



NOT TO SCALE FOR ILLUSTRATIVE PURPOSES ONLY

Land At Ingelton, Darlington

Offers Over £30,000

- Approximately 1.13 ha (2.77 acres)
- Grass Land
- Roadside Frontage

Description

A useful block of grassland which extends to approximately 1.13 Ha (2.77 acres) on the outskirts of the rural village of Ingleton, located between Staindrop and Darlington. The land has the benefit of road frontage and is suitable for grazing or mowing.

Land Parcels

Ordnance Survey Sheet Number	NG Parcel or Field Number	Field Name/Description	Area	
			Acres	Hectares
NZ1720	174	Permanent Pasture	1.65	0.68
NZ1720	486	Permanent Pasture	1.12	0.45

Boundaries

The land is shown edged red on the attached plan.

Access

The land has the benefit of road frontage to the B6279, the main road running through the village of Ingleton.

Sporting Rights

Any sporting rights are in hand and are included in the sale.

Mines and Minerals

The mines and minerals are excepted and reserved.

Basic Payment Scheme

The land has not been registered for the Basic Payment Scheme.

Environmental Stewardship & Countryside Stewardship

The land has not been entered into any Environmental Stewardship Schemes or Countryside Stewardship Schemes.

Rights of Way

The vendor is not aware of any public or private rights of way over the land. For further information please contact the agent or consult the Durham County Council Definitive Rights of Way Map www.durham.gov.uk/definitivemap

Easements and Wayleaves

The land is sold subject to and with the benefit of all rights of way, water, drainage, watercourses and other easements and rights of adjoining landowners, affecting the same, and all wayleaves and other matters registered by any competent authority subject to statute.

Overage Provision

The land is sold subject to an overage provision of 30% over 30 years. For more information please contact the agent.

Tenure

The land is freehold and the title is registered. Vacant possession is available upon completion of the sale.

Services

Mains water is available to connect to near by.

Local Authority

Durham County Council, County Hall, Durham, County Durham, DH1 5UL.

Telephone 03000 260 000 Website www.durham.gov.uk

Viewing

By appointment through the selling agents .

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