



Land at High Wooley Farm
Stanley, Crook, DL15 9AP

youngsRPS 

Land at High Wooley Farm Stanley Crook DL15 9AP

Offers Over £100,000

An excellent opportunity to purchase an attractive block of grassland located in a popular and desirable location. In total the site extends to 3.48 hectares (8.59 acres).

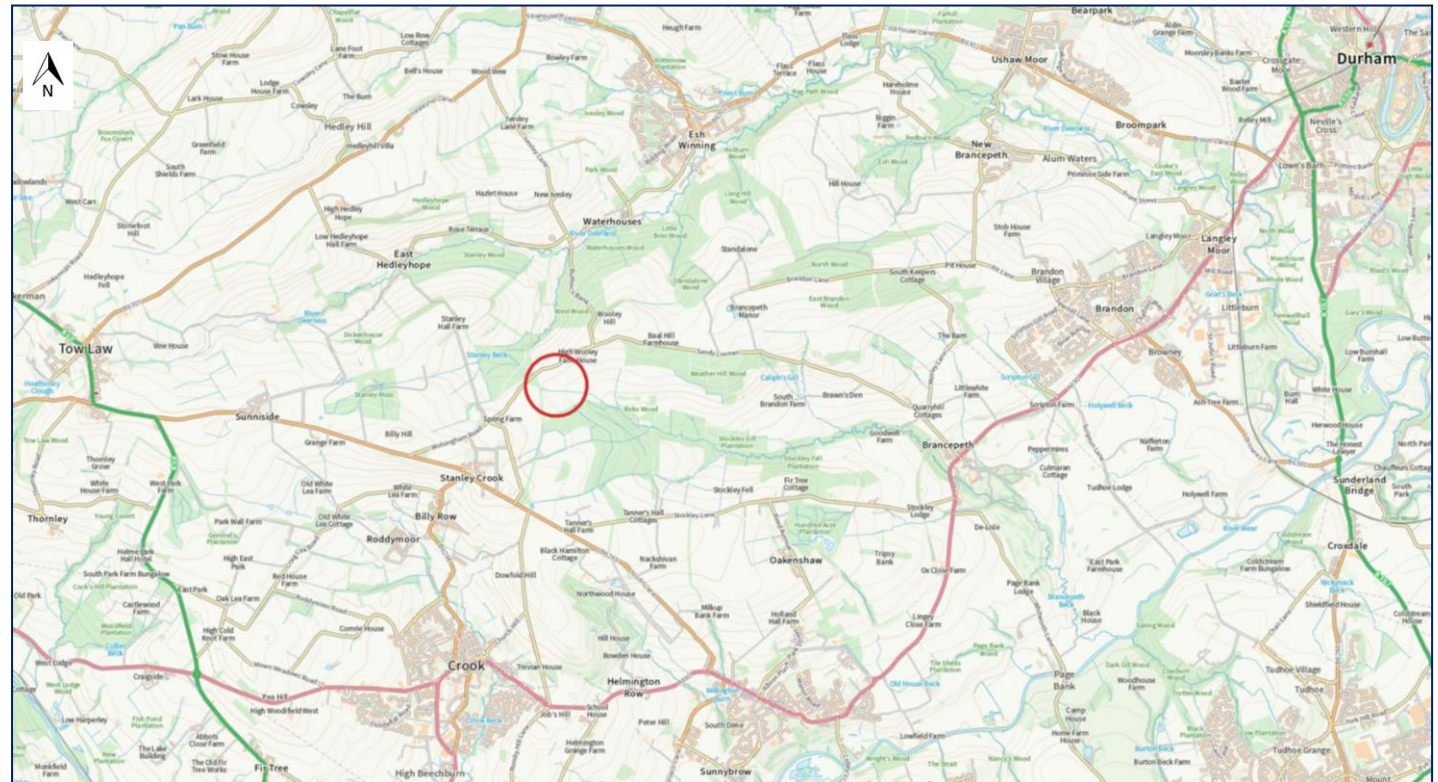
For sale as a whole by Private Treaty.

- Useful grass paddock
- Accessible location
- Hardstanding area
- Water connection
- Private and secluded location

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YoungsRPS 01434 609000

Location Plan



DESCRIPTION

An excellent opportunity to purchase an attractive block of grassland which extends to 3.48 hectares (8.59 acres).

The land is situated to the north of Stanley Crook and is accessed from Wolsingham Road. The land comprises one large grass paddock in a quiet and secluded location. The land has stock-proof post and rail fencing around the perimeter with the added benefit of hedging and woodland shelter belts to the north and west boundaries. The land also benefits from a water connection.

There is an area of hard standing in the north east corner of the field, this area would be suitable for storage or stables subject to obtaining the necessary consents.

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

LOCATION

The land is situated to the south west of High Wooley Farmhouse, it is approximately 1.5 miles to the north east of Stanley Crook, 4 miles to the east of Tow Law and approximately 7 miles to the south west of Durham.

ACCESS

Access is obtained from Wolsingham Road. There is a right of access across a private track to the field, this is marked blue on the sale plan.

PUBLIC RIGHTS OF WAY

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

MINERAL RIGHTS

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

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.

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

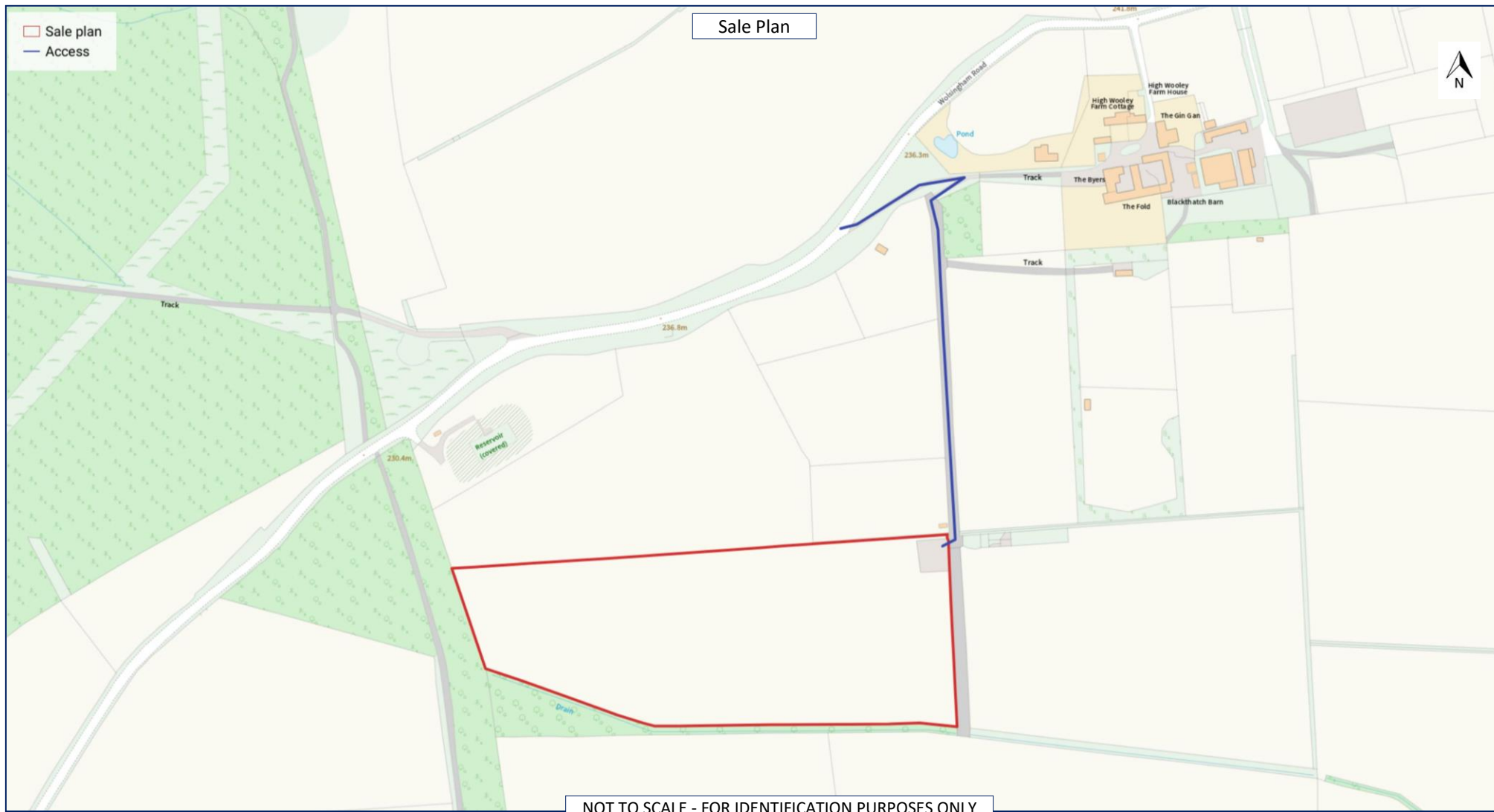
Viewing is strictly by appointment, arrangements can be made by contacting YoungsRPS Hexham on 01434 609000.

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.



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