



**LAND AT EAST HEDLEYHOPE, BISHOP AUCKLAND**

**Vickers  
& Barrass**  
— Est. 1973 —

Land and Estate Agents



# Land at East Hedleyhope Bishop Auckland County Durham DL13 4PY

A ring fenced attractive block of grassland and woodland with sporting potential extending to approximately 12.88 hectares (31.82 acres).

**FOR SALE AS A WHOLE OR IN TWO LOTS BY PRIVATE TREATY.**

**Lot 1 8.34 hectares of grassland (20.61 acres) – offers over £113,000**

**Lot 2 4.54 hectares of woodland (11.21 acres) – offers over £45,000**

**GUIDE PRICE as a whole £158,000**



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## DESCRIPTION

The land consists of an attractive block of grassland which was sown to a grass ley in 2020. It extends to 8.34 hectares (20.61 acres) which was previously in arable cropping. Together with an area of mainly spruce woodland extending to 4.54 hectares (11.21 acres) which forms part of Dickenhouse Wood and provides opportunity for sporting potential along with commercial forestry operations.

The land is within a ring fence and is served by a mains water supply. The land can be accessed by private metalled roads (shown yellow on the plan) which run from the East Hedleyhope Village public road to Stanley Hall Farm and Hill Top House, the woodland can be accessed off this private road and from the metalled road which runs past Dicken House Farm. The land parcel is enclosed by woodland fencing on the North and West sides and post and wire fencing to the remainder.

## LOCATION AND SITUATION

The land is located on the fringe of East Hedleyhope in the Deerness Valley. It is situated adjacent to Dicken House Farm and Stanley wood adjacent to private roads which run from the unclassified public road at East Headleyhope which is accessed from the B6031 Tow Law to Cornsay Colliery road or from Ivesley Lane at Waterhouses.

## TENURE AND POSSESSION

The property is freehold and the title to the property is registered. Vacant possession will be given on completion.

## DIRECTIONS

From the B6031 when travelling west towards Tow Law turn left onto the unclassified road signposted East Hedleyhope, follow the road down the valley until you come to the recreation ground on your left-hand side, turn immediately right after the corner and follow the track straight up the hill. The land is on your right.

## SPORTING AND MINERAL RIGHTS

The sporting rights are included with the sale in so far as they are owned and there has been a successful commercial shoot run in the past.

It is understood that the mineral rights are reserved to a third party.

## FELLING LICENCE

The vendor does not hold a felling license from the Forestry Commission in relation to the woodland, however there is a felling licence in place under reference 022/2316/2019 which expires on 21 March 2025 for the block woodland on the west side of the property only. This does not cover the woodland to the south known as Dickenhouse Wood.

## BASIC PAYMENT SCHEME

The land is not registered under the Basic Payment Scheme. Therefore, there are no entitlements included as part of the sale.

## ENVIRONMENTAL STEWARDSHIP

The land is not part of any Environmental Stewardship schemes.

## METHOD OF SALE

The property is offered for sale as a whole or in two separate lots by private treaty. Prospective purchaser(s) should register their interest with the selling agents to whom offers are to be submitted. Please contact the Tow Law office on 01388 730095.

## ANTI-MONEY LAUNDERING REGULATIONS

Prospective buyers should be aware that in the event that they are successful they will be required to provide us with documents in relation to Anti-Money Laundering Regulations. The extent of the required documentation will be confirmed to the purchaser(s) after acceptance of an offer.

## INSPECTION

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

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## EASEMENTS AND WAYLEAVES

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, water, drainage, water course, other rights and obligations and rights of adjoining owners (if any) and obligations relating to such 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.

There is a water pipeline crossing through the land.

The access track is used by other properties and as such it is understood that there are shared responsibilities for maintenance on a pro rata use basis.

Any potential buyers should satisfy themselves as to the nature of any such easements and wayleaves or other burdens.



## STANDARD NOTICE

Vickers & Barrass Chartered Surveyors trading as T H Vickers Limited for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- the particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, nor constitute 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



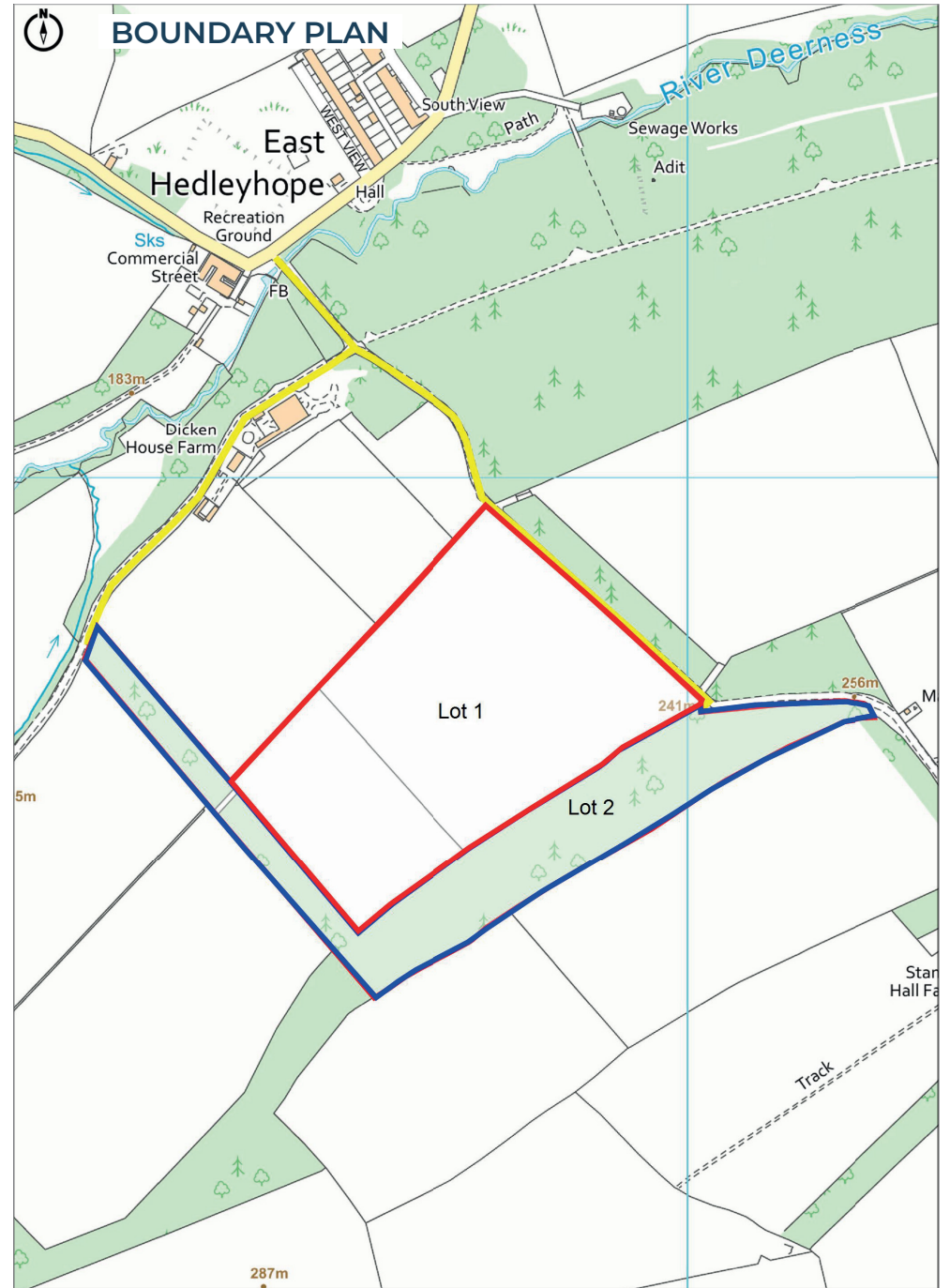
or warranty given by the Vendors or the Lessors of this property.

- 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 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.

Particulars prepared June 2021.









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

**Tow Law Office**  
16/17 Castle Bank  
Tow Law, Bishop Auckland  
Co Durham DL13 4AE  
**T: 01388 730095**

**Darlington Office**  
Humbleton Park  
West Auckland Road  
Darlington DL2 2YH  
**T: 01325 728084**

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