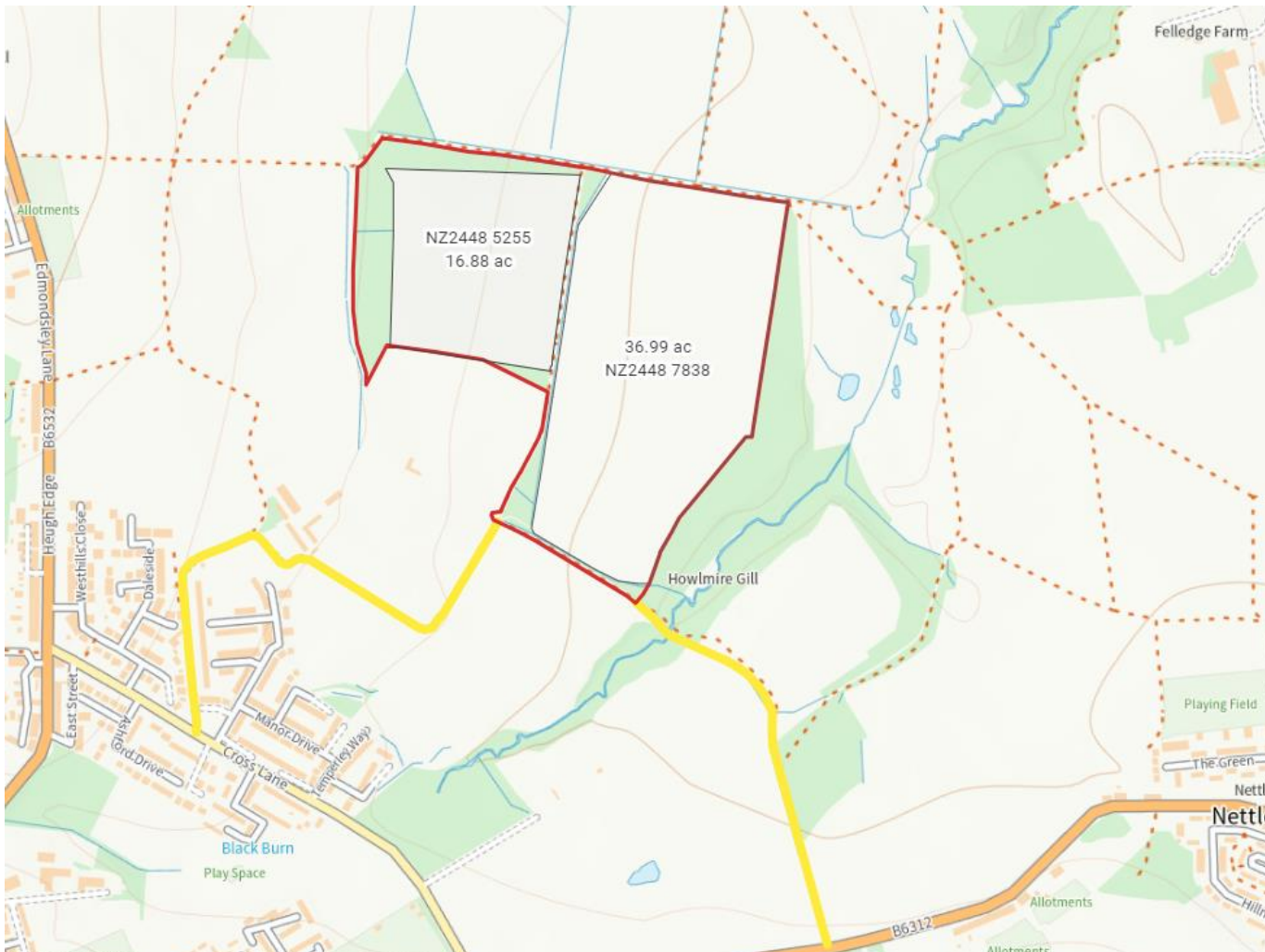
LOCAL AUTHORITY

Durham County Council

www.durham.gov.uk

03000 26 0000





NOTES

Particulars prepared – March 2024

Photographs taken – February 2024

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 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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