



Land at Over Dinsdale, North Yorkshire, DL2 1PW
Offers Over £45,000

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

An excellent opportunity to acquire an attractive block of grassland extending to approximately 0.60 hectares (1.48 acres) located in the idyllic village of Over Dinsdale.

- 0.60 hectares (1.48 acres)
- Block of Grade 2 grassland
 - Attractive location
 - Direct roadside access
 - Sheltered position

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LOCATION

The land is located in the small, idyllic village of Over Dinsdale, North Yorkshire, with Darlington lying approximately 7 miles to the north west.

what3words ///such.manliness.mammoths

DESCRIPTION

The land at Over Dinsdale is an attractive block of grassland extending to 0.60 hectares (1.48 acres). A section of woodland surrounds the western part of the land, providing great shelter and privacy.

In accordance with the Agricultural Land Classification, the majority of the land is Grade 2. The land is classified as having freely draining slightly acid loamy soils.

The land is located within a Nitrate Vulnerable Zone.

PUBLIC RIGHTS OF WAY

There are no public rights of way which cross the land.



ACCESS

The land benefits from direct access from the road named Neasham Hill.

BOUNDARIES

The boundaries are a mixture of both metal fencing and post and pig netting and would benefit from some maintenance to ensure they are stock proof.

SERVICES

It is assumed that there are no services to the land.

OVERAGE PROVISION

The land is being sold subject to an overage clause, meaning that 25% of the uplift in value will be payable to the vendors over 30 years from the date of sale, and will be triggered by the implementation of, or sale with, planning consent for any use other than agricultural.

ENVIRONMENTAL LAND MANAGEMENT SCHEMES

The land is not subject to any environmental land management 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.

COSTS

Each party is to bear their 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 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.

LOCAL AUTHORITY

North Yorkshire Council
www.northyorks.gov.uk
0300 131 2 131

NOTES

Particulars prepared – November 2024
Photographs taken – October 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.



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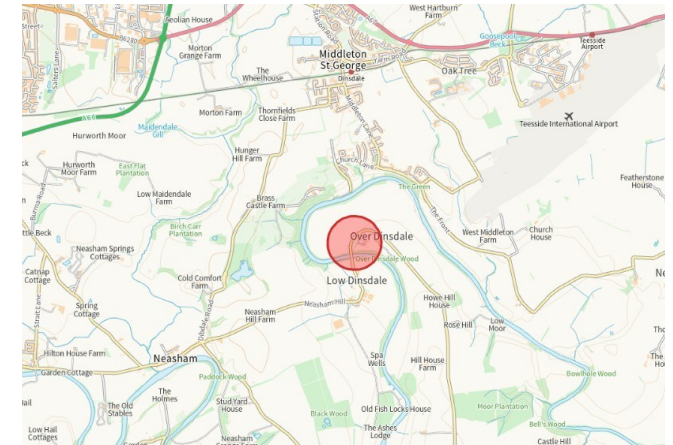
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The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale.

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



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