



# **LAND AND BUILDINGS AT WINGATE GRANGE INDUSTRIAL ESTATE WINGATE, COUNTY DURHAM, TS28 5AH**

A block of 2.65 acres of paddock land benefitting from a range of newly built buildings suitable for a variety of agricultural uses.

**For Sale by Private Treaty  
Guide Price £75,000**



### Directions

Turn off the A19 at the Wingate exit and head on the A181 towards Durham. Take the first exit into Wingate village and drive through the village and turn right into the Wingate Grange Industrial Estate. When in the estate follow the internal road to a T junction, turn right. At the next T junction turn left. Follow the single lane tarmac road around the allotments to the right. The land and buildings will be straight ahead of you.

### Situation

The land and buildings are located at the back of Wingate Grange Industrial Estate in a quiet area surrounded by open fields, allotments and other equestrian owners. The land has good road access in and out of the estate.

### Description

The property offers a rare opportunity to purchase an accessible piece of paddock land with a newly built range of agricultural buildings suitable for a variety of agricultural uses. The buildings have been built suitable for equestrian use but subject to the necessary planning consents.

The property benefits from a ring fenced 2.65 acre paddock with veteran trees offering ideal cover for stock from the elements. The buildings provide seven byres (including one large corner byre) and an enclosed open air pen.

### Boundaries

The boundaries are as shown on the sale plan overleaf. The boundary maintenance responsibilities are unknown and interested purchasers are advised to undertake their own enquiries.

### Services

The buildings are not connected to mains power or water, however, we are informed that the services are close by for connection. Interested purchasers are advised to undertake their own enquiries.

### Tenure

The property is being sold freehold with vacant possession.

### Sporting Rights

Sporting rights are included in so far as they are owned.

### Mineral Rights

The mines and mineral rights, together with the ancillary powers of working are excepted and reserved to a third party.

### Planning Consent

Planning consent was granted for the erection of the single storey agricultural building on 15/8/2012 reference PL/5/2012/0239. Interested purchasers are advised to undertake their own planning enquiries.

### Tree Preservation Orders

Please note that the veteran trees on the land are subject to individual Tree Preservation Orders. Interested purchasers are advised to undertake their own enquiries.

### Overage Covenant

The title is subject to an overage covenant in favour of Durham County Council until 14<sup>th</sup> March 2037 for 80% of the uplift in value for change of use payable upon disposal.

### Access

The access to the property is restricted to agricultural, forestry and equestrian use only.

### Viewing

Viewing arrangements are strictly by prior appointment with the sole selling agents H&H Land and Property.

### Basic Payment Scheme

The land is not registered with the RPA for the purposes of the Basic Payment Scheme.

## Environmental Schemes

We are informed that the land previously formed part of a Natural England Entry Level Stewardship (ELS) Scheme. However, this has now expired and there are no obligations for the management of ELS options.

## Method of Sale

The property is offered for sale by private treaty. Interested parties are advised to register their interest with the selling agent at an early stage as a closing date may be set following a period of initial marketing. The Vendors reserve the right to amalgamate, withdraw or exclude any of the property shown at any time or to generally amend the particulars.

## Health and Safety

Prospective purchasers are reminded that the property is part of a working yard and that they should be aware of moving livestock and machinery. The vendors and selling agents accept no responsibility for any loss as a result of an accident whilst on the property.

## Exchange of Contracts and Completion

It is expected that Exchange of Contracts will take place within four weeks of an offer being accepted. Completion will take place within four weeks of the Exchange of Contracts or earlier by arrangement.

## Burdens

The property is sold subject to all rights including rights of way, whether public or private rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars.

## Money Laundering Regulations

Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations.

The extent of the required documentation will be confirmed to the buyer after acceptance of an offer.

## Selling Agent

For further details or a confidential discussion please contact the selling agent.

**Will Parker**, H&H Land and Property, Aykley Heads  
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## IMPORTANT NOTICE

H&H LAND AND PROPERTY Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them; no employee of H&H LAND AND PROPERTY Ltd has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by H&H LAND AND PROPERTY Ltd. or the Vendors or the Lessors of this property.
- (iii) The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND AND PROPERTY Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) The property is sold subject to reserve(s).
- (viii) H&H LAND AND PROPERTY Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations and the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property.

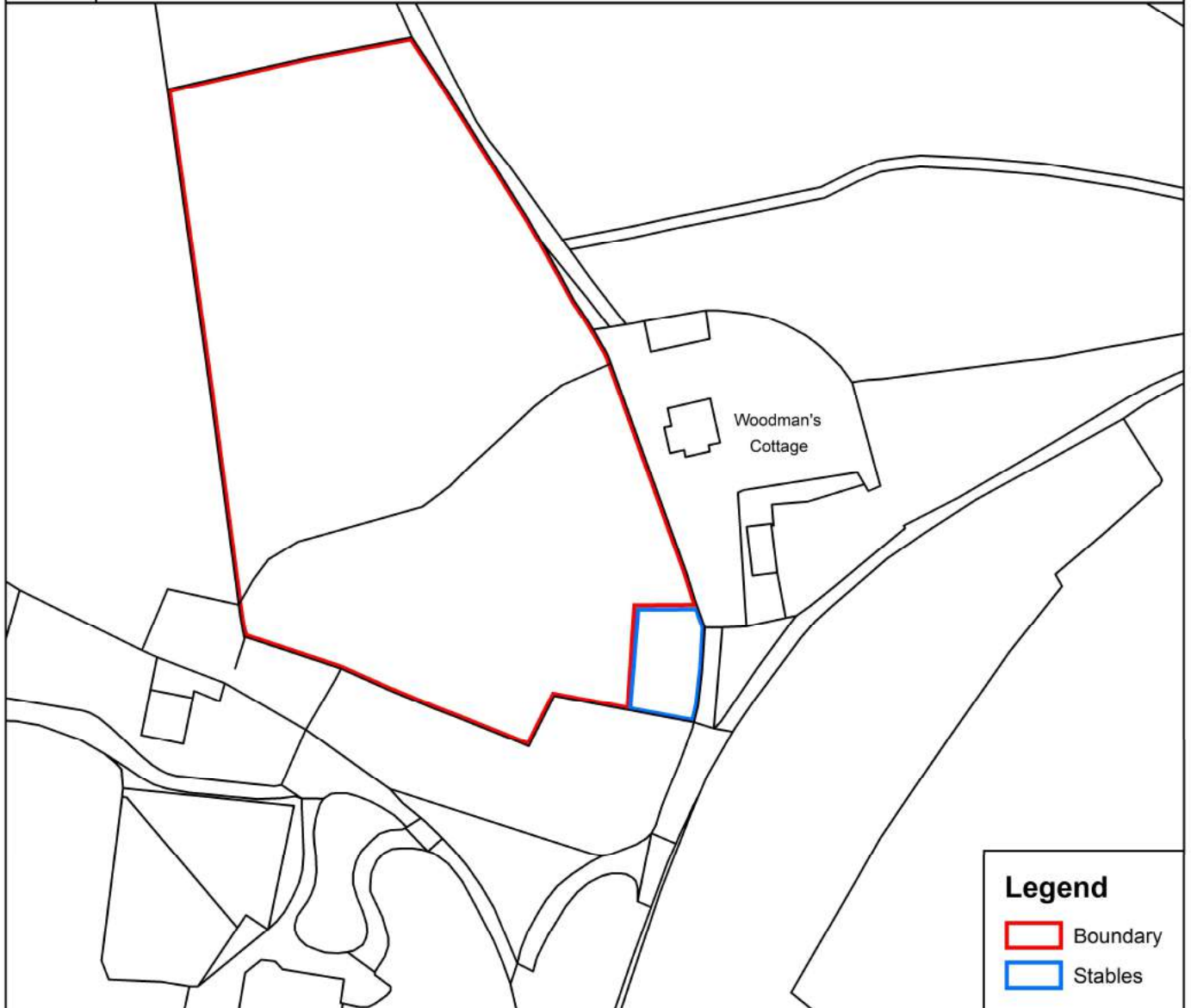
**Particulars prepared: April 2016**

**Photographs taken: April 2016**



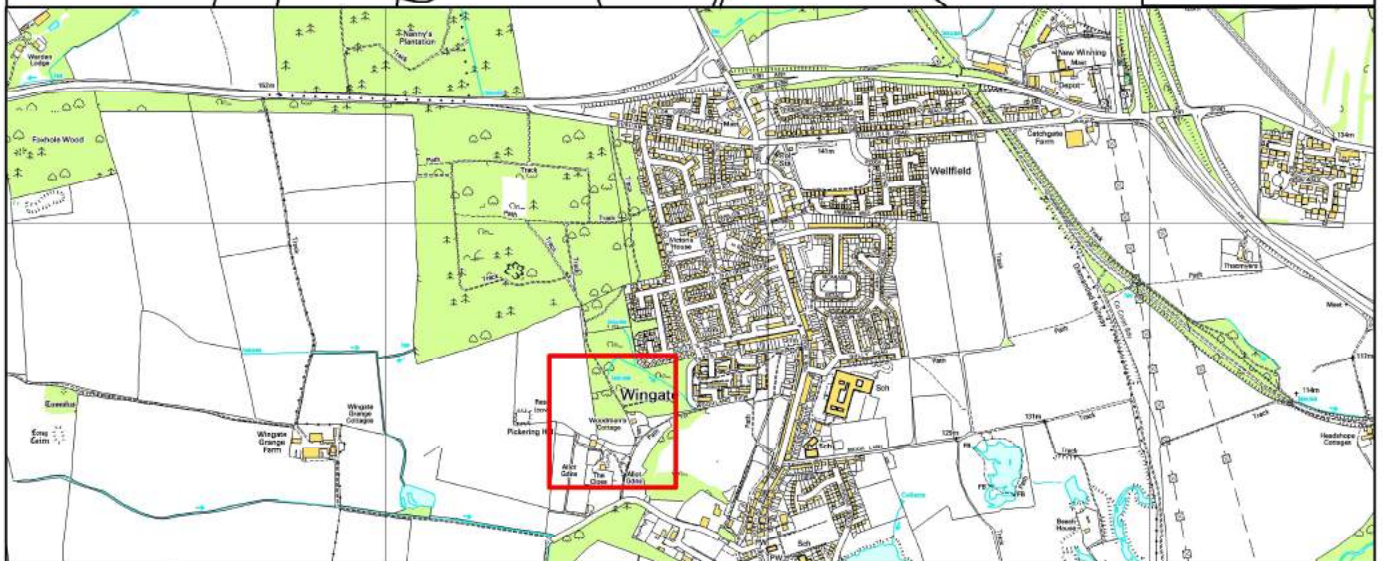


# Land and Buildings at Wingate



## Legend

-  Boundary
-  Stables



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Licence number:  
00020449  
For Identification  
Purposes Only

Date: Thursday, April 21, 2016  
Our Ref: DB51a  
Plan No: v1  
Scale @ A4: Not to Scale  
Name: Land and Building at Wingate



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