



Land at Low Lane, Nr Maltby, Middlesbrough, Stockton-on-Tees



Land at Low Lane, Maltby Nr Middlesbrough

Guide Price: £35,000

A rare opportunity to purchase a small field adjoining the B1380 Low Lane and the A19 and in proximity to Maltby, Ingleby Barwick and Stainton.

The Land benefits from roadside frontage and extends to around 2.77 acres (1.12 hectares) in total.

For sale as a whole by Private Treaty

- Excellent location, easily accessible via the B1380 and A19.
- 2.77 acres (1.12 hectares) in total
- Suitable for grazing or amenity purposes
- Offered with no development overage / clawback.

youngsRPS 

Sedgefield 01740 622 100



LOCATION

The land is conveniently located around 0.25 miles to the north of the picturesque village of Maltby, Stockton-on-Tees. The land benefits from excellent road links being directly accessible from the B1380 Low Lane for access to Ingleby Barwick, Yarm and Stainton. The location of the land is shown highlighted on the Location Plan.

DESCRIPTION

This is a rare opportunity to purchase a small field that extends to around 2.77 acres (1.12 hectares) in total. The field is triangular in shape and is bordered by established hedges and the A19 to the south. The field is relatively level and low lying with a clay loam soil which is typical of the area.

It is currently subject to arable cropping as part of a short-term agricultural tenancy (FBT) that terminates in September 2023. Once the tenant has harvested their current crop, the field will be left as bare stubble providing a fantastic opportunity for the land to be sown down to grass as a paddock.

Alternatively, the land has appeal for tree planting and other environmental and amenity uses.

ACCESS

The land benefits from direct frontage to the B1380 with the current access point open, but suitable for a new gated entry to be installed. The access point is shown on the sale plan.

TENURE

The land is currently subject to a short-term Farm Business Tenancy (FBT) which is due to expire September 2023. Following the tenant's departure, the land will be available freehold with vacant possession.

METHOD OF SALE

The property is offered for sale as a whole by Private Treaty.

EASEMENTS AND WAYLEAVES

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

SERVICES

The land does not have any services connected. We are not aware of any available water supplies within the locality that could offer potential connection.

PUBLIC RIGHTS OF WAY

There are no public rights of way over the land.

SPORTING RIGHTS

Sporting rights are in hand and are included with the freehold interest in so far as they exist or are capable of being utilised.

MINERAL RIGHTS

Mineral rights have been reserved by a previous owner and are excluded from the sale.

DEVELOPMENT OVERAGE (CLAWBACK)

The vendor shall not be imposing any clawback on the land in respect of future development value.

COSTS

Each party is to bear their own costs.

LOCAL AUTHORITY

Stockton-on-Tees.

VIEWINGS

Interested parties may view the land at any time during daylight hours with a copy of these particulars. No vehicular access into the land is permitted. Please call the Sedgefield office for general enquiries.

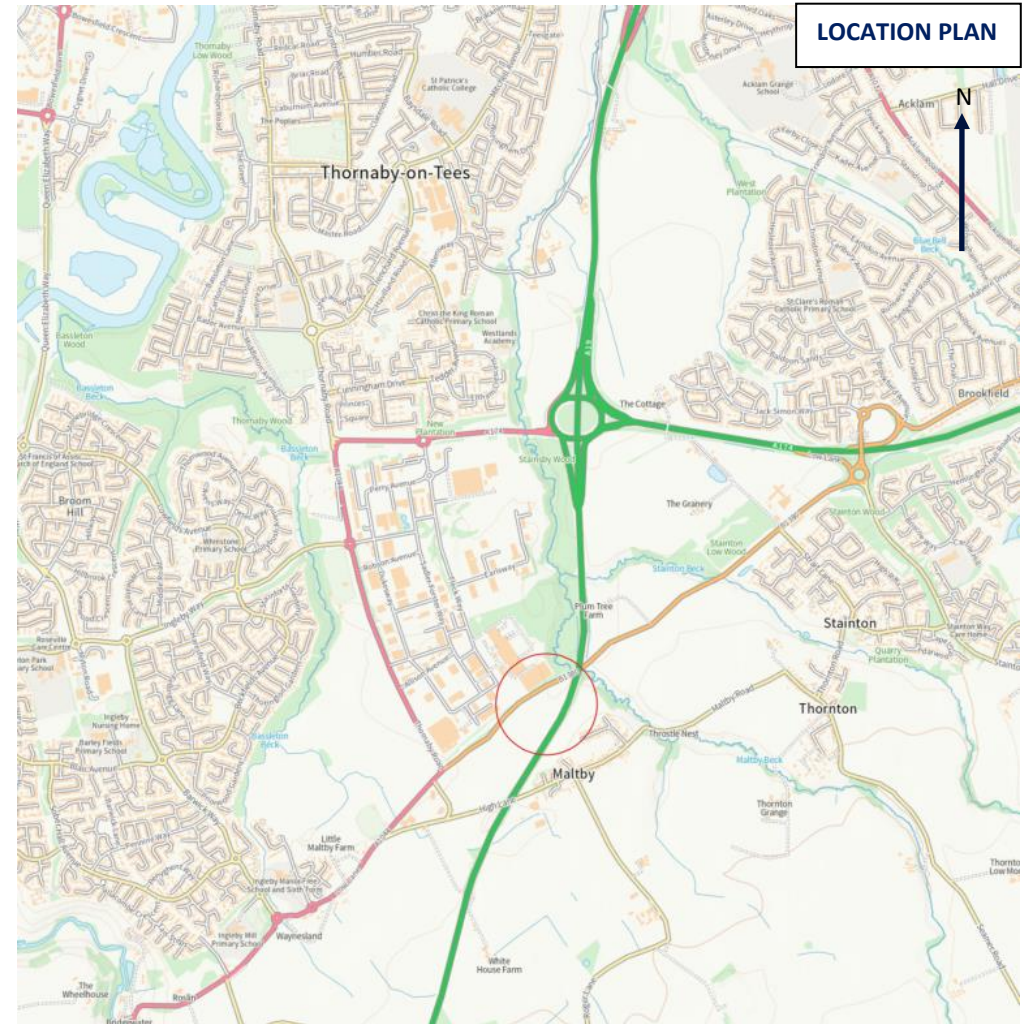
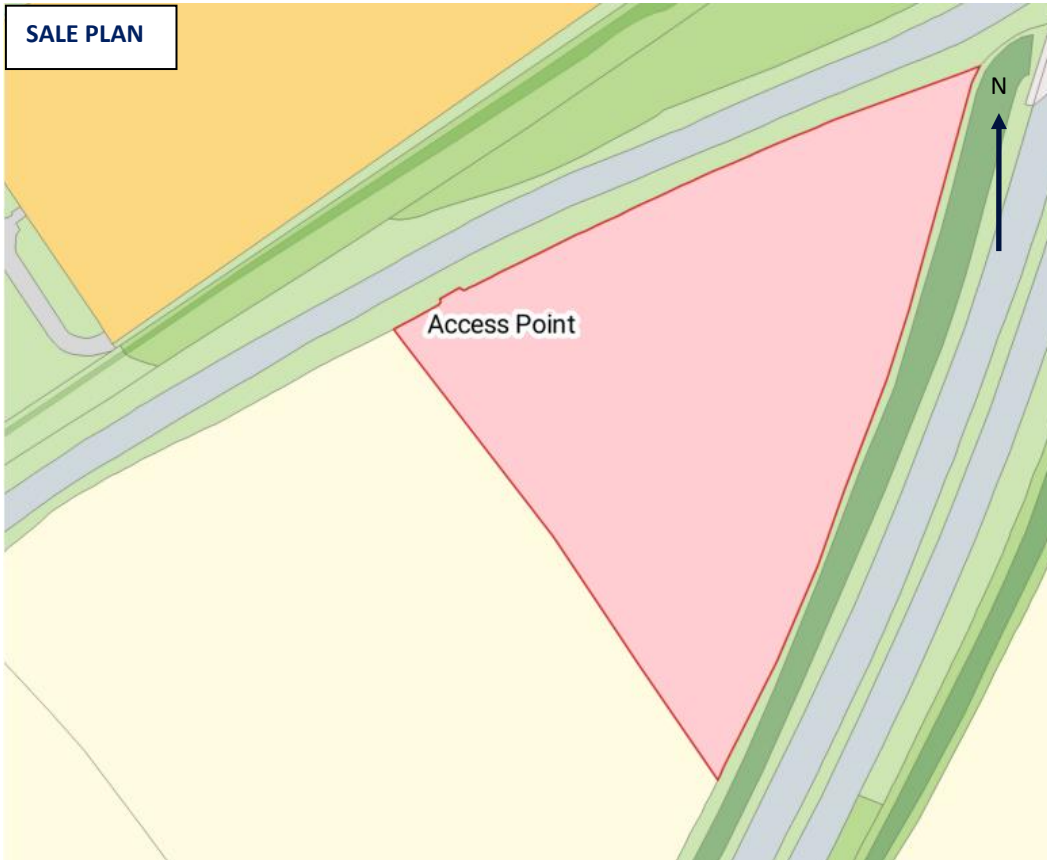
Interested parties are requested to register their details with the selling agent to ensure they are kept updated with how the sale will be concluded.

NOTES

Particulars prepared: May 2023

Photographs taken: May 2023





MAPS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

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

SEDFIELD

Land Agency: 01740 622100

sedgefield@youngsrps.com

HEXHAM

General: 01434 608980
Land Agency: 01434 609000

hexham@youngsrps.com

NEWCASTLE

General: 0191 261 0300

newcastle@youngsrps.com

DUMFRIES

General: 01387 402277

dumfries@youngsrps.com