



LAND AT GREENFOOT QUARRY, STANHOPE

Vickers
& Barrass
— Est. 1973 —

Land and Estate Agents

Land at Greenfoot Quarry Stanhope Weardale County Durham

Approximately 7.22 Hectares
(17.84 acres) of land which is the site of
a former quarry.

Attractive block of amenity land
including areas of woodland and a
lake.

Potential for a range of diversification
options, subject to the necessary
consents.

Roadside frontage.

Guide Price £90,000

Greenfoot Quarry is located near Stanhope in the picturesque Weardale Valley. It is located approximately 17 miles north of Barnard Castle, 16 miles north west of Bishop Auckland and 12 miles south west of Consett. The property can be directly accessed from the A689 and the B6278 public roads which provide excellent vehicular access.



DESCRIPTION

Greenfoot Quarry is a hidden oasis within the local landscape. It incorporates a lake, areas of woodland and grassland and is home to a varied population of wildlife. It is a manageable block of land benefitting from two areas of off-road parking.

The former quarry borders the River Wear and the A689 road.

A public footpath runs along the southern boundary and there is a network of private pathways within the property which lead to numerous clearings which could be used for entertaining and also for diversification projects such as camping or glamping pods, subject to the necessary consents. This is an excellent opportunity to purchase a property with potential for a variety of amenity uses.

ACCESS

Greenfoot Quarry benefits from excellent double gated access directly off the A689 road to the north of the site and from the B6278 road to the southern boundary.



ENVIRONMENTAL DESIGNATIONS

Part of the site is classified as a site of special scientific interest due to its rare rock structure and it is also classed as a private Local Wildlife Site by Durham County Council.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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 public footpath which runs along part of the southern boundary of the land.

SERVICES

The land benefits from a natural water supply.



SPORTING RIGHTS

Sporting rights will be included in so far as they are owned.

MINES AND MINERAL RIGHTS

The mines and mineral rights are included in so far as they are owned.

TENURE

The property is offered freehold, with vacant possession upon completion.

VIEWING

Viewing is strictly by appointment with the sole selling agents.



STANDARD NOTICE

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- 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;
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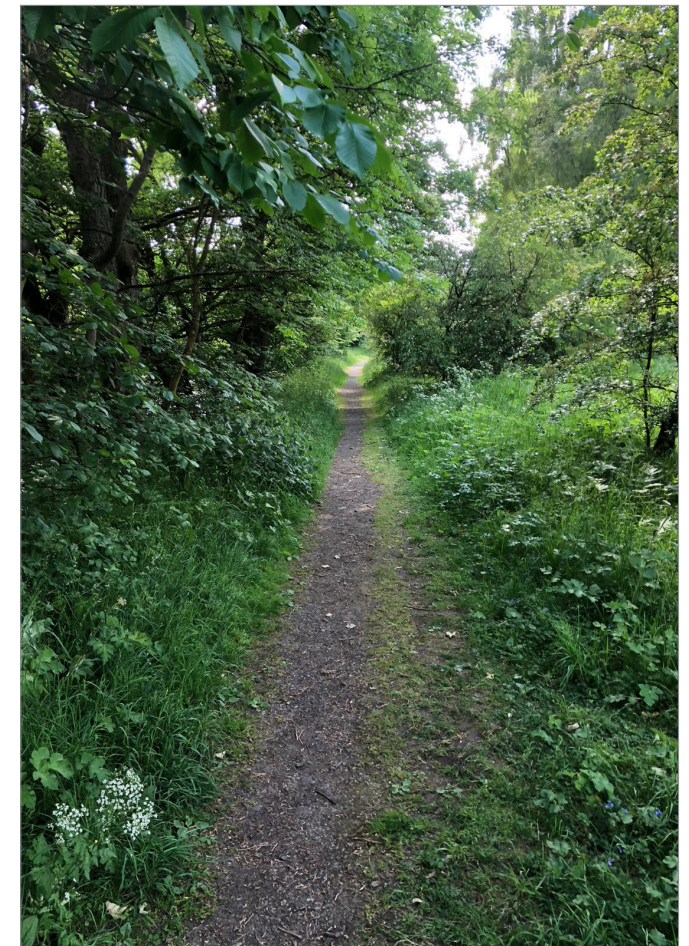
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- The property is sold subject to reserve(s).
- Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without

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.



BOUNDARY PLAN

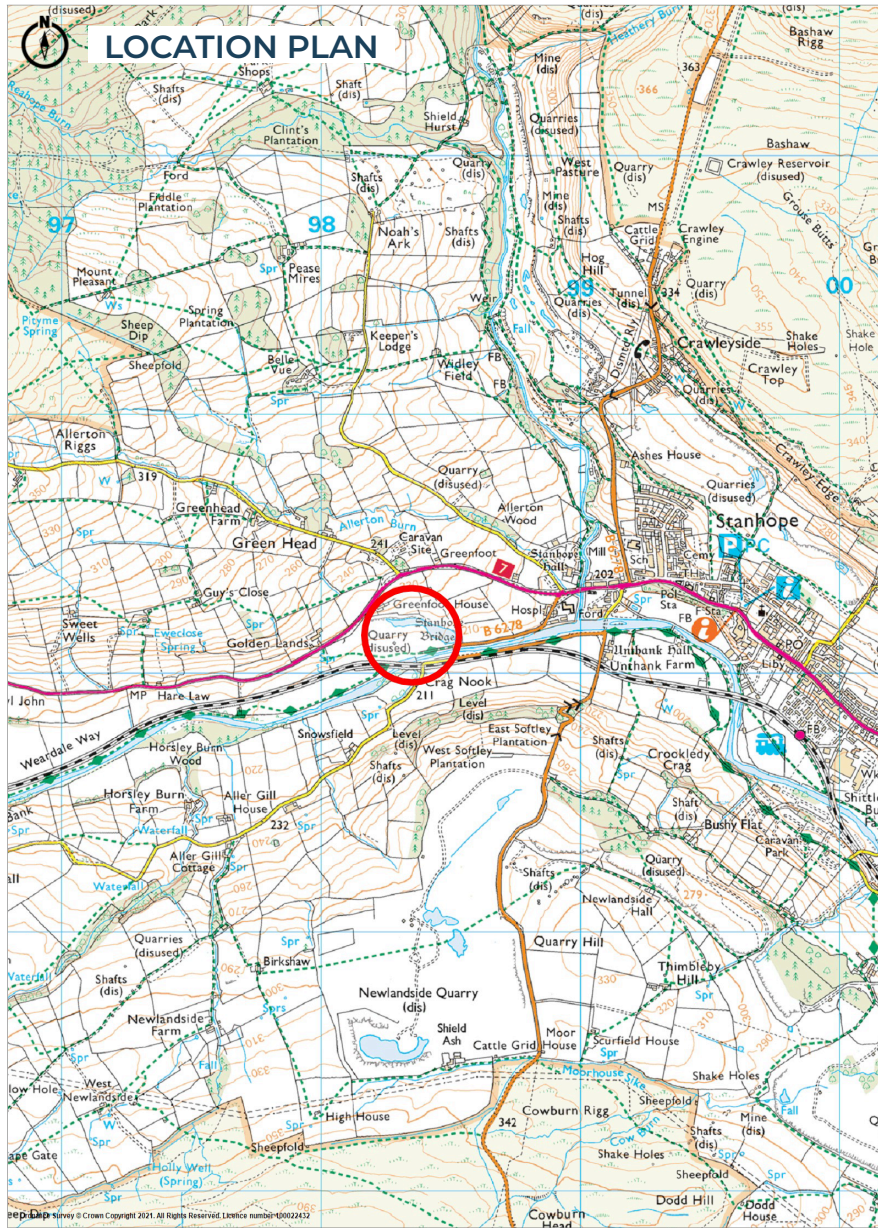


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Scale 1:2500 (at A4)





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