



## Land at Lanehead

Bishop Auckland, DL13 1AJ

**Guide Price £25,000**

### DESCRIPTION

An interesting and unique plot of land situated within the North Pennines Area of Outstanding Natural Beauty, which borders Killhope Burn. The land is a secluded area which could be suitable for a variety of purposes. The land extends to 0.35ha (0.86 acres) and is for sale as a whole by private treaty.

### LOCATION

The land is located in Lanehead, Bishop Auckland, it is approximately 9.5 miles east of Alston and 16 miles west of Wolsingham.

### DIRECTIONS

Head east on the A698 from Alston towards Lanehead. Continue through Lanehead around the corner turning right. The piece of land is then on the right-hand side following the second house on the right, past the corner.

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**Tel: 01434 609000**  
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## ACCESS

The land can currently only be accessed by foot but vehicle access could be created if required.

## PUBLIC RIGHTS OF WAY

The land is subject to a public footpath, which is shown on the Sale Plan.

## 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

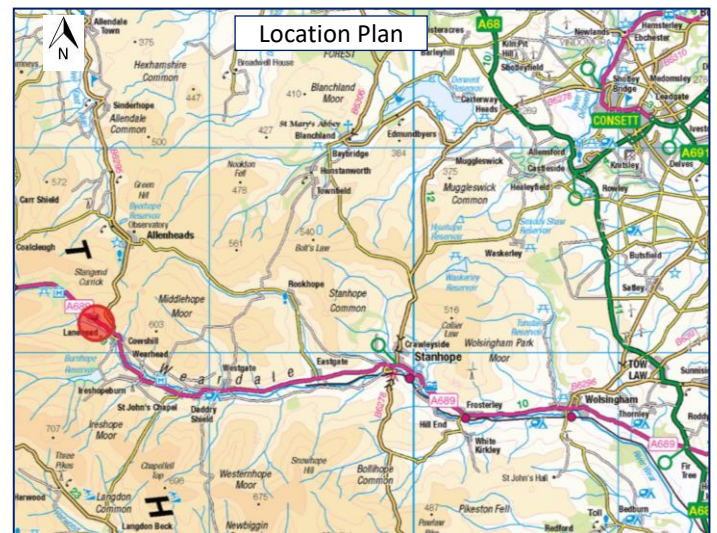
Viewing is strictly by appointment; arrangements can be made by contacting YoungsRPS Hexham on 01434 609000.

## LOCAL AUTHORITY

Durham County Council 0300 26 0000.

## NOTES

Particulars Prepared – 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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