



Land at Ivesley Lane, Waterhouses, County Durham, DH7 9HB

Guide Price £675,000

For Sale by Private Treaty

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



An opportunity to acquire a block of temporary and permanent grassland and woodland extending to approximately 104.70 acres (42.37 hectares), in a ring fence with extensive road frontage.

- 81.32 acres (32.91 hectares) of meadow and pasture
- 23.38 acres (9.46 hectares) acres of largely coniferous woodland
  - Well established herbal leys
    - Sporting rights
  - Existing diversification with further potential



[www.vickersandbarrass.co.uk](http://www.vickersandbarrass.co.uk)

## LOCATION

The land at Ivesley Lane is situated one and a half miles north west of Waterhouses nine miles north west of Durham City and close to the villages of Quebec, Cornsay and East Hedleyhope.

The A68 main road is three and a half miles to the west with the A1 motorway within easy travelling distance. Main line railway stations are close by at Durham, Darlington and Newcastle.

## DESCRIPTION

A compact block of mowing and grazing land together with woodland plantations extending to approximately 104.61 acres (42.35 hectares) all in a ring fence. The land is in good heart with part down to a well established herbal ley which is eligible for the CSAM3 option under Sustainable Farming Incentive 2024.

The plantations are a mixture of coniferous and deciduous trees which were planted approximately 35 years ago.

The sporting rights are currently licensed to a third party until 30 January 2025 and a small area of field 8671 is licensed to Crook and District Model Flying Club until 24 December 2024.

## RURAL PAYMENTS

The land is registered on the Rural Land Registry. The vendor will retain delinked payments accruing from claims submitted under the Basic Payments Scheme (BPS).

## SERVICES

The property is served by mains water.

## FIELD SCHEDULE

Field ID	Area (ac)	Area (ha)	Type
NZ1642 6226	11.36	4.60	Meadow
NZ1642 7302	16.11	6.52	Meadow
NZ1641 8671	22.97	9.30	Meadow
NZ1741 0149	30.88	12.49	Pasture
NZ1641 8487	3.12	1.26	Woodland
NZ1641 6563	20.26	8.20	Woodland
<b>TOTAL</b>	<b>104.70</b>	<b>42.37</b>	

## SPORTING AND MINERAL RIGHTS

The sporting rights are in hand with the mineral rights reserved to a previous owner.

## COSTS

Each party is to bear its own costs.

## 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 form of the required documentation will be confirmed to the purchaser(s) after acceptance of an offer

## TENURE

The property is freehold and the title is registered. Vacant possession of the land will be granted on completion.

## EASEMENTS AND OUTGOINGS

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## METHOD OF SALE

The property is offered for sale as a whole by private treaty. Offers for part may be considered. All perspective purchasers are encouraged to register their interest with Vickers & Barrass, Tow Law office.

## INSPECTION

Please contact Vickers & Barrass Tow Law office on 01388 730095 to arrange a viewing which is strictly by appointment only.

## LOCAL AUTHORITY

Durham County Council  
[www.durham.gov.uk](http://www.durham.gov.uk)  
03000 26 0000

## 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 and that most mobile phone providers have signal outdoors in this area.

## NOTES

Particulars prepared – September 2024

Photographs taken – August/September 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 or exclude either of the lots shown at any time 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.

#### Tow Law Office

16/17 Castle Bank

Tow Law, Bishop Auckland

DL13 4AE

☎ 01388 730095

✉ info@vickersandbarrass.co.uk

#### Darlington Office

Humbleton Park

West Auckland Road, Darlington

DL2 2YH

☎ 01325 728084

✉ darlington@vickersandbarrass.co.uk

[www.vickersandbarrass.co.uk](http://www.vickersandbarrass.co.uk)



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