



Land at New Row, Thornley
Guide Price £140,000

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& Barrass
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An attractive block of grassland and woodland extending to approximately 11.89 Acres having natural water supply and stock proof fencing to the boundaries.

- 11.89 Acres (4.81 Hectares) of grassland and woodland.
 - Stock proof fencing to the perimeter.
 - Natural water supply from Houselop Beck.
 - Convenient & accessible location.
 - Road frontage to the north west boundary.

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LOCATION

The land is located on the fringe of the Wear Valley adjacent to Houselop Beck which is a tributary of the River Wear. Following the B6296 from Wolsingham and up Redgate bank, turn onto the B6297 towards Tow Law, the land is situated adjacent to the roadside near to New Row.

The nearby town of Tow Law is a quiet rural community surrounded by open countryside. There is a range of local amenities whilst a wider range of shopping and recreational facilities can be found locally at Crook, Bishop Auckland, Durham and Consett. The Land at New Row is approximately 10 miles west of Durham City and 6 miles south of Consett.

What3words catch/assurance/paves

DESCRIPTION

The land consists of an attractive block of permanent grass land extending to 11.89 Acres (4.811 Hectares), together with a small area of adjoining woodland. The land is bounded by stock proof fencing and is served with natural water supply from the adjacent Houselop Beck. The north western boundary runs along side the B6297 and the land is accessed via a gate directly from the roadside.



SERVICES

The land is served by a natural water supply.

MATERIAL INFORMATION

It is understood that the area in which the property is situated has good mobile phone signal. We would advise prospective purchasers to perform their own due diligence in respect of availability.

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 by private treaty.

VIEWINGS

Please contact Vickers & Barrass on 01833 730095 or 01325 728084 to arrange a viewing, the viewing can be taken during daylight hours with these particulars in hand, however, you must advise the office of the approximate time of your visit.

LOCAL AUTHORITY

Durham County Council

www.durham.gov.uk

03000 26 0000

SPORTING AND MINERAL RIGHTS

The sporting rights are owned and in hand.

It is understood that the mineral rights are reserved to a third party.

ENVIRONMENTAL STEWARDSHIP

The land is registered with the Rural Payments Agency and the de linked Basic Payment has been claimed. The land is subject to an SFI Agreement



which cannot be transferred to the purchaser.

WAYLEAVES / EASEMENTS

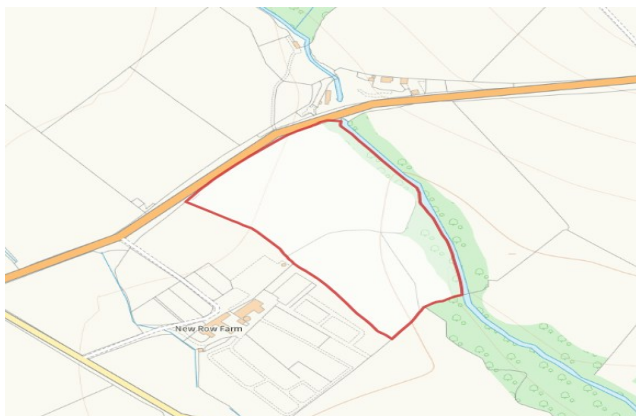
There is a wayleave in place for the electricity lines which cross the property and there is also an underground gas pipeline crossing the property.

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.

NOTES

Particulars prepared – April 2026

Photographs taken – April 2026



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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