



Land at Coalburns, Ryton, Tyne and Wear, NE40 4JP  
Guide Price £377,000

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

An opportunity to purchase a large block of grassland comprising meadow, pasture and woodland shelterbelts. The land extends to 24.40 hectares (60.28 acres) in total and benefits from an accessible and desirable location.

- 24.40 hectares (60.28 acres) grassland
- Accessible and desirable location
  - Roadside access



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## LOCATION

The land is placed in a very accessible area between Greenside and High Spenn, it is located to the south of the rural hamlet of Coalburns directly to the east of Horsegate Bank.

Prudhoe is approximately 4 miles to the north west, with the larger cities of Newcastle being 10 miles to the east and Durham 19 miles to the south east.

What3words: System.Glows.Snuck

## ACCESS

Horsegate Bank provides direct access into parcels 1, and 5.

The parcels are accessed internally thereafter.

## DESCRIPTION

An opportunity to purchase a block of permanent grassland which comprises nine parcels of pasture and meadow with a woodland shelterbelt along the



northern boundary. This land is currently used for livestock grazing and silage / hay production.

The land as a whole is gently undulating and generally slopes to the east. The land is stock proof with post and wire fencing and hedge boundaries.

The land is classified as Grade 3 and is described as slowly permeable seasonally wet acid, loamy and clayey soils.

## ENVIRONMENTAL LAND MANAGEMENT SCHEMES

The land is not subject to any Countryside or Environmental Stewardship schemes.

## LAND DESIGNATIONS

The land falls within the Greenbelt and the Disadvantaged Less Favoured Area.

## PUBLIC RIGHTS OF WAY

There is a public footpath which crosses the land north to south through parcels 3, 6 and 12, this is identified on the sale plan by an orange dashed line.



Parcel	Hectares	Acres	Use
1	0.54	1.33	Meadow
2	4.74	11.71	Meadow
3	2.43	6.00	Meadow
4	3.60	8.90	Meadow
5	5.47	13.52	Pasture
6	2.44	6.03	Pasture
7	2.56	6.33	Pasture
8	2.18	5.39	Woodland
9	0.43	1.07	Woodland
<b>Total</b>	<b>24.40</b>	<b>60.28</b>	

## EASEMENTS AND OUTGOINGS

There are electricity poles and pylons with overhead lines crossing the land, and a gas main crossing the land east to west.

The property is sold subject to and with the benefit of all rights including rights of way, whether public



or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

#### **SPORTING AND MINERAL RIGHTS**

The mines and mineral rights are excluded.

The sporting rights are assumed to be owned and in hand.

#### **MATERIAL INFORMATION**

With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

#### **COSTS**

Each party is to bear their 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**

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

#### **METHOD OF SALE**

The property is offered for sale as a whole or in lots by private treaty. The vendors may consider further lotting.

#### **VIEWINGS**

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

#### **LOCAL AUTHORITY**

Gateshead Council

#### **NOTES**

Particulars prepared – June 2025

Photographs taken – June 2025

#### **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.

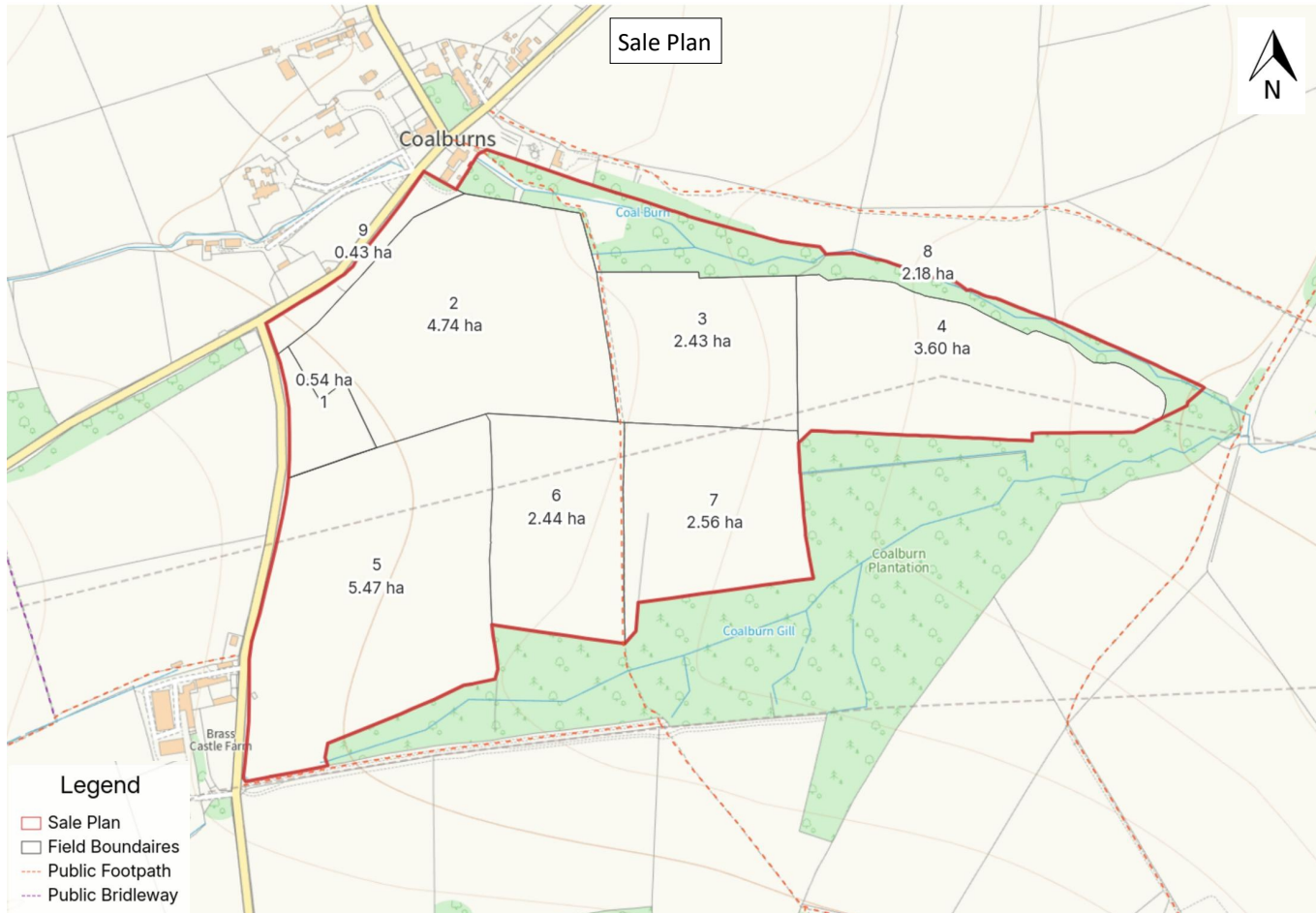
The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

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.

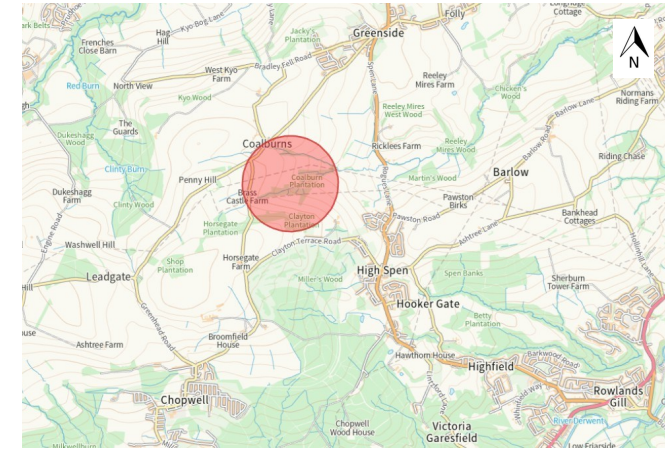
The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale.

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.

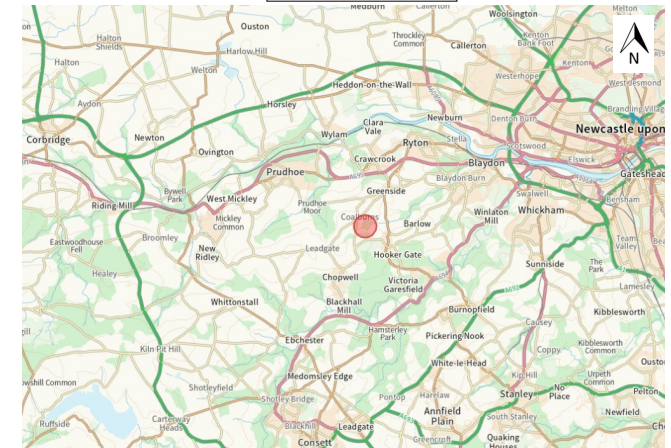
The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



NOT TO SCALE—FOR IDENTIFICATION PURPOSES ONLY



Location Plans



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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