



Land to the South of Kibblesworth, Chester Le Street, DH2 1XQ
Guide Price £160,000

**Vickers
& Barrass**
— Est. 1973 —
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An attractive block of productive grassland and rough grazing situated to the south of Kibblesworth, accessed through Bewicke Main Caravan Park, extending to 13.45 hectares (33.23 acres) in total.

- Productive grassland
- Desirable location
- Within easy reach of major commuter networks

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LOCATION

The land is situated directly to the south of Bewicke Main Caravan Park which is to the south of Kibblesworth, and the north of Urpeth.

Gateshead is approximately 5 miles to the north and Chester le Street is 4 miles to the south.

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ACCESS

The land is accessed from Greenford Lane which runs from Ouston to Lamesley, from which an unadopted road leads through Bewicke Main Caravan Park for approximately 1km to the land, this route is identified in purple on the Sale Plan.

There is a right of vehicular and pedestrian access over the unadopted road for which we



are advised the owners of the land do not have responsibility for contributions towards maintenance and repair.

DESCRIPTION

The land comprises 8.35 hectares (20.64 acres) productive grassland which is currently producing two/three cuts of silage and hay per year. There is a woodland shelter belt along the northern boundary; 1.06 hectares (2.62 acres) known as 'Beggardene Wood' is included within the sale boundary. The remaining area includes part of the River Team and is rough grazing.

The land extends to 13.45 hectares (33.23 acres) in total.

There are clear stock proof boundaries comprising fencing and hedges around the productive grassland.



The land does not have a mains water connection, but a natural water supply from the River Team is available to the south east of the land parcel.

In accordance with the provisional land classification, the land is classified as Grade 3 and the soil is described as slowly permeable, seasonally wet, acid loamy and clayey soils.

ENVIRONMENTAL SCHEMES

The land is part of two Countryside Stewardship Agreements which end on 31st December 2026 and 31st December 2027, this includes the option GS2—Low Input. This can be transferred to a purchaser on completion, if they wish.

PUBLIC RIGHTS OF WAY

The land is subject to public rights of way which include footpaths and bridleways, the routes are identified on the Sale Plan.



THIRD PARTY RIGHTS OF WAY

The land is not subject to any third party rights of access. .

DESIGNATIONS

The land falls within the Greenbelt for Gateshead and the Nitrate Vulnerable Zone (NVZ).

WAYLEAVES / EASEMENTS

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 RIGHTS

The sporting rights are owned and in hand and therefore included in the sale.

MINERAL RIGHTS

The mines and minerals are excluded.

CLAWBACK

The land is sold subject to a clawback in favour of the vendors and their successors in title granting them to a payment upon the grant of planning permission for anything other than equestrian or agricultural development at 25% uplift in value for a period of 25 years.

MATERIAL INFORMATION

It is understood that the property has access to a good broadband connection and has good mobile phone signal in this area. 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 medium risk of flooding from surface water, rivers and sea surrounding the River Team.

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 Tow Law office on 01388 730095 to arrange a viewing,

which are strictly by appointment only.

LOCAL AUTHORITY

Gateshead Council covering the area to the north of the River Team and Durham County Council to the south of the River Team.

NOTES

Particulars prepared – May 2026

Photographs taken – May 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.

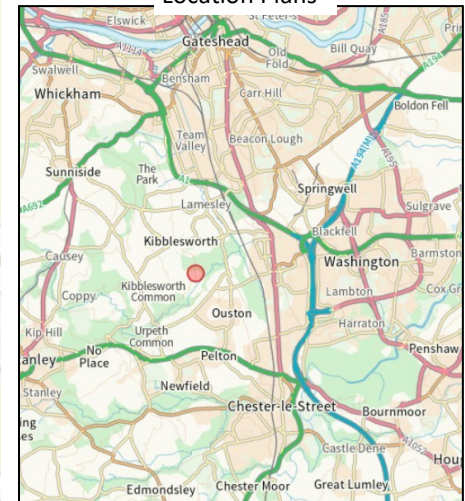
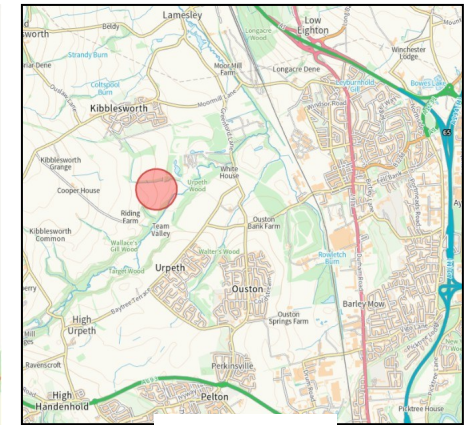
No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

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.

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.



NOT TO SCALE—FOR IDENTIFICATION PURPOSES ONLY

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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