



LAND OFF SCHOOL AYCLIFFE LANE
Newton Aycliffe, County Durham





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NEWTON AYCLIFFE, COUNTY DURHAM, DL5 6PZ

School Aycliffe 0.25 miles, Newton Aycliffe 1 mile, Darlington 5 miles
(all distances are approximate)

- Grass paddock and stable block with excellent road frontage access
- The land offers significant scope for equestrian, leisure & amenity use

ABOUT 3.54 ACRES (1.43 HECTARES)
FOR SALE AS A WHOLE WITH VACANT POSSESSION



GSC GRAYS

PROPERTY • ESTATES • LAND

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Tel: 01377 337180

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Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320



Situation

The land is well located on the periphery of the village of School Aycliffe with direct road frontage access onto School Aycliffe Lane, approximately 1 mile southwest of Newton Aycliffe and 3 miles west of the A1(M) J59.

Description

A versatile grass paddock extending in total to about 3.54 acres (1.43 hectares) within a single ring-fenced parcel. The land is classified as Grade 3 with slowly permeable clay loam soils and is bound by a combination of post and rail fencing and mature hedgerows. The land is gently undulating, lying between 130m to 138m above sea level.

A stable block of concrete block construction with a profile steel sheet roof is located in the southwest corner of the field. The building comprises two loose boxes and an open-fronted feed room with a metered mains water connection.

Given its desirable village location, it is considered that the land has significant scope for equestrian, leisure and amenity use.

Overage Provision

The Seller reserves the right to include an overage provision sharing in any uplift in value as a result of change of use to residential or commercial at 30% over the following 30 years.

Method Of Sale

The land is offered for sale by private treaty. All potential purchasers are advised to register their interest with the Selling Agents so that they can be advised as to how the sale will be concluded.

Tenure

The land is registered with HM Land Registry under Freehold Title Number DU114989.

The land is to be sold freehold with vacant possession.





Sporting Rights

The sporting rights are included in the sale in so far as they are owned.

Mineral Rights

The mineral rights are owned by a third party and are excluded from the sale.

Timber

All standing and fallen timber will be included in the sale.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, drainage, water and electricity supplies and all other rights obligations, easements, quasi-easements and all wayleaves and covenants, whether disclosed or not.

Services

We understand that the property has a metered mains water connection.

Boundaries

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry.

Basic Payment Scheme

Any future delinked BPS payments will be retained by the Seller.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser.





Directions

From Newton Aycliffe, head South on Horndale Avenue for 0.2 miles. At the roundabout, take the second exit onto School Aycliffe Lane and proceed for 1 mile through School Aycliffe. Upon exiting the village, the land is located on the right-hand side and is marked via a GSC Grays Sale Board.

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Viewing and Health & Safety

The land may be viewed during daylight hours on foot, subject to holding a set of the sales particulars at the time of inspection and having first registered with GSC Grays on telephone number: 01748 829203. Given the potential hazards of a working farm, we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

CONDITIONS OF SALE

Conditions of Sale Purchase Price

Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

Plans, Areas and Schedules

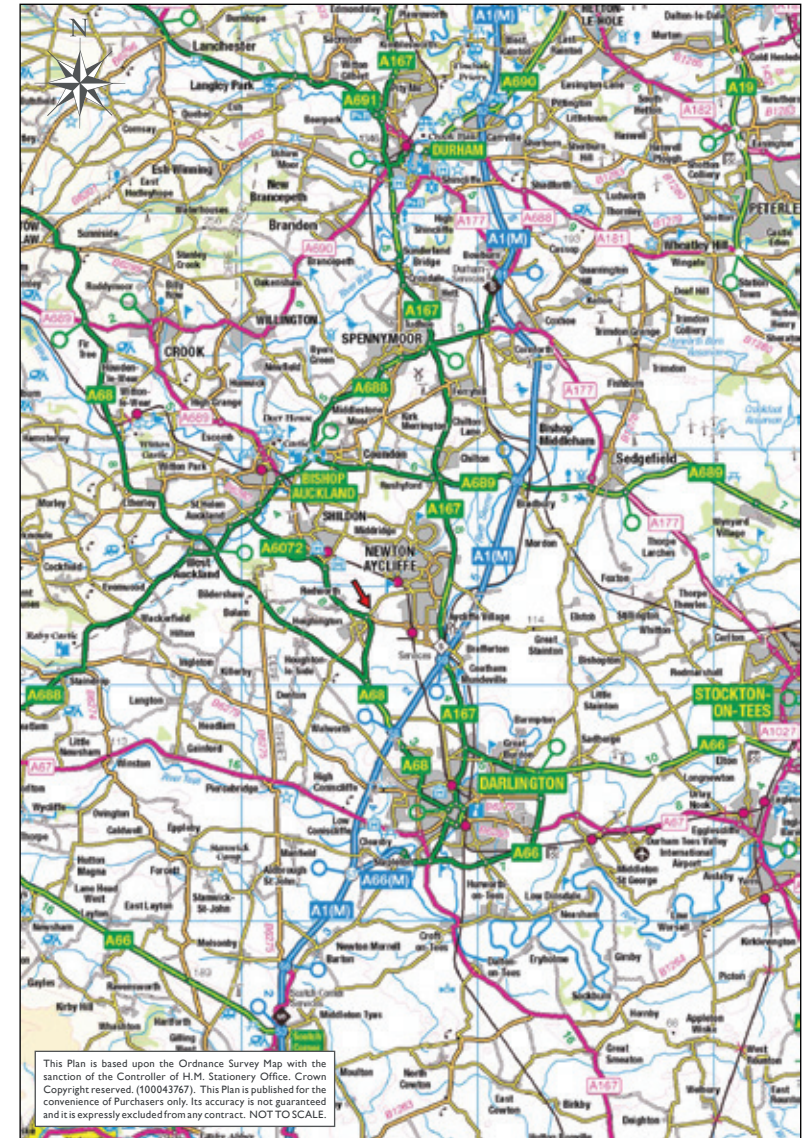
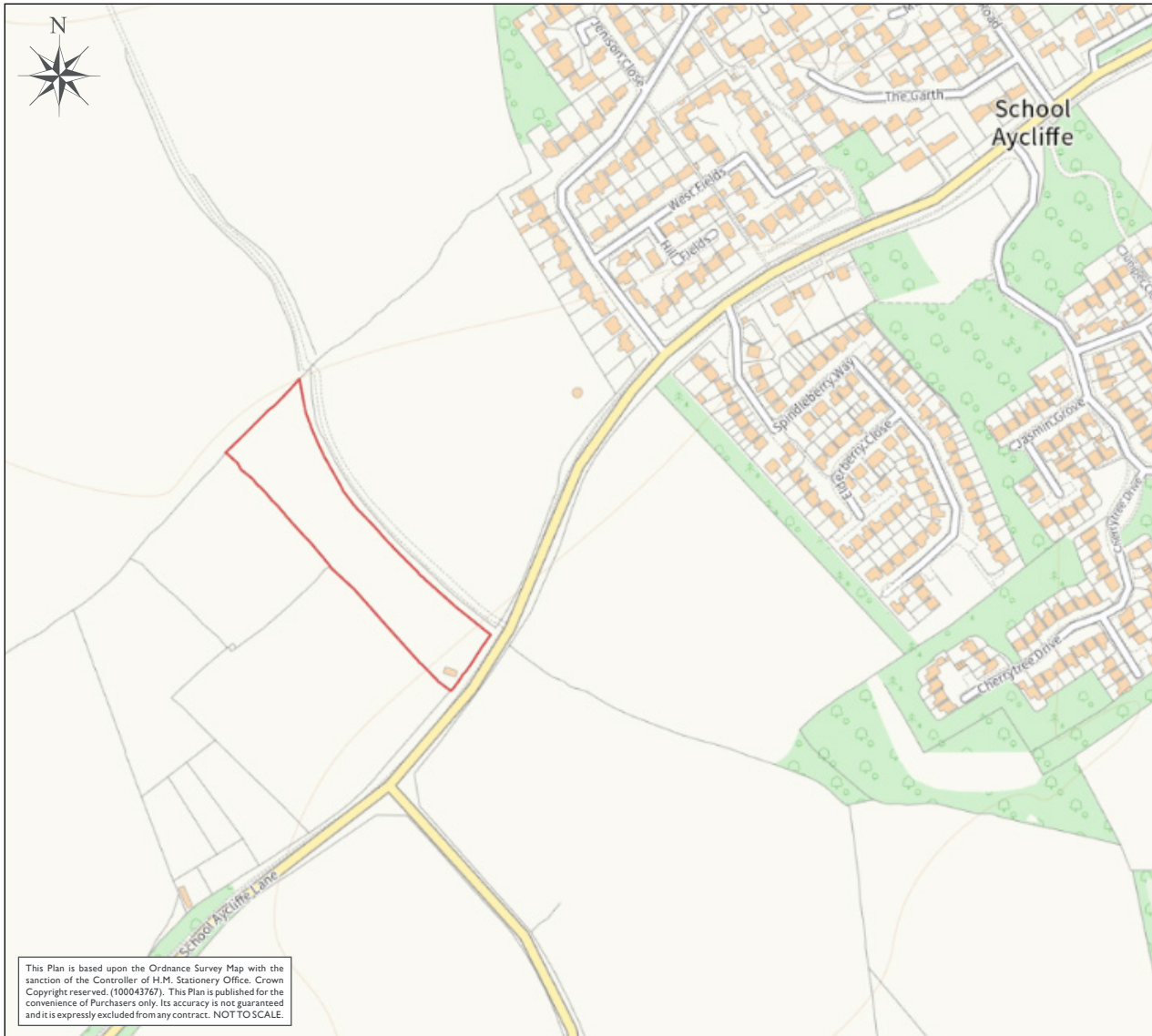
These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Overseas purchasers

Any offer by a purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

Lotting

It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: June 2024
 Photographs taken: June 2024

