



**Land and Stables at Medomsley**  
Longclose Road, Medomsley, Co. Durham DH8 6BA

youngsRPS 

**Land/Stables at Medomsley**  
**Longclose Road**  
**Medomsley**  
**Co. Durham**  
**DH8 6BA**

**Guide Price: £120,000**

An ideal opportunity for a purchaser to acquire the basis of an ideal equine/smallholding property. Totalling approximately 6.70 acres and including stables, agricultural/equine land, a useful area of hard standing and a private water supply, all of which are set within an accessible location.

- Pony Paddocks
- Stables
- Accessible
- Private Water Supply
- Convenient Location

**youngsRPS** 

Hexham Office 01434 609000



## LOCATION

The property is located between the villages of Medomsley and Hamsterley Mill, lying approximately one mile between the two and is directly accessible from the B6310 (Longclose Bank). The property's situation is ideal; its rural nature ensures the desired, space, peace and tranquillity are all immediately available whilst its proximity to the region's major towns and cities allows the property to be easily serviced from afar.

## DESCRIPTION

The sale of Land and Stables at Medomsley presents an ideal and rare opportunity to the market, in that well located and convenient parcels of equine land scarcely come to the market and even more so when the desired stables/buildings are already erected.

The total property area comprises 6.70 acres of which there is a small area of hardstanding with the majority being permanent pasture. The land is split into four distinct parcels which create ideal pony paddocks. They are useful in their individual nature which allows for ease of management, rotational grazing and cropping if required. Furthermore, the land benefits from a piped

private supply which serves each field and could in theory be piped to the stables.

The stables have been recently erected and are wooden in nature and under a tin roof. There are two stables and one tack/feed room. They sit on a concrete pad and within an area of aggregate (hogging) hardstanding.

The area of hardstanding is more than sufficient for what it serves at present, and it could cater for further buildings. In theory, the hardstanding and property in general could lend itself to further development with the prospect of a dwelling house a possibility. Any such development be it, more buildings and/or a dwelling house would require the necessary consents, and any enquires into this regard should be directed to the local authority.

The land benefits from stock proof boundaries and is well sheltered by both the hedges within and the woodland which surrounds it's Northern and Eastern boundaries.

## DIRECTIONS

The property lies approximately 1 mile north of the village of Medomsley. Traveling from the land Medomsley is on the left-hand side of the of the B6310. Travelling by car from the A1, Medomlsey is some 7.6 miles from the Blaydon Interchange (J73), from here follow the A694 to Hamsterley Mill and then join the B6310. Alternatively, the B6310 can be accessed via the B6278, which it joins in Shotley Bridge.

## WAYLEAVES AND EASEMENTS

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

## TENURE

Freehold with vacant possession on completion.

## ACREAGES/AREAS

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

## LOCAL AUTHORITY

Durham County Council.

## MONEY LAUNDERING

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

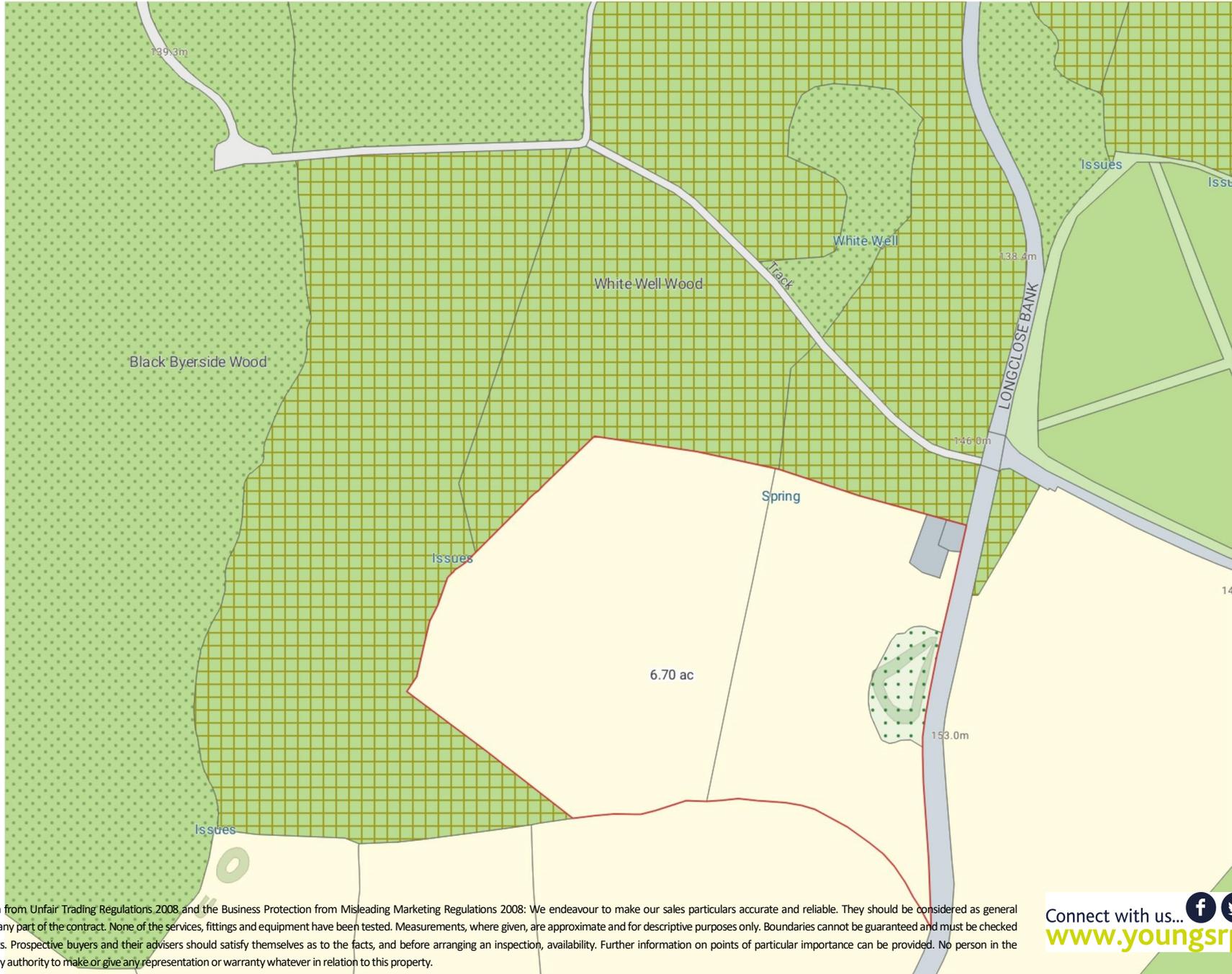
## VIEWING

Viewings are by appointment only and should be between 9.00 am and 5.00 pm. Viewers should have a copy of the sale particulars on them when viewing the property.

## CONTACT

Selling agent: Harry Morshead (01434 609000)  
email: [harry.morshead@youngsrps.com](mailto:harry.morshead@youngsrps.com)





**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.

Connect with us...      
[www.youngsrps.com](http://www.youngsrps.com)

**NORTHALLERTON**

General: 01609 773004  
 Land Agency: 01609 781234

[northallerton@youngsrps.com](mailto:northallerton@youngsrps.com)

**SEDFIELD**

General: 01740 622100

[sedfield@youngsrps.com](mailto:sedfield@youngsrps.com)

**NEWCASTLE**

General: 0191 261 0300

[newcastle@youngsrps.com](mailto:newcastle@youngsrps.com)

**HEXHAM**

General: 01434 608980

[hexham@youngsrps.com](mailto:hexham@youngsrps.com)

**HEXHAM MART**

General: 01434 609000

[hexham@youngsrps.com](mailto:hexham@youngsrps.com)