

# LAND AT HURWORTH

HURWORTH PLACE, DARLINGTON, DL2 2DQ

Hurworth 0.5 miles, Darlington 3 miles, Middlesbrough 20 miles (distances approximate)

A SINGLE PARCEL OF AMENITY LAND WITH REMNANTS OF FORMER OUTBUILDINGS, TENNIS COURT AND A WALLED GARDEN SITUATED IN THE SOUGHT-AFTER VILLAGE OF HURWORTH

About 1.50 acres (0.61 ha)
FOR SALE FREEHOLD AS A WHOLE



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Offices also at:

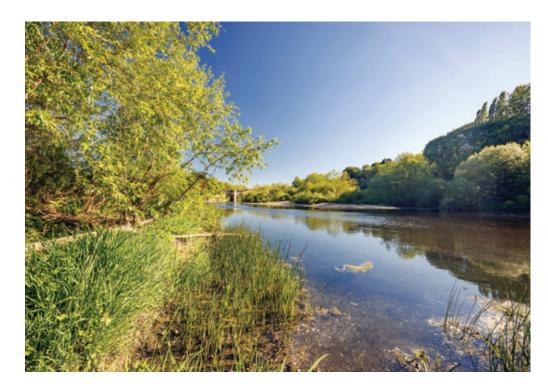
Barnard Castle

Alnwick Tel: 01665 568310 Chester-le-Street

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Kirkby Lonsdale Tel: 01524 880320





## Description

A single parcel of amenity land with remnants of former outbuildings, tennis court and a walled garden situated between the River Tees and A167 (Croft Road) on the northwestern periphery of the sought-after village of Hurworth.

The land extends in total to about 1.50 acres (0.61 hectares), comprising a combination of grassland and amenity woodland. The land is classified as Grade 3 with freely draining floodplain soils and is bound by a combination of stone walls and fencing. The land is generally level on the eastern elevations, gently sloping down to the riverbank, lying between 30m to 35m above sea level.

It is considered that the land offers significant scope for alternate use, subject to obtaining the necessary consents.

### Method of Sale

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

## Designations

We are not aware of any historic or environmental designations.

#### Tenure

The property is to be sold freehold with vacant possession.

## Sporting Rights

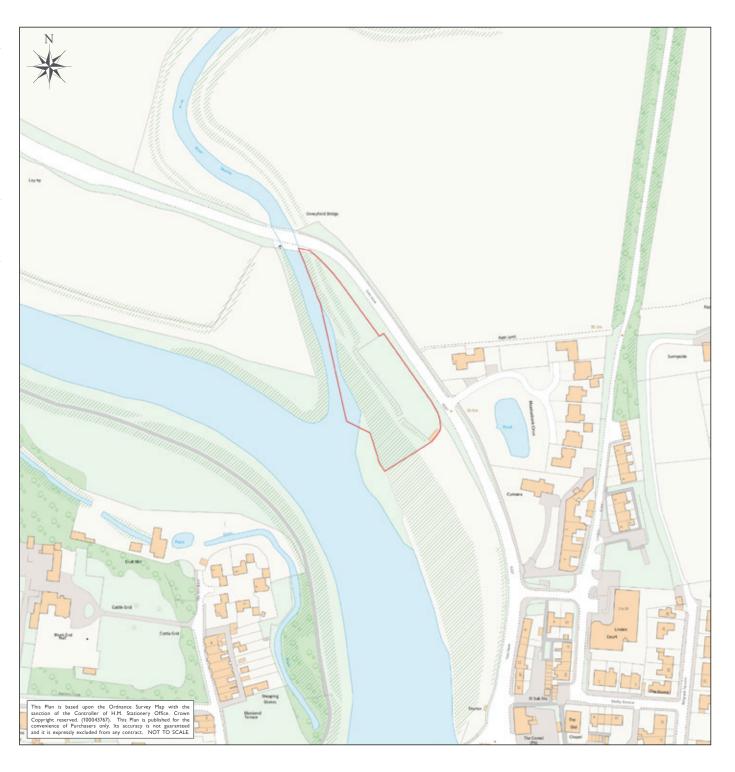
The property enjoys fishing rights over the River Tees; however, no catch returns available. Further details available upon request from the Selling Agent(s).

# Mineral Rights

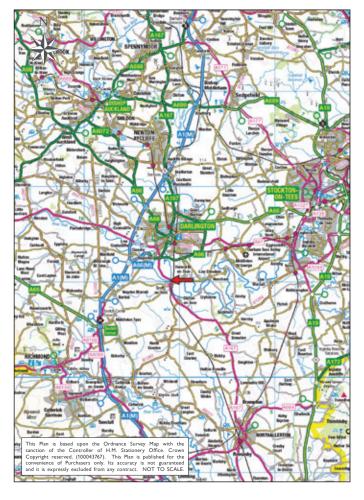
The mineral rights are included in the sale so far as they are owned.

### **Boundaries**

The Vendor will only sell such interests as they have in the boundary hedges and fences. Responsibility for the fences will be as indicated by 'T' marks on the transfer plan.







# Wayleaves, Easements & 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

There are no public services connected to the property, as far as we are aware.

A septic tank is sited on the land approximately 15 meters from the former outbuildings. This tank serves The Lodge 1 Tees View. The owner of the Lodge is responsible for the maintenance of this septic tank. Further details available from the Selling Agent(s)".

## 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. No option to tax has been made.

### Directions

From Darlington, head south on the A167 for 1 mile. At the roundabout, take the second exit onto Croft Road and proceed for a further 2 miles. Upon approaching the village of Hurworth, the land is located immediately on the right-hand side and identified by a GSC Grays for sale board.

Postcode: DL2 2DQ

what3words: ///equipment.slip.pavilions

## Overage Provision

The Vendor reserves the right to benefit from any uplift in value because of a change of use by way of a clawback for a period of 30 years and retaining a 35% share of the increased value for a land use for any purposes other than equestrian or agricultural.

## Viewing & Health And Safety

By appointment through the Selling Agents by calling: T - 01748 829203

Please take care when viewing the Riverside Garden & Land. For your own personal safety, you should remain as vigilant as possible.

### **CONDITIONS OF SALE**

### Purchase Price

Upon 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.

#### 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 corrections 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 once 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 2025. Photographs taken: XX XX.



