



GSC GRAYS

PROPERTY • ESTATES • LAND



Land at Bail Hill, Mickleton

Barnard Castle, County Durham, DL12 0LZ

Guide Price £65,000

9.84 acres of grazing land with excellent road access and a natural water supply:

- 9.84 acres (3.98 ha)
- Leasehold (586 years remaining)
- Ring-fenced permanent pasture
- Three enclosures
- Good road access



Location

Mickleton 0.7 miles, Barnard Castle 8.9 miles.

Description

The land at Bail Hill comprises 9.84 acres (3.98 ha) of ring-fenced permanent pasture, with good road access and a natural water supply. Situated over 1/2 mile from Mickleton and approximately 9 miles from Barnard Castle.

The land lies within an Area of Outstanding Natural Beauty and is situated between 280m and 300m above sea level, adjacent to other pasture and woodland plantations. The land would provide valuable grazing and is divided into three enclosures, although the internal walls are no longer stock-proof. The average rainfall for the area is 647mm (25.47 inches) and the land is classified Grade 4/5.

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Boundaries

The Vendor will only sell such interests as they have in the boundary hedges and fences. Responsibility for the maintenance of the boundary is shown on the plan marked with 'Ts' in the usual way.

Services

The property benefits from a natural water supply. It is not connected to any mains services.

Sporting and Mineral Rights

These are included in the sale in so far as they are owned.

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. There are no public rights of way crossing the property of which we are aware.

Restrictive Covenant

Consent is required from the previous owner to dispose of the property until 1 September 2028. For this transaction, consent has been obtained, but the restriction will remain in place for the new owner.

Basic Payment Scheme

The land is to be sold with the benefit of Basic Payment Scheme Entitlements (BPS) at no additional cost. The Entitlements amount to 9.84 acres (3.98ha).

The Vendor will endeavour to facilitate the transfer to the Purchaser(s) a total of normal SDA Entitlements. GSC Grays will administer the transfer and charge the Purchaser(s) a fee of £150 plus VAT.

Environmental Schemes

The land is currently within a Higher Level Scheme. Please contact the Selling Agents for further details.

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 property is currently owned as long leasehold (586 years remaining) with vacant possession upon completion. A copy of the leasehold title is available on request. Please contact the Selling Agent for further information.

VAT

Any guide prices quoted are exclusive of VAT.

Directions

From Mickleton, head south opposite The Blacksmiths Arms along Bail Hill Road. Passing the entrance to Mickleton Picnic Area, continue around the right-hand bend and past the Tees Valley Railway Walk. The land is located following the next left-hand bend, with access available directly from the road.

Viewings

By appointment through the Selling Agent. 01748 897610.

Health and Safety

Please take care when viewing the property. For your own personal safety, you should remain as vigilant as possible.

Selling Agent

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