



Land known as The Fancy, East Butsfield Lane, Satley,
Bishop Auckland, County Durham, DL13 4JB

Guide Price £140,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

An opportunity to acquire a 20.20 acres (8.17 hectares) block of productive grassland with woodland in an accessible location.

- 20.20 acres (8.17 hectares) in total.
 - Grade 3/4 grassland
 - Accessible location



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LOCATION

East Butsfield is a small hamlet located approximately 4 miles from the village of Lanchester to the northeast and approximately 1 mile from the village of Satley to the south, and the larger town of Consett to the north and has road frontage to East Butsfield Lane running from East Butsfield to Satley.

DESCRIPTION

The land known as Fancy extends to approximately 20.20 acres (8.17 hectares) in total, comprising of Grade 3 and 4 agricultural land and having a woodland border to the north of the field parcel. The land gently slopes to the River Browney that runs through the grazeable woodland to the north. The land has slowly permeable seasonally wet acid loamy and clayey soils, however the land is extensively drained with a land drainage system. The land has a mixture of dry stone wall and fenced boundaries.

RIGHTS OF WAY

The land has a public right of way crossing the northern part of the land, indicated by an orange dashed line on the enclosed sale plan.

SERVICES

The land is served by a natural water supply. There is no electricity to the field parcel.

CLAWBACK

The land will be used for agricultural, or forestry use only and to be used in line with any government agricultural or forestry related schemes, protected by a clawback clause of 80% uplift for 25 years commencing in 2021, which will not be triggered by the construction of a agricultural building

NITRATE VULNERABLE ZONE

The land is not located in a Nitrate Vulnerable Zone.

SPORTING, MINES & MINERAL RIGHTS

The sporting rights, and mines and mineral rights are included in so far as they are owned.

ACCESS

The land can be accessed from East Butsfield Lane.

ENVIRONMENTAL LAND MANAGEMENT SCHEMES

The land is not subject to any environmental land managements schemes,

MATERIAL INFORMATION

Due to the subject property being land there is no Council Tax Band rating, nor is it subject to requiring an Energy Performance Certificate.

It is understood that there is no broadband connection to the land. It is understood that most mobile phone providers have signal outdoors in this area.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser(s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the property is held freehold.

METHOD OF SALE

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

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

COSTS

Each party is to bear their own costs.

LOCAL AUTHORITY

Durham County Council

www.durham.gov.uk

03000 26 0000

NOTES

Particulars prepared – July 2024

Photographs taken – July 2024

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

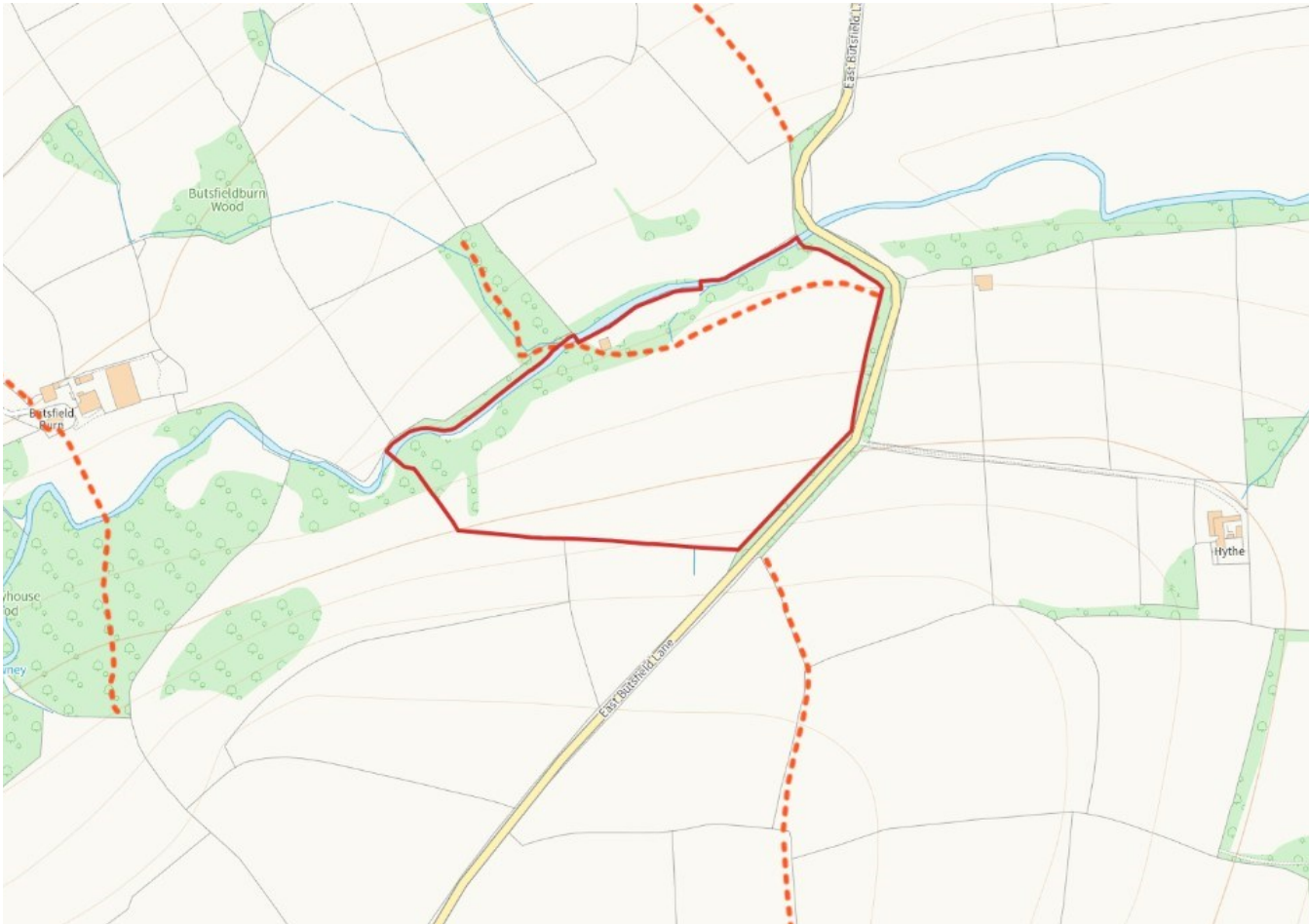
The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw and to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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