

Land at Bishopleyfield

Middlestone, Co. Durham, DL16 7JT



JONATHAN WALLIS
LAND & PROPERTY

Land at Bishopleyfield

Key Features

Arable land extending to 6.14 hectares (15.85 acres) enclosed by a combination of fences and hedging.

Land subject to an Agricultural Holdings Act Tenancy.

Rural yet easily accessible location.

Available as a whole.

Freehold subject to Tenancy.

Direct road access.



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Guide Price £95,000



For sale by private treaty...



The Property

A block of slightly undulating arable land extending to approximately 6.14 hectares (15.85 acres), which is in an accessible yet rural location on the edge of Kirk Merrington village near to Spennymoor. The field is enclosed by a combination of fences and hedges with one access point to the southerly boundary directly onto the road known as the B6287. The land is subject to an Agricultural Holdings Act Tenancy Agreement.

Location

The land is situated in a rural yet accessible location on the edge of the village of Kirk Merrington near Spennymoor. The land lies approximately 2 miles to the south of Spennymoor, 2 miles to the west of Ferryhill and 2 miles to the north west of Chilton. The land is within easy reach of the A167, A688 and A689 all of which provide access to the local business centres and major trunk roads in the north east. Whilst the land is rural, it borders two dwellings which lie to the south of the block of land.

The land is central to a predominantly agricultural area, which is popular with those with an equestrian interest or active farmers in the area.

Land extending to 15.85 acres

Tenure

The freehold of the property is being offered for sale subject to an Agricultural Holdings Act Tenancy, which is understood to have commenced in 1968 and was subsequently assigned to the present tenant by a deed dated 23rd July 1979. The landlord and the tenant agreed to set out the terms of the tenancy in writing, and a written agreement exists dated 6th June 2019. A copy of this is available from the agent.

The current rent is £700 per annum and is payable half-yearly in arrears on 13th May and 23rd November in each year of the tenancy.

Services

This parcel of land is not being sold with a water supply. Purchasers must satisfy themselves as to the availability of their own water supply and the costs associated with this.

Boundaries

Boundaries on the enclosed plan are for identification purposes only. Ownership of the boundaries will pass to the purchaser insofar as they are owned.

Sporting Rights

Sporting rights are included insofar as they are owned.

DISCLAIMER

Every care has been taken with the preparation of these details, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures/fittings and/or appliances does not imply they are in full, efficient working order. Photographs are provided for general information, and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These details do not constitute a contract or part of a contract.

Mines and Minerals

It is understood that mine and mineral rights are excluded from the sale.

Rights of Way

It is understood that a public footpath travels along the southern boundary of the land and appears to run along the outside of the western boundary, as shown on the attached sale plan.

Wayleaves, Easements and Rights of Way

An easement in favour of Northumbrian Water Ltd which refers to a pipe running along the southern boundary of the land. The property is sold subject to and with the benefit of all rights of way, water, drainage, watercourses and other easements, quasi or reputed easements and rights of adjoining owners, if any, affecting the same and all existing and proposed wayleaves or other matters registered by any competent authority subject to statute. Historic wayleaves exist in connection with the over head power lines and water pipes. More information is available from the Agent.

Local Authority

Durham County Council.

What3Words

A free app is available for iOS and Android smartphones, and every 3m square of the world has been given a unique combination of three words. Please use the unique sequence of words above to locate this property.

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Method of Sale

The property is being offered for sale by private treaty. All offers should be presented directly to the selling agent. The vendor reserves the right to conclude the sale by informal tender dependent upon interest. Should the informal tender process be used, full details will be provided to all interested parties at that time. All interested parties are encouraged to register their interest with the agent in order that they can be kept informed as to how the sale will be concluded.

Viewings

Viewers are advised to register with the selling agent prior to visiting. The property can largely be viewed from the public footpath; however, should viewers wish to cross the property, please make arrangements with the selling agent in order that the tenant on the land can be made aware of the visit. Please contact the office of Jonathan Wallis on 01833 908 087 or send an email to info@jonathan-wallis.co.uk



Rural yet accessible



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