



## Land at Roman Way

Middleton St. George, Darlington, DL2 1DG

youngsRPS 

**Land at Roman Way  
Roman Way  
Middleton St. George  
Darlington  
DL2 1DG**

**Offers in excess of: £65,000**

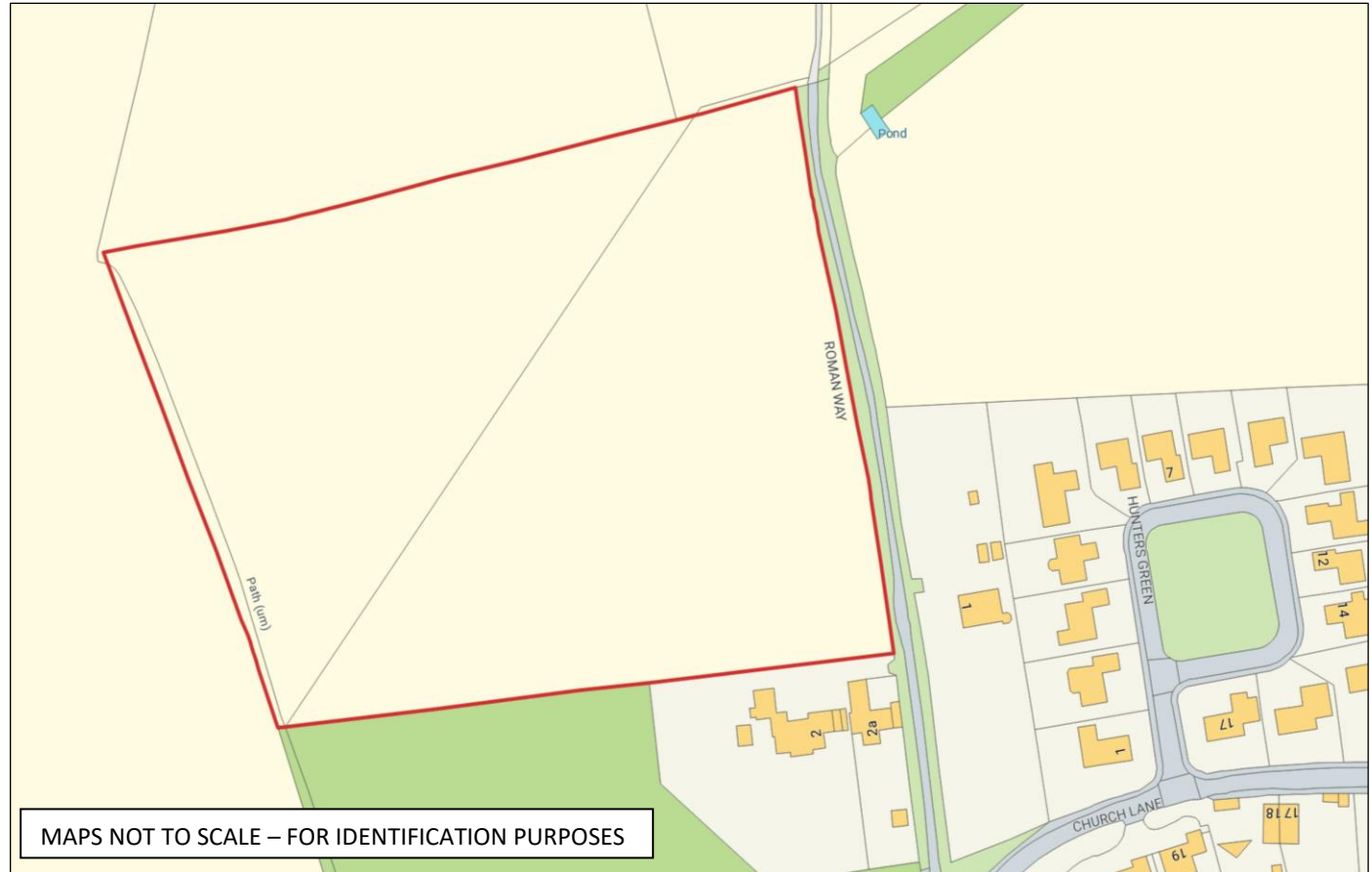
An opportunity to purchase an attractive block of amenity grassland located immediately to the north of Middleton St. George.

The land in total extends to 3.395 ha (8.39 acres) or thereabouts.

- Freehold title
- Sold with vacant possession
- Amenity / grazing land
- Edge of village location
- 3.395 Ha (8.39 acres)



**Youngs - Sedgefield 01740 622 100**



## LOCATION

The land is conveniently located between Middleton St George and Middleton One Row, situated to the south east of Darlington town centre. The land has excellent access on to Roman Way in Middleton One Row. The location is shown by means of a red circle on the Location Plan.

## DESCRIPTION

The land at Roman Way provides an opportunity to purchase an attractive parcel of grassland which extends to 3.395 ha (8.39 acres) in total. It is bordered by existing grazing land to the north, west and east providing accessible grazing land close to two popular villages. The land is bordered by existing fencing and established hedge. Some of the borders are incomplete in places and are not stockproof.

## ACCESS

The land is accessed from Roman Way, Middleton St George lying to the north of Church Lane.

## TENURE

The land is offered freehold with vacant possession

## METHOD OF SALE

The land is offered for sale as a whole by private treaty.

## EASEMENTS & WAYLEAVES

The land is sold subject to and with the benefit of 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.

## PUBLIC RIGHTS OF WAY

There are Public Rights of Way over the land crossing from the south west to the north east and additionally, along the west boundary.

## BOUNDARY LIABILITIES

Boundary liabilities, to the best of the vendor's knowledge, are unknown.

## BASIC PAYMENT SCHEME AND ENVIRONMENTAL SCHEMES

The land is not registered for the Basic Payment Scheme, nor is it subject to any Environmental Schemes.

## SPORTING RIGHTS

The Sporting Rights are not included with the freehold interest.

## MINERAL RIGHTS

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

## SERVICES

Interested parties are to make their own enquiries into services.

## ACREAGES

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

## OVERAGE CLAUSE

The property is sold subject to a clawback clause in favour of the vendors (and their successors in title) entitling them to a further payment on the grant of planning permission for anything other than the current use, equivalent to 30% of uplift in value for a period of 25 years.

## VIEWINGS

Interested parties are to register interest with YoungsRPS, Sedgefield on 01740 622 100 and confirm a proposed viewing time. Viewings will then be permitted on foot during daylight hours with a copy of the sales particulars to hand. Interested parties are liable for their own health and safety whilst viewing.

## ANTI-MONEY LAUNDERING REGULATIONS

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

## LOCAL AUTHORITY

Darlington Borough Council

## ACCEPTANCE

The vendor reserves the right not to accept any nor the highest offer.

## NOTES

Photographs Taken: May 2023

Particulars prepared: May 2023



**NORTHALLERTON**  
General: 01609 773004  
Land Agency: 01609 781234

northallerton@youngsrps.com

**SEDGEFIELD**  
General: 01740 617377  
Land Agency: 01740 622100

sedgefield@youngsrps.com

**NEWCASTLE**  
General: 0191 261 0300

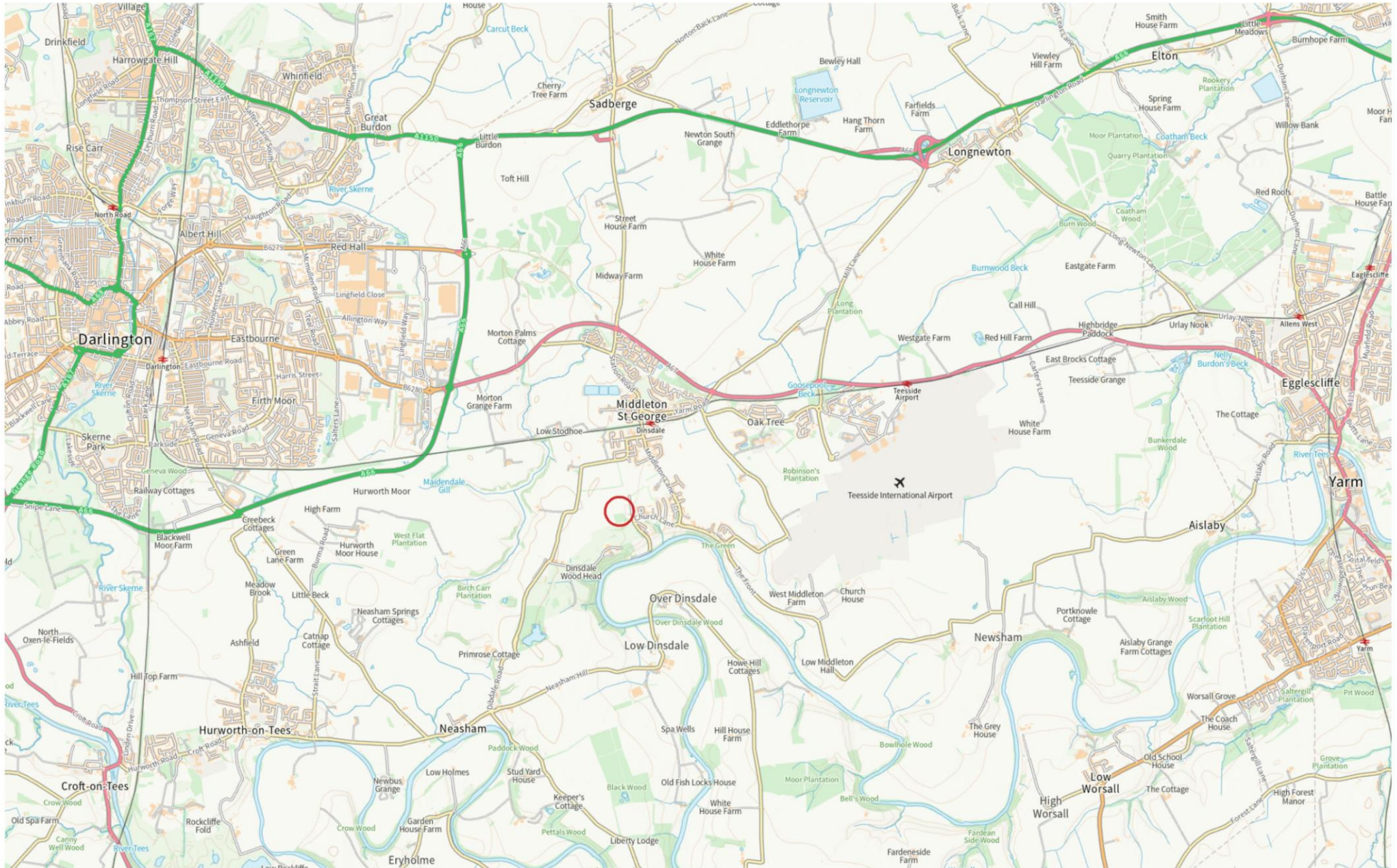
newcastle@youngsrps.com

**HEXHAM**  
General: 01434 608980  
Land Agency: 01434 609000

hexham@youngsrps.com

**DUMFRIES**  
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MAPS NOT TO SCALE – FOR IDENTIFICATION PURPOSES

