



Land at Plover Hall Farm, Gilmonby, Barnard Castle



GSC GRAYS

PROPERTY • ESTATES • LAND

Land at Plover Hall Farm, Gilmonby
Barnard Castle, Co Durham, DL12 9LU

An excellent block of upland hay meadow in two field enclosures in an Area of Outstanding Natural Beauty with good access and abundant wildlife interest including a small hill pond. About 23.01 acres.

High quality upland hay meadow
Stunning location
Good access
Abundant wildlife
Hill pond
About 23.01 acres (9.31 ha)



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DESCRIPTION

The land lies about 1.5 miles south of the village of Bowes with easy access onto the A66 and within about 4 miles of Barnard Castle.

The land is offered as a single lot but is in two field enclosures with access along a green lane. It is generally level or gently sloping and lies between about 300m and 315m above sea level.

It is classified as Grade 4 and described as improved grassland with the soil type as slowly permeable, seasonally wet acid upland soil capable of producing good meadow grass which has been cut for haylage annually. The land has access to natural water and is enclosed for livestock by dry stone walls and fences.

As an upland hay meadow, the land attracts diverse and abundant wildlife with curlews, golden plover, redshank, lapwing and oystercatcher amongst others.

Quarry field 3.43 ha 8.48 ac
Syke 0.22 ha 0.54 ac
Pond Field 5.58 ha 13.79 ac
Pond 0.08 ha 0.20 ac
TOTAL 9.31 ha 23.01 ac

DESIGNATIONS

The land at Plover Hall lies within the North Pennines Area of Outstanding Natural Beauty.

BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register. The Entitlements are included in the sale and value apportioned out of the agreed purchase price. Transfer of these entitlements will follow completion at the earliest opportunity.

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 to be sold freehold with vacant possession on completion.

MINERAL AND SPORTING RIGHTS

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

SERVICES

There are no public services to the property.

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.

ACCESS

The property has good access from the public road and also along a green lane with two additional gate access.

BOUNDARIES

The Vendor will only sell such interests as they have in the boundary walls and fences. All boundary fences will be the responsibility of the purchaser.

GUIDE PRICE

Guide Price £145,000

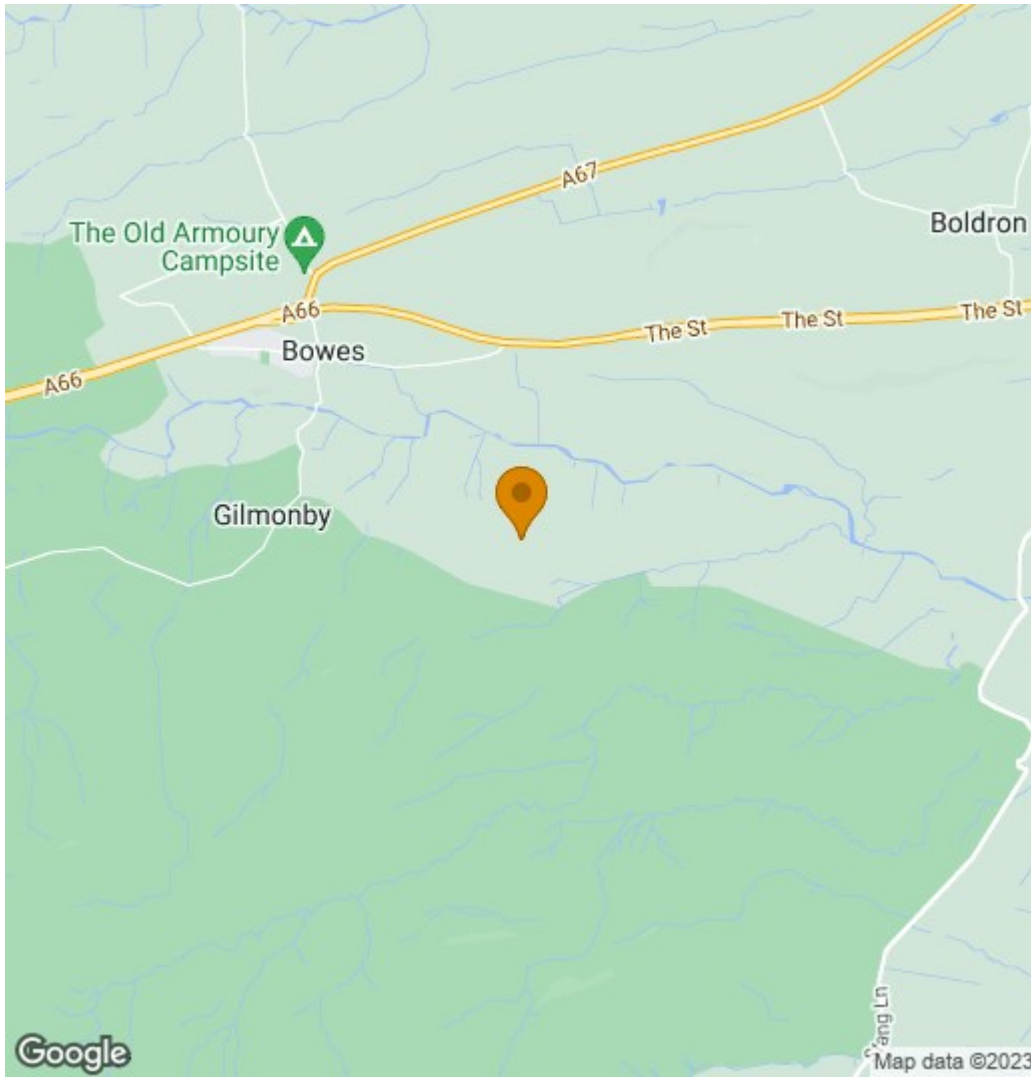
DIRECTIONS

From Bowes village head south at the roundabout sign posted to Gilmondby. Cross the river and keep left at the next junction and left again sign posted to Rigg 1 ½ miles. At the end of the lane park at the side of the road and go through the gate on to the green lane. The land is on the right.
What3Words: petal.restoring.likely

VIEWING & HEALTH AND SAFETY

Strictly by appointment through the Selling Agents.

Please take care when viewing the property particularly as this is a working farm. For your own personal safety, you should remain as vigilant as possible particularly around machinery.



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 a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon 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 view the property.