



## Land at The Garth

Old Eldon, Shildon, County Durham

youngsRPS 

# Land At The Garth Old Eldon Shildon DL4 2QT

**Guide Price: £95,000**

An excellent opportunity to purchase two grass paddocks with road frontage, located in an attractive area, in total extending to 2.82 acres (1.14 hectares).

For sale as a whole by Private Treaty.

- Grass paddocks
- Field Shelter
- Mains Water
- 2.82 acres in two useful paddocks
- Accessible Location
- Roadside Frontage

**youngsRPS** 

Youngs Sedgfield 01740 622100



## LOCATION

The land at The Garth, Old Eldon is located in a rural area within the hamlet of Old Eldon. There are excellent road links to the nearby conurbations of Bishop Auckland (3.5 miles/5.6 km), Shildon (2.1 miles/3.3 km) and Newton Aycliffe (4.1 miles/6.6 km). The location is shown by means of a red circle on the location plan included within these particulars.

## DESCRIPTION

The land at The Garth, Old Eldon is made up of two parcels of permanent grassland, with roadside frontage. The paddocks are suitable for agriculture or equestrian (grazing) use.

In total the paddocks extend to 2.82 acres (1.14 hectares). The land is classified as Grade 3 and benefits from a mains water supply and stock proof boundaries.

There are also two useful open fronted stone-built field shelters, one of which is of stone construction, under a corrugated steel sheet roof, the other being of wooden pole under a corrugated steel sheet roof. Both provide useful shelter for livestock providing useful shelter for livestock.

The land is shown in its entirety edged red on the sale plan included within these particulars.

## FIELD SCHEDULE

Field	Area
Top Paddock	2.38 ac (0.96 ha)
Bottom Paddock	0.44 ac (0.18 ha)
<b>Total</b>	<b>2.82 ac (1.14ha)</b>

## ACCESS

Vehicular access is available from Moor Lane, the adopted highway, at the point marked "A" on the sale plan.

## PUBLIC RIGHTS OF WAY

The land is not subject to any public rights of way.

## BASIC PAYMENT SCHEME AND ENVIRONMENTAL SCHEMES

The land is not currently used to claim under the Basic Payment Scheme and is not in any Environmental Schemes.

## BOUNDARY LIABILITIES

Boundary liabilities, to the best of the vendor's knowledge, are shown by means of inward facing "T" marks on the sale plan.

## MINERAL RIGHTS

The mines and minerals are reserved to a previous owner of the property.

## TENURE

The land is available freehold with vacant possession on completion.

## EASEMENTS AND WAYLEAVES

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

## SERVICES

The property benefits from mains water connection providing troughed water supply and also a mains electric supply. The purchaser of the land will be required to install a sub-meter for the water and electric supply at their own expense within 30 days of completion.

## ACCESS

A right of way is reserved to the Vendor over the route shown marked as a dashed blue line on the Sale Plan. This will be an unrestricted right of way for all purposes, at all times, with or without vehicles.

## COSTS

Each party is to bear their own costs.

## LEGAL FORMALITIES

Exchange of contracts will take place as soon as possible but, in any event, no later than the expiry of 8 weeks from instructing solicitors with completion 7 days thereafter.

## 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 together with a copy of the purchaser's driving licence or a recent utility bill as proof of residence.

## LAND REGISTRY

Land Registry title number DU223518 (part of).

## ACREAGES

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

## VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Sedgefield office on 01740 622 100.

## LOCAL AUTHORITY

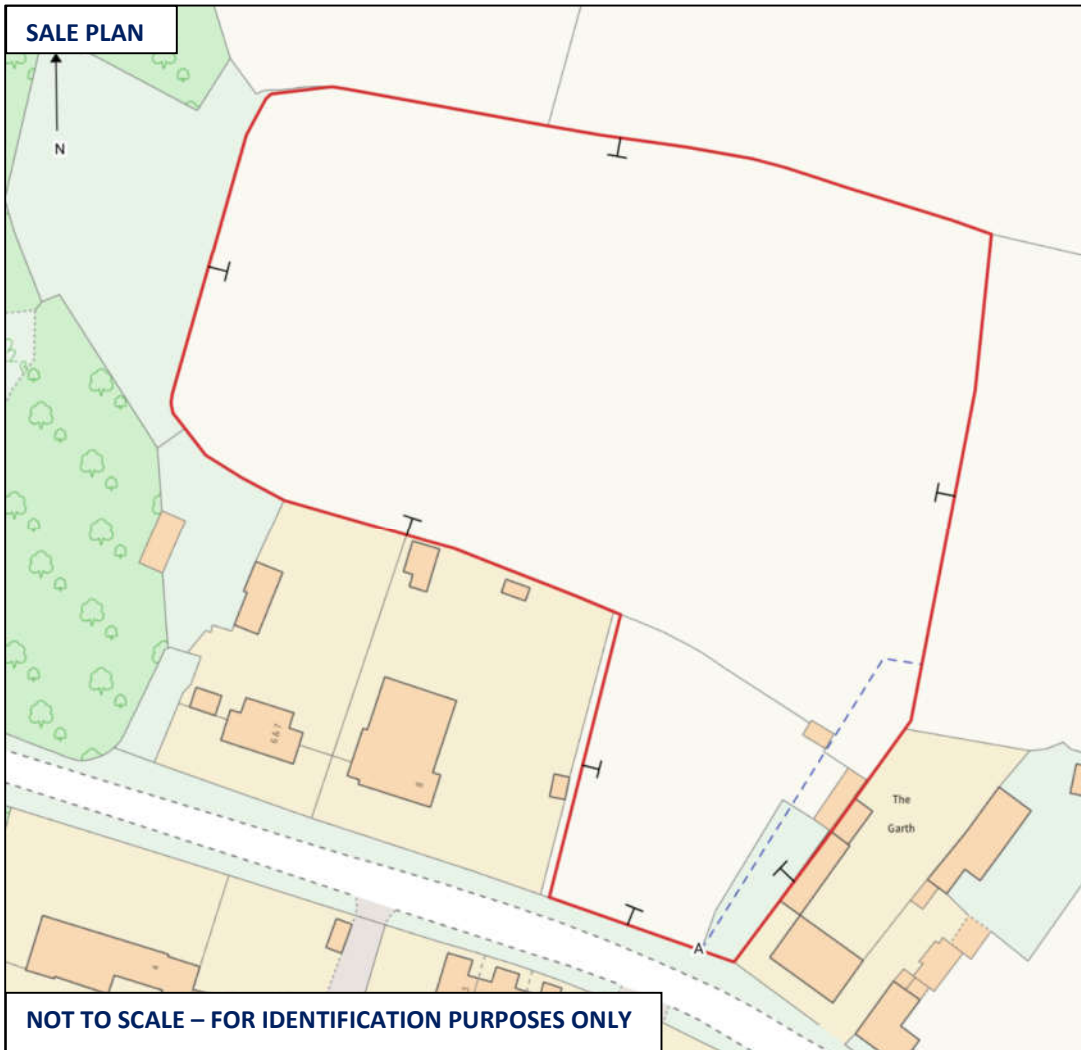
Durham County Council.

## NOTES

**Particulars Prepared:** July 2022

**Photographs Taken:** July 2022

**For more information** contact YoungsRPS Sedgefield office, 50 Front Street, Sedgefield, TS21 2AQ, 01740 622 100 or email [joanne.metcalfe@youngsrps.com](mailto:joanne.metcalfe@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.



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