



The Piggeries

Pelton Fell, Chester-le-Street, DH2 2AG

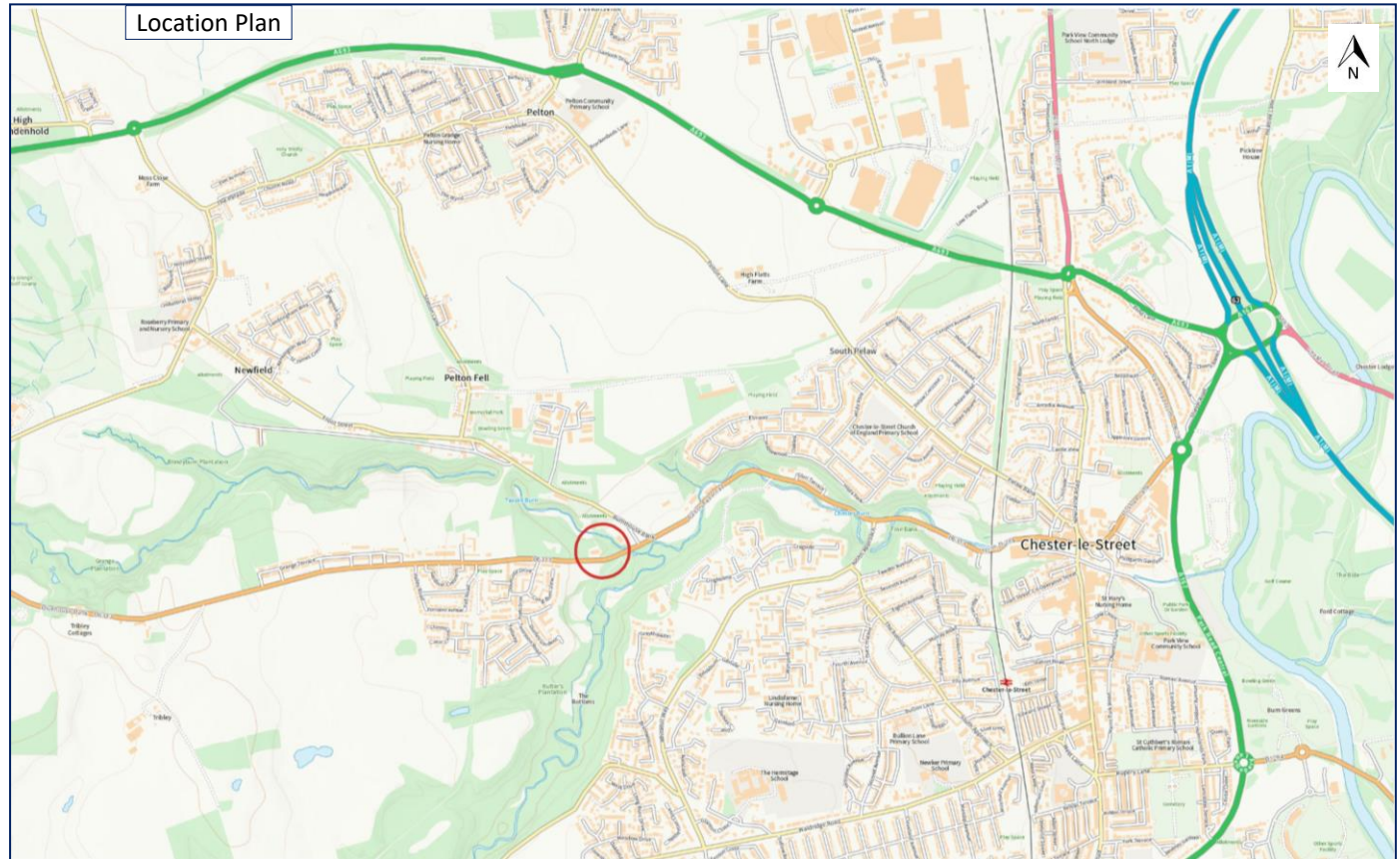
The Piggeries Pelton Fell Chester-le-Street DH2 2AG

Offers Invited

An interesting site which has huge potential and could be suitable for a variety of uses. It is located in an excellent and accessible location, with roadside frontage. In total the site extends to 0.43 hectares (1.06 acres).

For sale as a whole by Private Treaty.

- Spacious site suitable for a variety of uses subject to obtaining necessary consent
- Accessible, excellent location
- Roadside frontage
- Building footprint
- Huge potential



youngsRPS 

YoungsRPS 01434 609000

LOCATION

The site is situated to the south of Pelton Fell and is 1 mile to the west of Chester le Street town centre. The site is less than two miles and a five minute drive to the A1(M). It is approximately 12 miles to the south of Newcastle upon Tyne and 7.5 miles to the north of Durham.

DESCRIPTION

A fantastic opportunity to purchase an interesting and useful site extending to 0.43 hectares (1.06 acres), situated between Chester le Street and Pelton Fell. The site has roadside frontage onto Pelton Fell Road (B6313).

The site has previously been used for grazing livestock including cattle and sheep, however, would be suitable for a number of uses, subject to obtaining the necessary consents.

Currently there is a large redundant timber frame barn with an area of hardstanding underneath. There are other areas of hardstanding within the site however it would benefit from being cleared to see the potential that this site offers.

The site benefits from a secure steel boundary fence with double access gates leading off the main highway.

The site is shown in its entirety edged red on the sale plan and is for sale as a whole by private treaty.

ACCESS

Access is obtained from Pelton Fell Road directly off the main highway, there is a hardstanding pull-in area and double gates leading into the site.

PUBLIC RIGHTS OF WAY

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

EASEMENTS AND WAYLEAVES

The land is sold subject to and with the benefit of all rights of way, water, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining owners (if any) effecting the same and all matters registerable by any competent authority pursuant to statute.

MINERAL RIGHTS

Mineral rights are reserved to a third party and are therefore not included in the sale.

COVENANTS

The land must be used for agricultural purposes.

LEGAL FORMALITIES

Exchange of contracts will take place as soon as possible, but in any event no later than the expiry of 8 weeks from instructing solicitors, with completion 7 days thereafter.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Money Laundering Regulations in the form of a copy of the purchaser's passport, together with a copy of the purchaser's driving licence or a recent utility bill as proof of residence.

ACREAGES

The gross acreages have been assessed in accordance with Ordnance Survey data, interested parties should satisfy themselves in this regard.

TENURE

The land is available freehold with vacant possession on completion.

VIEWINGS

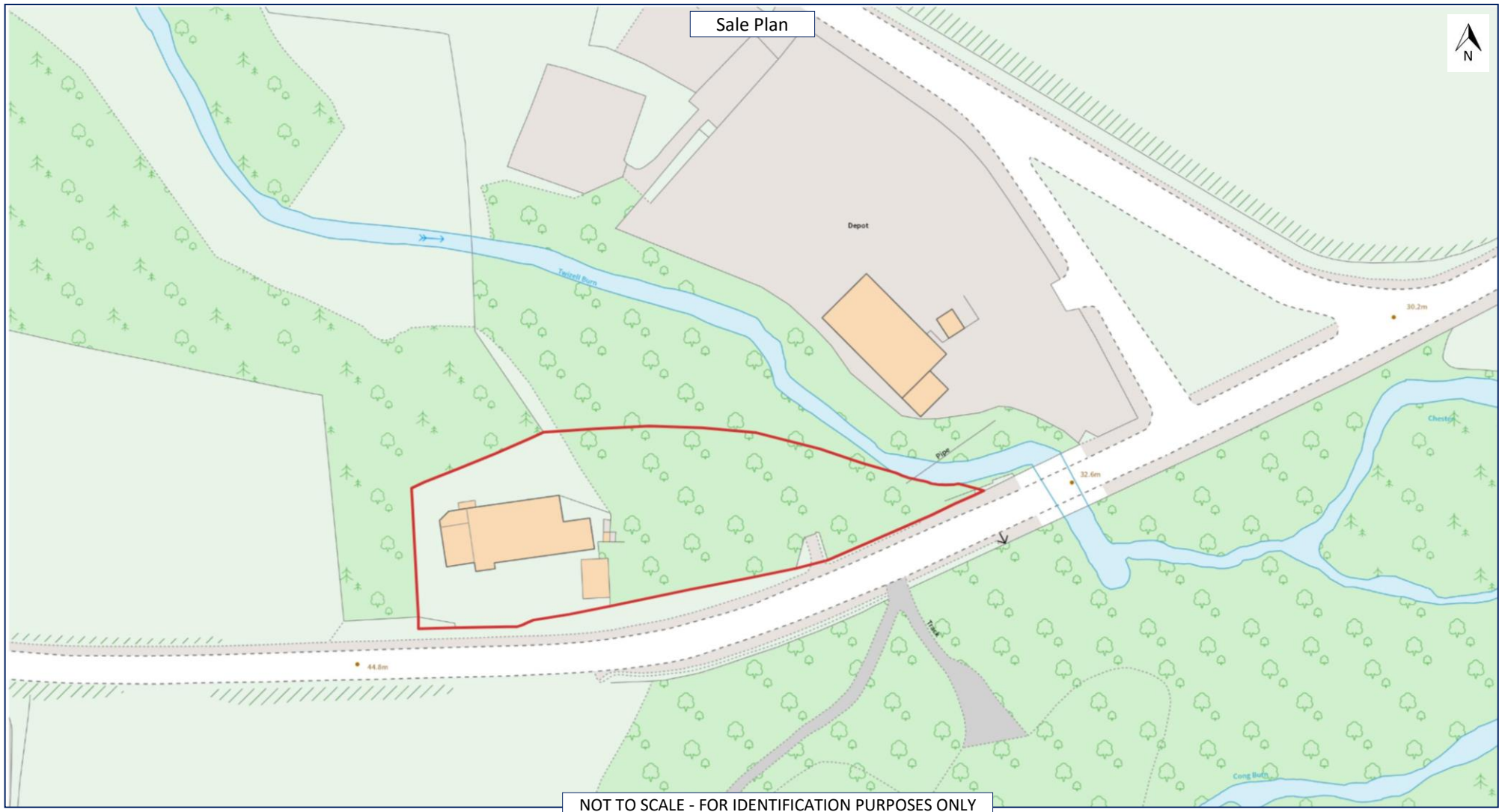
Viewing is strictly by appointment, arrangements can be made by contacting YoungsRPS Hexham on 01434 609000.

LOCAL AUTHORITY

Durham County Council 03000 260 000.

NOTES

Particulars Prepared - December 2021
Photographs taken - December 2021



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



NORTHALLERTON
 General: 01609 773004
 Land Agency: 01609 781234

northallerton@youngsrps.com

DARLINGTON
 General: 01325 488325

darlington@youngsrps.com

SEDFIELD
 General: 01740 617377
 Land Agency: 01740 622100

sedfield@youngsrps.com

NEWCASTLE
 General: 0191 261 0300

newcastle@youngsrps.com

HEXHAM
 General: 01434 608980
 Land Agency: 01434 609000

hexham@youngsrps.com

ALNWICK
 General: 01665 606800

alnwick@youngsrps.com

DUMFRIES R201
 General: 01387 402277

dumfries@youngsrps.com