



Land at Lamesley, Gateshead, NE11 0ER  
Guide Price £150,000

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

An attractive block of productive grassland land situated to the west of The Ravensworth Arms, Lamesley, extending to 2.34 hectares (5.79 acres).

- Temporary grassland in arable rotation.
- Suitable for equestrian and amenity use.
  - Subject to VAT.
  - Roadside access.
- Desirable and accessible location.

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

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

## LOCATION

The land is situated to the west of Greenford Lane and the south of Hags Lane in Lamesley, Gateshead.

Gateshead is approximately 3 miles to the north and Chester le Street is 5 miles to the south.

What3words ///resonated.saunas.fidget

## ACCESS

The land is accessed directly from Greenford Lane, this is shown on the Sale Plan.

## DESCRIPTION

A productive block of grassland which is currently part of an arable rotation, previous cropping includes winter wheat and winter barley. The land is relatively flat with predominantly hedge boundaries, however they are not stock proof.



The land extends to 2.34 hectares (5.79 acres) in total.

The land does not have a water connection.

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

The land is registered for VAT and therefore VAT would be payable on the sale price.

## 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.



## PUBLIC RIGHTS OF WAY

The land is not subject to any public rights of way.

## 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.

### **ENVIRONMENTAL SCHEMES**

The land is part of a Countryside Stewardship Agreement which ends on 31st December 2026, this includes the option GS4—Legume and herb rich sward.

### **SPORTING RIGHTS**

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

### **MINERAL RIGHTS**

The mines and minerals are excluded.

### **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 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 Tow Law office on 01388 730095 to arrange a viewing, which are strictly by appointment only.

### **LOCAL AUTHORITY**

Gateshead Council

### **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.

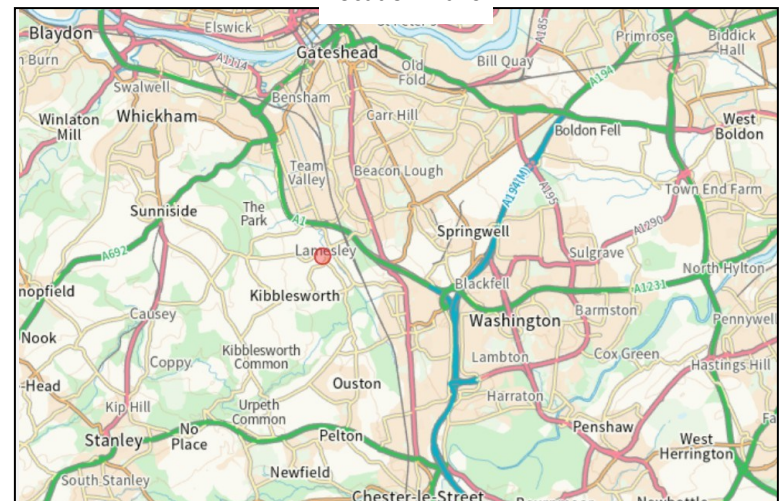
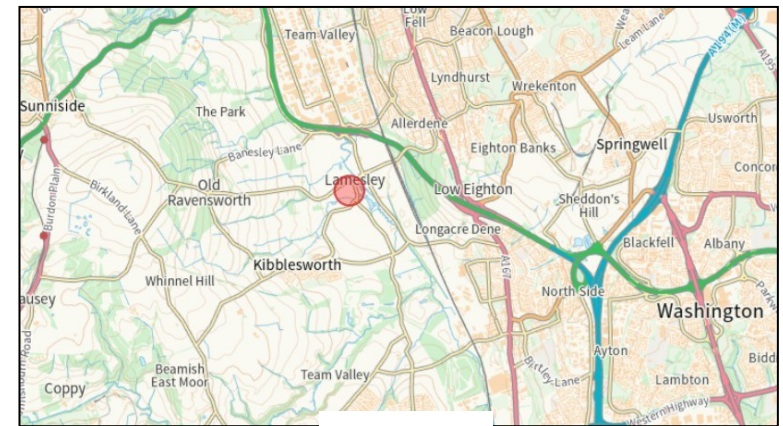
Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

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.

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**

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



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