



Land at Howden le Wear, Crook, Co Durham, DL15 8EP

Offers Over : £100,000

## LAND AT HOWDEN LE WEAR

**DL15 8EW**

Crook 2 Miles ~ Bishop Auckland 9 Miles ~ Wolsingham 7 Miles

Useful, good quality, block of productive grassland on the edge of Howden le Wear  
Approximately 7.5 acres (3.03 hectares) of productive grazing and mowing grassland

Track within the boundary to small container style building, providing useful storage

Wooden post and wire and hedgerow boundaries

Existing access plus full planning consent for a new access

**Offers Over : £100,000**



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## DESCRIPTION

An excellent opportunity to purchase a productive block of grazing and mowing grassland, extending in total to 7.5 acres (3.03 hectares). The boundaries consist of post and wire fencing with some hedges.

There is an existing overage provision in place for any development for a term of 80 years, from September 2015, at a rate of 80%, in favour of Durham County Council. A copy of the relevant transfer document is available upon request.

## ACCESS

Access is currently via a small car park off Valley Terrace however consent has been granted under ref DM/25/01644/FPA with Durham County Council for a new access and associated hedge and fencing. The plan for this access is shown overleaf.

An infield access track runs down the northern edge of the field leading to a small container style structure providing useful storage for machinery and equipment.

## LOCATION

The land is located to the south of the village of Howden le Wear adjacent to Valley Terrace. What3words:///unwraps.incurring.sports

## ENVIRONMENTAL SCHEMES

The land is not entered into any Environmental Schemes.

## MINERAL RIGHTS

There is a small area of mineral rights that are not included in the sale. A plan of the relevant area is available upon request.

## TENURE

The land is offered for sale Freehold with vacant possession on completion.

## SERVICES

The land has the benefit of a water supply and trough.

## 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.

## METHOD OF SALE

The property is to be offered for sale by Private Treaty. The Seller reserves the right to sell without fixing closing date or sell prior to a closing date. The seller also reserves the right to amalgamate, withdraw, or exclude any of the property shown at any time or to generally amend the particulars or order of sale.

## 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.

## VIEWINGS

Viewings are permitted during daylight hours with a copy of these particulars but please notify us in advance of the time and date you propose to view.

## AGENT DETAILS

Helen Forbes - Senior Sales Advisor  
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Particulars prepared: March 2026

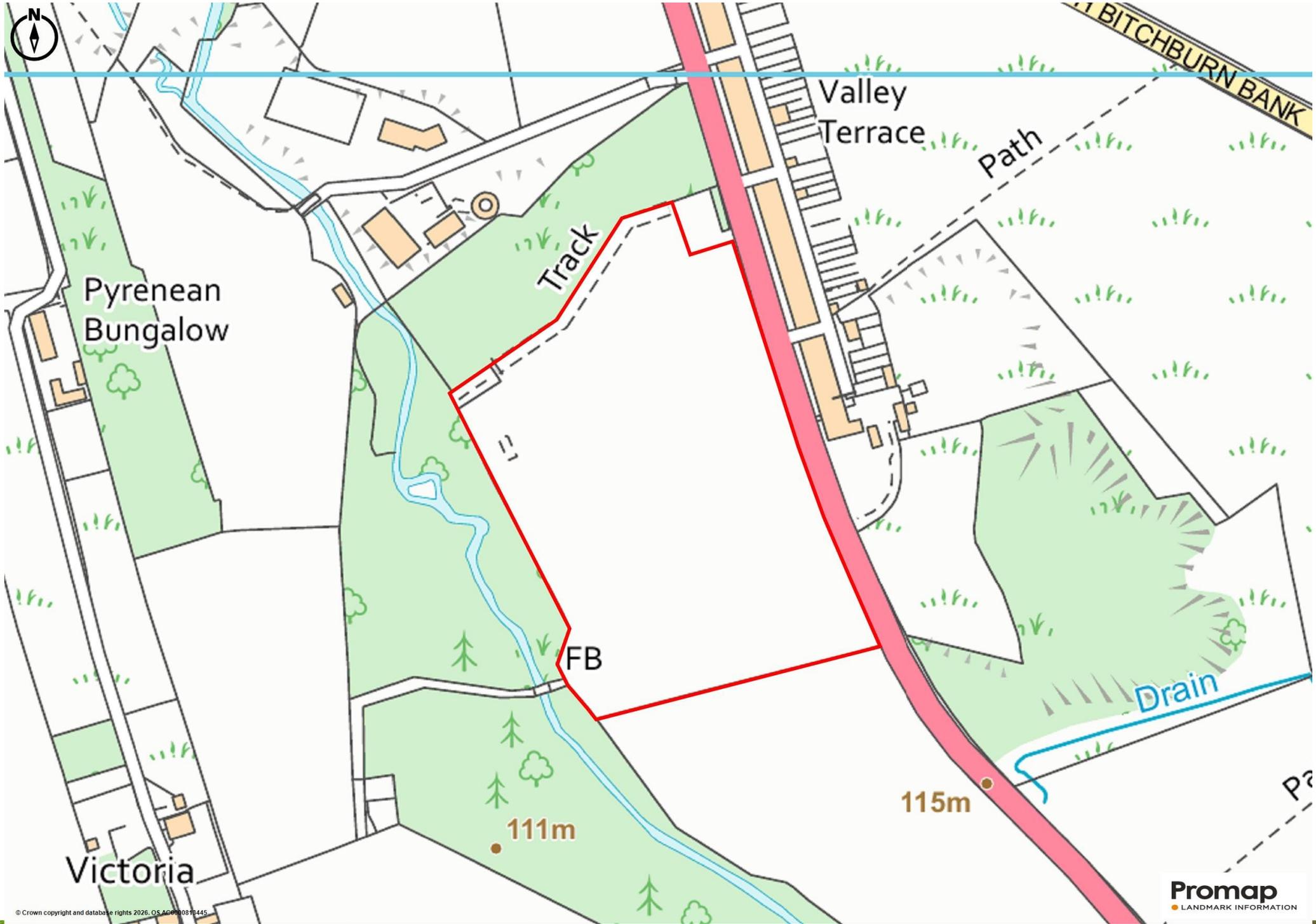


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- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary 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;
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- (vii) 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.
- (viii) The property is sold subject to reserve(s).
- (ix) H&H LAND & ESTATES 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 to give a fair overall view of the property.

Particulars prepared: March 2026



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