



Land at Station Rd, Beamish
Offers Invited

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

- Land currently used as an allotment garden measuring 694m²
- Fantastic opportunity to create a private garden in this quiet residential area or create a productive market garden or orchard/allotment.
- ♦ Development potential would be subject to consent from Durham County Council. This is in the Green Belt but may lend itself to a dwelling of 'exceptional quality' (NPPF para 84).
 - ♦ Offers in excess of £15,000 are invited.
 - ♦ An exciting and rare opportunity.



www.vickersandbarrass.co.uk

LOCATION

This land is located off Station Rd, Beamish adjacent to Station Cottages. The plot affords pedestrian access from Station Rd.

What3 words//relaxing.picture.apparatus

DESCRIPTION

Extending to 694m² this land is currently used as a private allotment/garden and keeping chickens. There is huge potential to turn it into a private haven or a productive garden or orchard. There are no internal boundaries to the land and it is managed as one parcel with neighboring Council owned land. The buyer may wish to erect new fencing of the land on the boundary. Existing buildings will be left in situ.



SERVICES

The property is not served by any mains services.

MATERIAL INFORMATION

The plots are exempt from Council Tax or the requirement of an Energy Performance Certificate. It is understood that the land does not have access to a 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.

OVERAGE PROVISION

The land is being sold subject to an overage clause, meaning that 25% of the uplift in value will be



payable to the vendors over 30 years from the date of sale, and will be triggered by the implementation of, or sale with, planning consent for any residential development.

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

The property is Freehold and is registered.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

VIEWINGS

Prospective purchasers should registered their interest with the sole selling agents. Possession of these sales particulars constitutes a permit to view the land on foot and during daylight hours.

LOCAL AUTHORITY

Durham County Council

www.durham.gov.uk

03000 26 0000

NOTES

Particulars prepared – August 2026

Photographs taken – August 2026

THINKING OF SELLING YOUR PROPERTY?

Thinking of selling? Give the team a call to arrange a no obligation market appraisal on your property.

01325 728084/ 01388 730095

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.

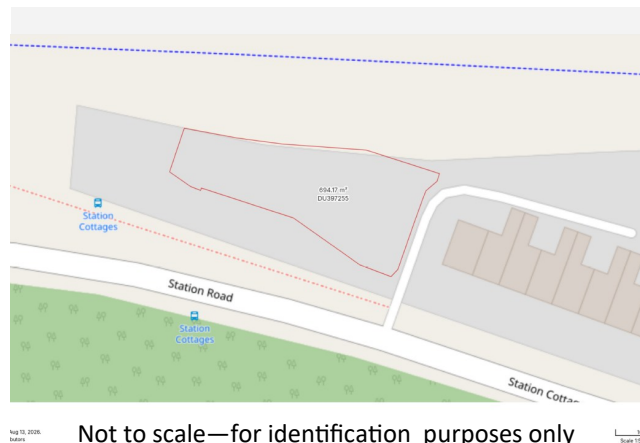
Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

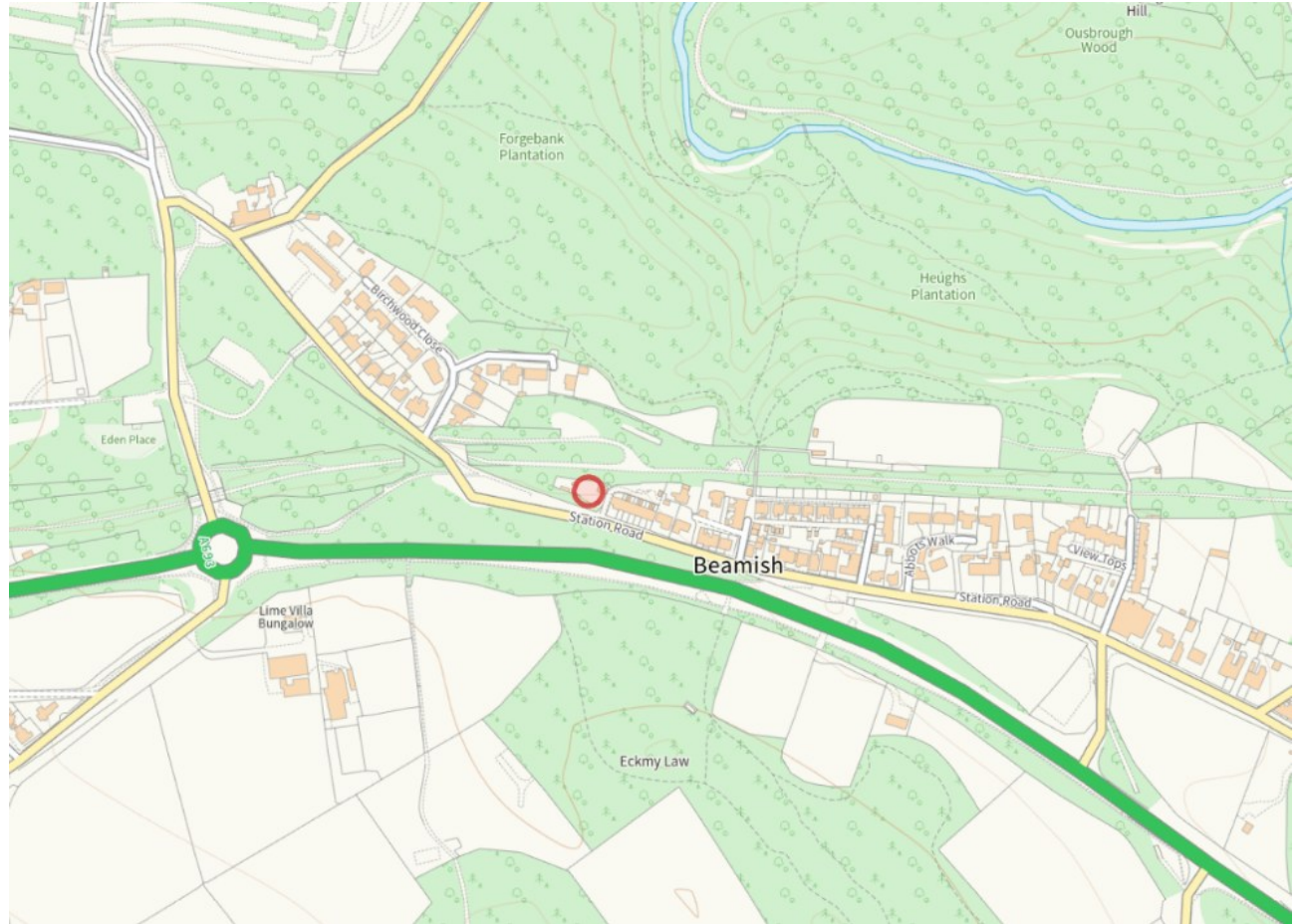
The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

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

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