



Land at High Rowantree Farm, St John's Chapel, DL13 1HF
Guide Price £80,000

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

An opportunity to purchase a block of permanent grassland extending to 7.44 hectares (18.38 acres) located on the outskirts of St John's Chapel, County Durham. The land is split into four parcels and has a set of useful sheep handling facilities.

- 7.44 hectares (18.38 acres) of permanent grassland
 - Accessible location
 - Excellent boundaries
 - Natural water supply
 - Sheep handling facilities
 - Available as a whole



www.vickersandbarrass.co.uk

LOCATION

The land is situated in Weardale, County Durham, positioned almost equidistant between St John's Chapel and Ireshopeburn.

St John's Chapel is located approximately 0.9 miles to the north east of the land, with Ireshopeburn located approximately 1 mile to the north west. Stanhope is 8.3 miles to the east.

What3Words///cheeks.oath.diplomats

ACCESS

Access to the land is along a private track via an unclassified road, leading from the C27, known as Harthope Road. This is marked A and by a black dashed line on the sale plan.

DESCRIPTION

The land extends to 7.44 hectares (18.38 acres) of permanent grassland and is split into four parcels. It is well-suited for livestock grazing and gently slopes to the north. The land has been recently improved enabling it to be suitable for grazing livestock. The external and internal boundaries have all been replaced and/or repaired to ensure they are stock proof, they are a combination of stone walls and post and wire fences. The sheep handling facilities were installed in 2018, at the entrance gate, providing useful facilities to allow sheep management on site.

The land is classified as Grade 4 and has slowly permeable seasonally wet acid loamy and clayey soils.

SERVICES

The land is served by a natural water supply.

LAND SCHEDULE

| Field Number | Hectares | Acres | Use |
|--------------|-------------|--------------|---------|
| NY8738 3301 | 3.27 | 8.08 | Pasture |
| NY8737 3685 | 2.70 | 6.67 | Pasture |
| NY8737 2875 | 0.53 | 1.31 | Pasture |
| NY8737 2468 | 0.94 | 2.32 | Pasture |
| Total | 7.44 | 18.38 | |

PUBLIC RIGHTS OF WAY

There are several public footpaths crossing the land which are shown by an orange dashed line on the sale plan.

ENVIRONMENTAL LAND MANAGEMENT SCHEMES

The land is subject to a Sustainable Farming Incentive agreement which ends on 31st January 2027. Further details of the agreement can be obtained from the selling agent.

DESIGNATIONS

The land is situated within the North Pennines Area of Outstanding Natural Beauty and is classified as



being within the Severely Disadvantaged Area (upland).

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 the sea.

EASEMENTS AND OUTGOINGS

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 sporting rights and mineral rights are assumed to be excluded.

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 by private treaty.

VIEWINGS

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

ESTATE AGENT ACT 1979

This property is marketed on behalf of a "connected person" as defined in section 32(1) of the Act.

LOCAL AUTHORITY

Durham County Council

www.durham.gov.uk

03000 26 0000

NOTES

Particulars prepared – July 2025

Photographs taken – July 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.

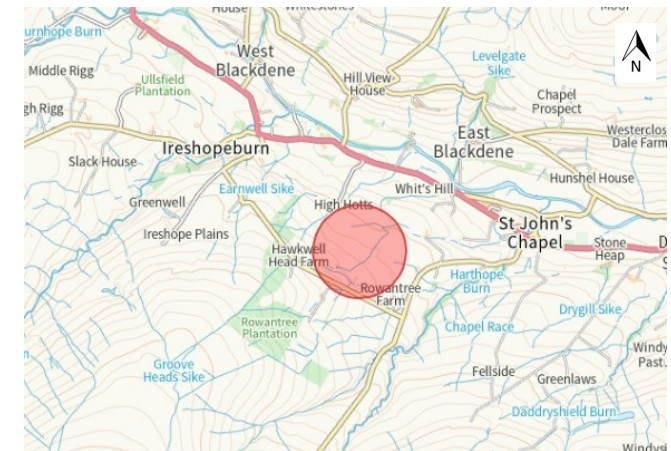
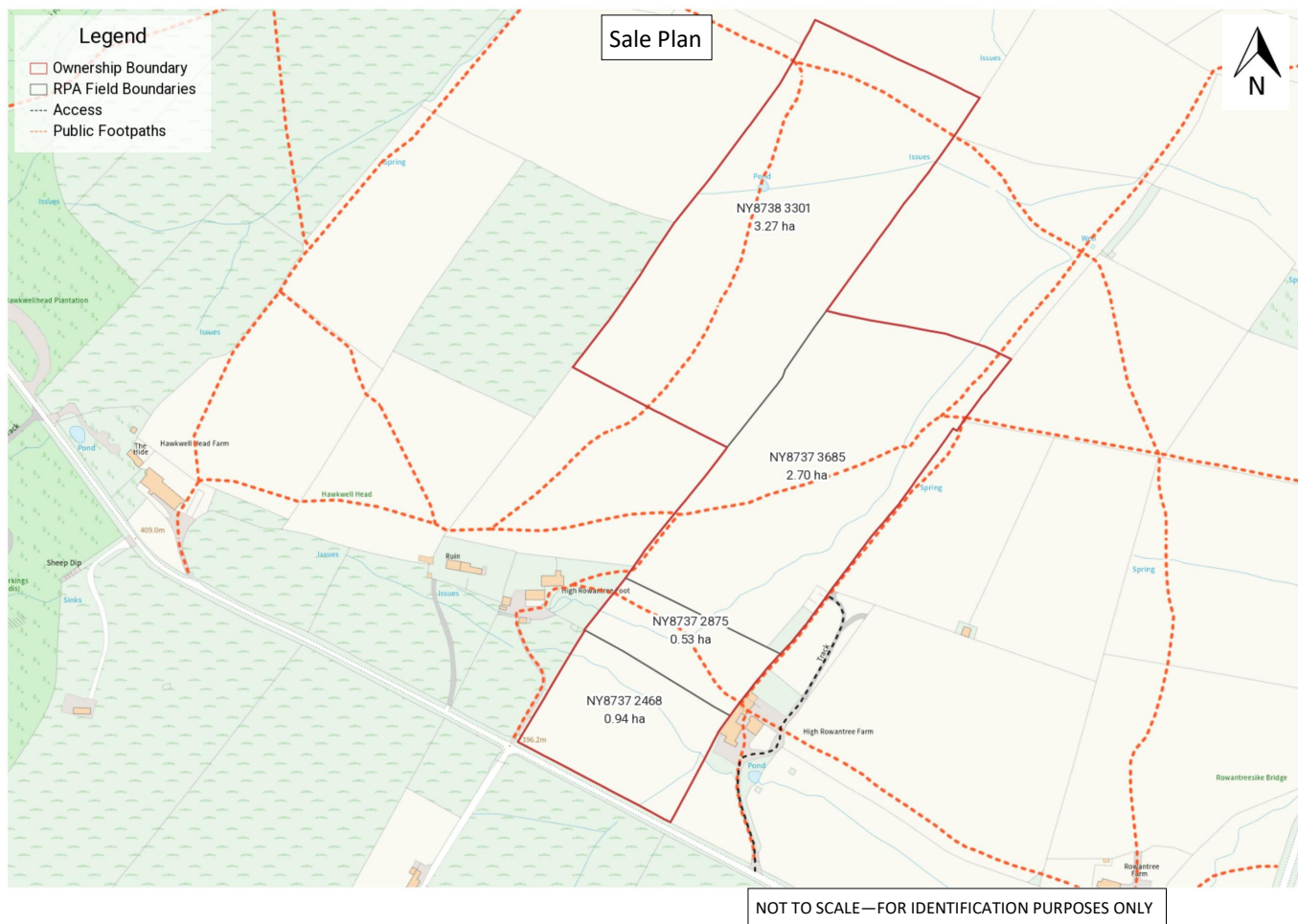
Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

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.

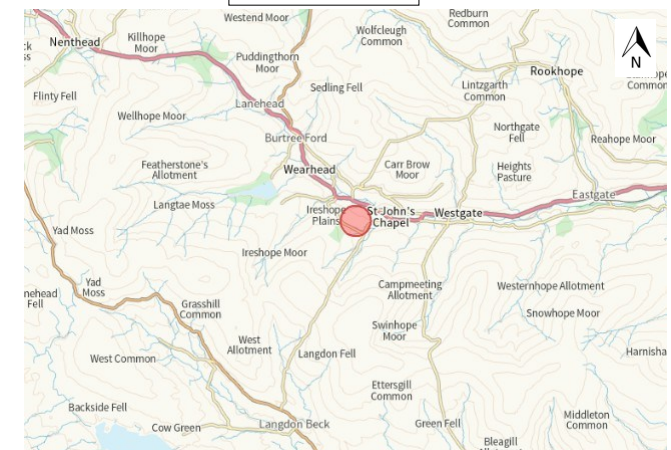
The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

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





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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