



Land at Town Kelloe
Town Kelloe, Durham, DH6 4PR

youngsRPS 

Town Kelloe

Kelloe

Durham

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The sale of land at Town Kelloe offers an excellent opportunity to acquire approximately 7.36 acres (2.98 hectares) of Grade 3 arable land, with roadside access. The land is offered for sale as a whole and in two lots, offering the potential for the creation of two smaller grazing paddocks for either equine use or for continued agricultural use as a single field enclosure.

- Roadside access
- Conveniently located
- Grade 3 Agricultural Land
- For sale as a whole or in 2 lots
- Lot 1 - 3.40 acres
- Lot 2 – 3.96 acres
- Whole – 7.36 acres



Sedgefield Office 01740 622100



DESCRIPTION

The sale of land at Town Kelloe offers an excellent opportunity to acquire approximately 7.36 acres (2.98 hectares) of Grade 3 arable land, with roadside access. The land is offered for sale as a whole and in two lots, offering the potential for the creation of two smaller grazing paddocks for either equine use or for continued agricultural use as a single field enclosure. The land is gently sloping with generally a southern aspect.

The land is well located and accessible, lying adjacent to the public highway at Town Kelloe and being just 3 miles from Coxhoe and 2 miles from Trimdon.

Lot 1 –3.40 acres (1.38 hectares) shown edged red
Lot 2 –3.96 acres (1.60 hectares) shown edged blue

The land has historically been farmed in an arable rotation and offers scope for this continued use or for re-seeding to grass to form grazing paddocks. Should the land be sold in lots, the successful purchasers will be required to each contribute 50% of the cost of erecting a stock proof fence between points A-B marked on the attached plan. The land is currently in winter wheat and it is expected the land will be in stubble upon completion of the sale.

DIRECTIONS

From Coxhoe leave the village along The Avenue, B6291 signposted Cassop/Quarrington Hill. On leaving the village take the first right signposted Quarrington Hill. Continue through Kelloe, and at the T-Junction turn right. The land is located on your left after approximately 1/2 mile adjacent to the village sign of Town Kelloe.

SERVICES

There is no water supply to the fields however we are advised the nearest water main is located in the adjacent roadside verge. Interested parties should make their own investigations into the availability of such connection.

SPORTING RIGHTS

Included in the sale in so far as they are owned.

MINERAL RIGHTS

The mineral rights are excepted from the title.

EASEMENTS AND WAYLEAVES

The land is sold subject to and with the benefit of all rights of way, water, drainage, watercourses, light and other easements, quasi or reputed easements and other rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority subject to statute.

There is a septic tank located adjacent to Lot 2 within the vendors retained land with manhole and access points located within the boundary of lot 2. The users of this tank have rights to access the tank and its apparatus/pipes (as indicatively shaded brown on the plan) for repair, renewal, and maintenance purposes, subject to remedying any damage done to the land whilst exercising these rights.

There is also a wooden electricity pole located within lot 1 with the overhead line crossing both lots 1 and 2.

ENVIRONMENTAL SCHEMES

The land is not entered into any environmental schemes.

TENURE

The land is offered freehold with vacant possession available upon completion.

BOUNDARIES

The boundary of the land offered for sale is reflected by the outline on the plan within these sales particulars not the boundaries on the ground. The vendor is retaining a strip of land to the east of the sale boundary and as such a stock proof boundary will be erected by the vendor prior to completion. Acreages given within these particulars are reflective of the land offered for sale.

VAT

The property is not VAT registered.

MEASUREMENTS

The areas have been assessed in accordance with Ordnance Survey data. Interested parties should satisfy themselves in regard to areas and distances as appropriate.

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 Purchasers' passport, together with a copy of the Purchasers' driving license or a recent utility bill as proof of residence.

LOCAL AUTHORITY

Durham County Council.

VIEWINGS

Permitted on foot at any time during daylight hours with a set of these sales particulars constituting consent. Interested parties are asked to be respectful of the growing crop in the field when viewing.

METHOD OF SALE

The land is offered for sale as a whole or in two lots, by private treaty. The Seller reserves the right to amalgamate, withdraw or exclude any of the property shown at any time or to generally amend the particulars. Please register your interest with YoungsRPS to be kept informed as to any updates with regard to the sale.

CONTACTS

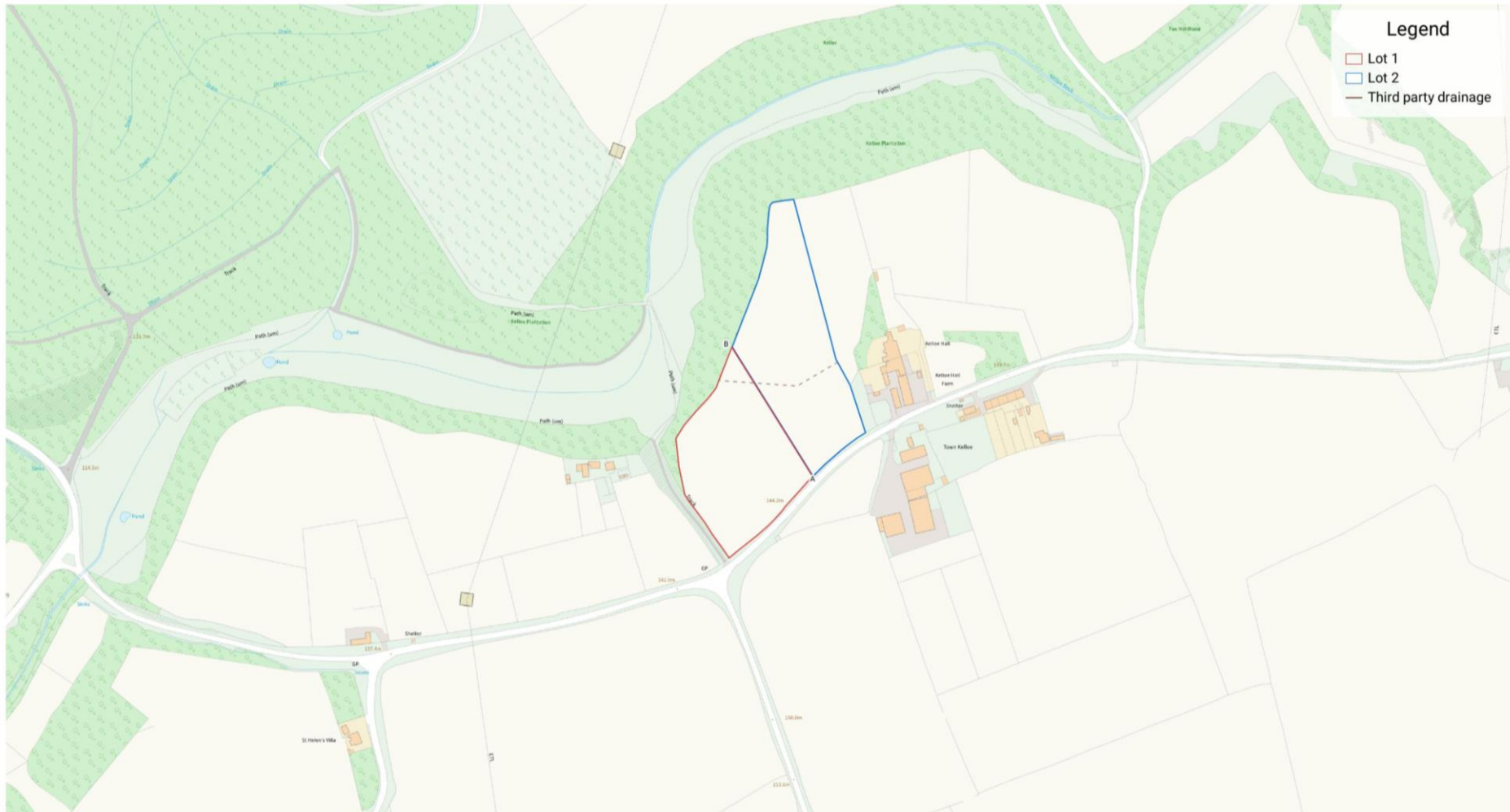
Sedgefield: 01740 622100 or emma.smith@youngsrps.com

NOTES

Particulars prepared March 2024

SALE PLAN

Not to scale and for identification purposes only



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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