



0.62 ac

Land at Elmfield, Summerhill, Shotley Bridge, Consett, DH8 6SF.  
Guide Price £20,000

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

An opportunity to purchase a grassland paddock on the outskirts of the attractive village of Shotley Bridge . The land extends to a total of 0.25 hectares (0.62 acres) of well fenced grassland.

- Accessible and desirable location
- Grassland paddock suitable for agricultural, equestrian or amenity use
  - Well fenced and stockproof land parcel



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

[www.vickersandbarrass.co.uk](http://www.vickersandbarrass.co.uk)

## LOCATION

The land is placed in a very accessible location to the north east of Shotley Bridge, directly adjacent to Thorburns Plant World garden centre.

Shotley Bridge village centre is approximately one mile to the south west, with the larger town of Consett being 2.5 miles to the south. Durham is approximately 14 miles south east with Newcastle upon Tyne 15 miles to the north east.

What3words: ///overnight.flamenco.screamed

## ACCESS

The land is accessed in the south west corner from a short unmetalled track to the south east of the B6310.

## DESCRIPTION

An opportunity to purchase an attractive parcel of grassland in a very desirable location.

The land extends to approximately 0.25 hectares (0.62 acres) of permanent pasture which has the potential to be used for many different purposes such as grazing of horses or livestock, garden land, allotment or general amenity land.

The paddock is generally flat, with all boundaries in reasonable order and appearing stockproof.

## ENVIRONMENTAL LAND MANAGEMENT SCHEMES

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

## LAND

### DESIGNATIONS & PUBLIC RIGHTS OF WAY

The land is not subject to any public rights of way and falls outside Shotley Bridge conservation area. It does however fall within the Disadvantaged Less Favoured Area.

## OVERAGE

The property is sold subject to a development overage of 25% uplift for a period of 25 years.

## EASEMENTS AND OUTGOINGS

The property is also 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 assumed to be 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 low risk of flooding from surface water, rivers and sea. It is understood that the property has access to good mobile signal.

## 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. The vendors may consider lotting.

## VIEWINGS

Please contact Vickers & Barrass Tow Law office on 01388 730095 to arrange a viewing.

## LOCAL AUTHORITY

Durham County Council

## NOTES

Particulars prepared – May 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.

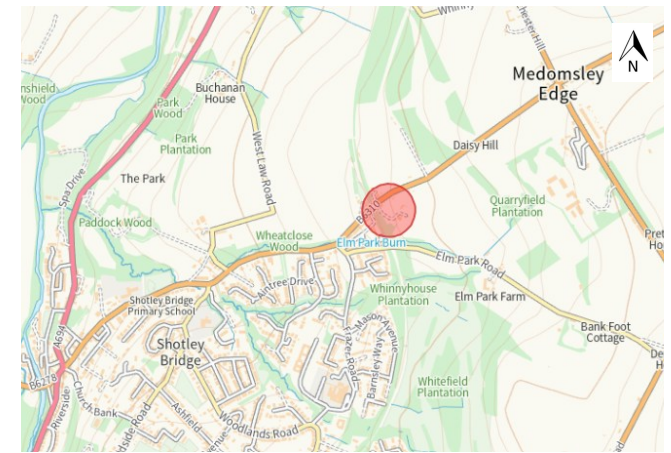
The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale.

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.

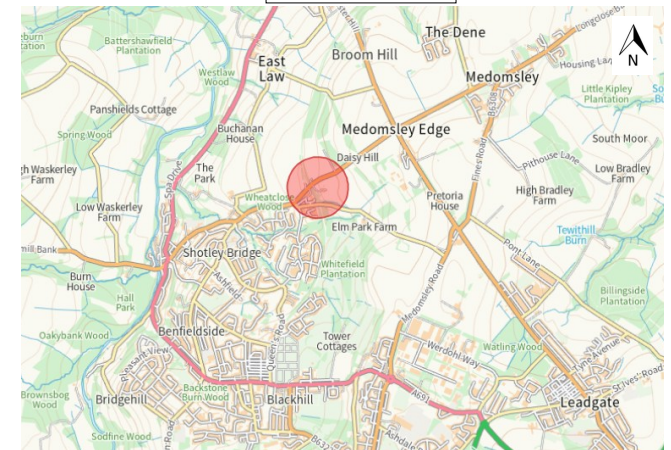
The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



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.

**Tow Law Office**

16/17 Castle Bank

Tow Law, Bishop Auckland

DL13 4AE

☎ 01388 730095

✉ info@vickersandbarrass.co.uk

**Darlington Office**

Humbleton Park

West Auckland Road, Darlington

DL2 2YH

☎ 01325 728084

✉ darlington@vickersandbarrass.co.uk

[www.vickersandbarrass.co.uk](http://www.vickersandbarrass.co.uk)



rightmove

OnTheMarket

ONE DOME

**Vickers  
& Barrass**

Est. 1973

Land and Estate Agents