



Land at Hard Hills

Kirby Stephen

Guide Price £35,000

DESCRIPTION

A block of grassland which benefits from roadside access located to the south of the A66 at North Stainmore. The land extends to 0.77ha (1.89 acres) and is for sale as a whole by private treaty.

LOCATION

The land is located to the south of the A66 at North Stainmore, it is approximately 3.2 miles east of Brough and 15 miles west of Barnard Castle.

DIRECTIONS

Head west on the A66 towards North Stainmore. Once you have reached North Stainmore, turn right off the A66 where Hard Hills is signposted. From this right turn, continue on the road for approximately 1 mile, where the field will be on the right.

What3Words: bets.purse.slate

Tel: 01434 609000

www.youngsrps.com

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ACCESS

The land benefits from roadside access, directly off the unnamed public highway which leads from North Stainmore to Brough Sowerby.

BASIC PAYMENT SCHEME & STEWARDSHIP

This land is not registered for Basic Payment scheme purposes and is not subject to and Environmental Stewardship, Countryside Stewardship, or similar schemes.

PUBLIC RIGHTS OF WAY

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

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) effecting the same and all matters registerable by any competent authority pursuant to statute.

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.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with 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.

ACREAGES

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

TENURE

The land is available freehold with vacant possession on completion

VIEWINGS

Viewing is strictly by appointment; arrangements can be made by contacting YoungsRPS Hexham on 01434 609000.

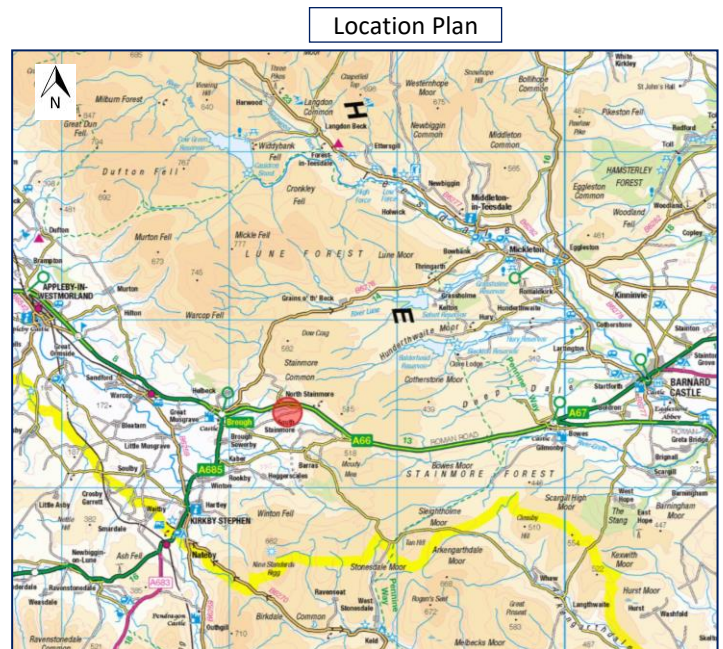
LOCAL AUTHORITY

Eden District Council 01768 817817.

NOTES

Particulars Prepared – July 2022

Photographs taken – July 2022



FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

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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