



Land at Castleside, Consett, County Durham  
Offers Over £75,000

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

An opportunity to acquire 2.20 hectares (5.44 acres) of permanent grassland with development potential.

- Block of permanent grassland extending to 2.20 hectares (5.44 acres)
  - Road frontage
- Development potential subject to obtaining the necessary consents
  - Early viewing recommended

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## LOCATION

The land is located on the southern outskirts of Castleside. It directly fronts the main A68 road and Drover Road which leads to Consett Road, Castleside.

In addition, 'The Rise' council road leads directly to field number 2456, which adjoins a small residential estate.

## DESCRIPTION

The land extends to 2.20 hectares (5.44 acres) in total and comprises two enclosures of permanent grassland. Both enclosures have been regularly mown for hay or silage. Field number 2456 was not cut in 2023 and field number 3046 has previously been in arable rotation.

Access to both enclosures is by field entrances on Drover Road.

## PLANNING

The land has not been identified for future residential development according to the Strategic Housing Land Availability Assessment (SHLAA). Nevertheless, given the proximity of the residential housing and adopted roads, there may be development potential subject to Local Authority consent.

The property is offered for sale free of development clawback.

## FIELD SCHEDULE

Field Number	Acres	Hectares	Description
NZ0848 2456	2.38	0.96	Meadow
NZ0848 3046	3.06	1.24	Meadow
<b>Total</b>	<b>5.44</b>	<b>2.20</b>	

## ACREAGES

The gross acreages have been assessed in accordance with Ordnance Survey data. Interested parties should satisfy themselves as to their accuracy.

## COSTS

Each party is to bear its own costs.

## 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

It is believed that the land is held freehold with unregistered title.

## METHOD OF SALE

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

## MATERIAL INFORMATION

It is understood that there is good mobile phone signal and broadband services available in the area.

## VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 prior to inspection which can be undertaken at any reasonable time thereafter.

## LOCAL AUTHORITY

Durham County Council  
[www.durham.gov.uk](http://www.durham.gov.uk)  
03000 26 0000

## NOTES

Particulars prepared – March 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.

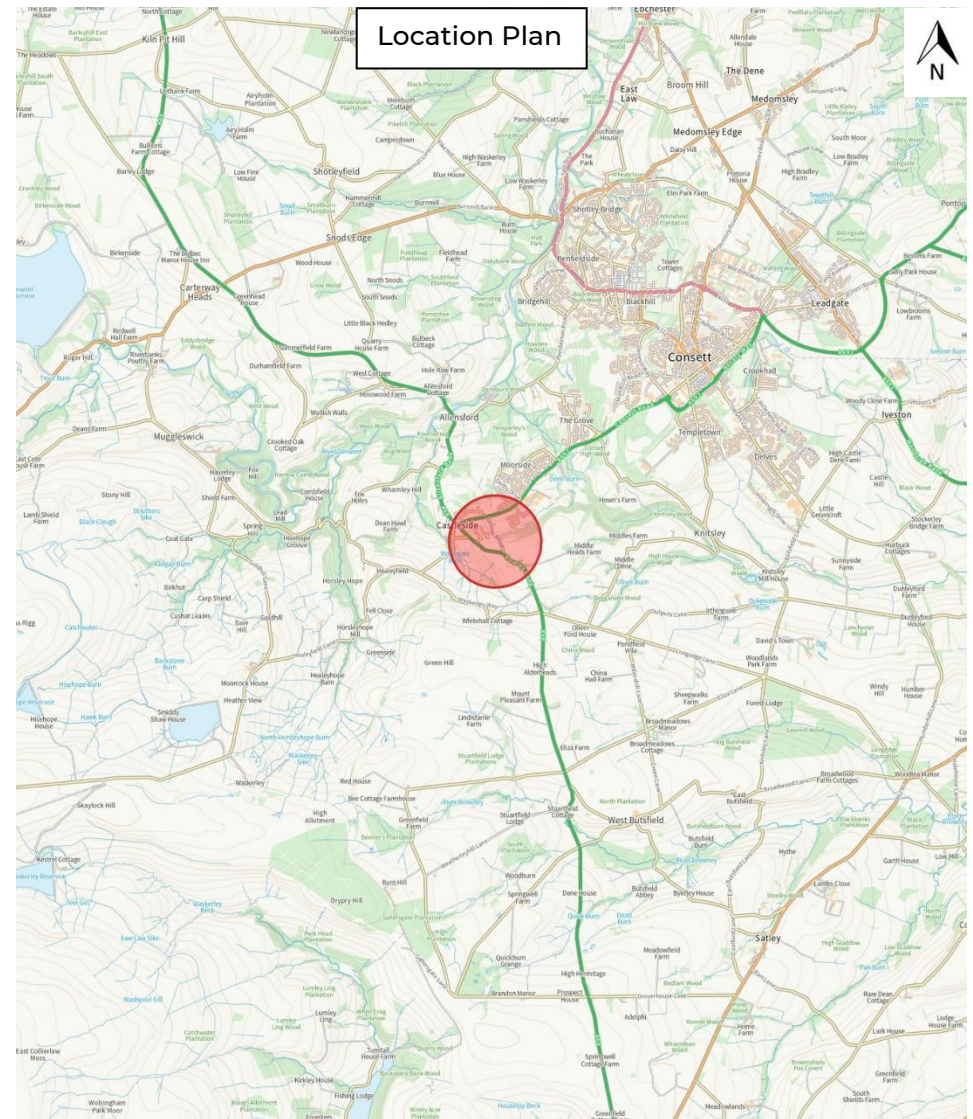
Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or exclude either of the 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.





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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