



# **LAND AT HETT**

## **HETT VILLAGE, DURHAM, DH6 5LR**

Approximately 70.15 acres of well located productive grassland and woodland, currently used for equestrian purposes, well fenced throughout and with excellent access. Available as a whole or in four manageable lots.

**For Sale by Private Treaty as a Whole or in Lots**

**Guide Price – Lot 1 - 17.79 acres - £77,500**

**Guide Price – Lot 2 – 27.63 acres - £115,000**

**Guide Price – Lot 3 – 10.59 acres - £50,000**

**Guide Price – Lot 4 – 14.14 acres - £60,000**

**Offers in excess of £300,000 for the Whole**

### Directions

From Durham City, head south on the A167 for approximately 3 miles, and then turn left onto Hett Lane, signposted for Sunderland Bridge and St Bartholomew's Church. Proceeding into the village of Hett after approximately 1 mile, the land is located on the left hand side identified by the H&H Land and Property for sale boards.

### Situation

The land is situated on the outskirts of Hett Village which is an attractive hamlet in County Durham only 5 miles from Durham City.



### Description

The land comprises of a block of ring-fenced productive grassland and woodland extending across an approximate area of 70.15 acres. The property has been used for the purposes of a commercial livery operation in recent years.

Some of the land has been used in the preparation of haylage for the livery business, and as such benefits from recently established grass seeds.

#### **Lot 1 – 17.79 acres - £77,500**

Consisting of approximately 17.79 acres, Lot 1 benefits from access from the public road and is good quality grassland currently used for haylage production.

#### **Lot 2 – 27.63 acres - £115,000**

Lot 2 is accessed from the public road via double gated entrance. The land is currently divided into small paddocks for equestrian purposes. There is a small area of woodland scrub extending to approximately 0.96 acres.

#### **Lot 3 – 10.59 acres - £50,000**

Lot 3 comprising approximately 10.59 acres has the advantage of excellent access and a small area of well screened hard-standing which may be suitable for the erection of an agricultural store or stable block, subject to the necessary consents.

#### **Lot 4 – 14.14 acres - £60,000**

This lot is accessed via Hett Village through a single gate and comprises a useful and manageable grassland with excellent views of the surrounding area.

### Tenure

The land is sold with freehold title absolute and we are informed that vacant possession will be given on completion.

### Boundaries

The buyer of each lot will be responsible for the internal boundaries on a 50/50 basis with the buyer of an adjacent lot. The boundary maintenance responsibilities of the external boundaries are unknown and buyer's are advised to make their own enquiries.

### Services

There is currently no mains water or electricity supply to the land however available connections are nearby.

### Sporting Rights

Sporting rights are included as 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.

### Local Authority

Durham County Council, County Hall, Durham, DH1 5UL

### Burdens

The land 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.

The Buyers will be held to have satisfied themselves as to the nature of such burdens.

### Access

The land has the benefit of four access points to each lot from Hett Lane, which runs adjacent to the south boundary of the property. The first (Lot 1) is via single gated access from Hett Lane via the lay-by to the west.

The second (Lot 2) is via double gated access prior to the village of Hett and the third (Lot 3) next to it, again via a double gate.

The fourth access (Lot 4) is taken from Hett Village itself between two end terrace houses to a single gate.

### Viewing

Viewing arrangements are strictly by prior appointment with the sole selling agents H&H Land and Property – 0191 370 8530.

### Basic Payment Scheme & Environmental Scheme

The land has been registered for Basic Payment Scheme purposes, but the entitlements are not included within the sale. They would be available by separate negotiation with the Seller.

The Buyers will be under no obligation to continue with the Basic Payment Scheme after completion.

The land is not included within any environmental scheme.



### Method of Sale

The property is offered for sale by private treaty as a whole or in lots. 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 Sellers 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

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

### Money Laundering Regulations

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.

### 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.



### Selling Agent

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

**Tim Sedgewick**, H&H Land and Property, Aykley Heads Business Centre, Durham City, DH1 5TS  
T: 0191 370 8530. E: [tim.sedgewick@hmland.co.uk](mailto:tim.sedgewick@hmland.co.uk)

### IMPORTANT NOTICE

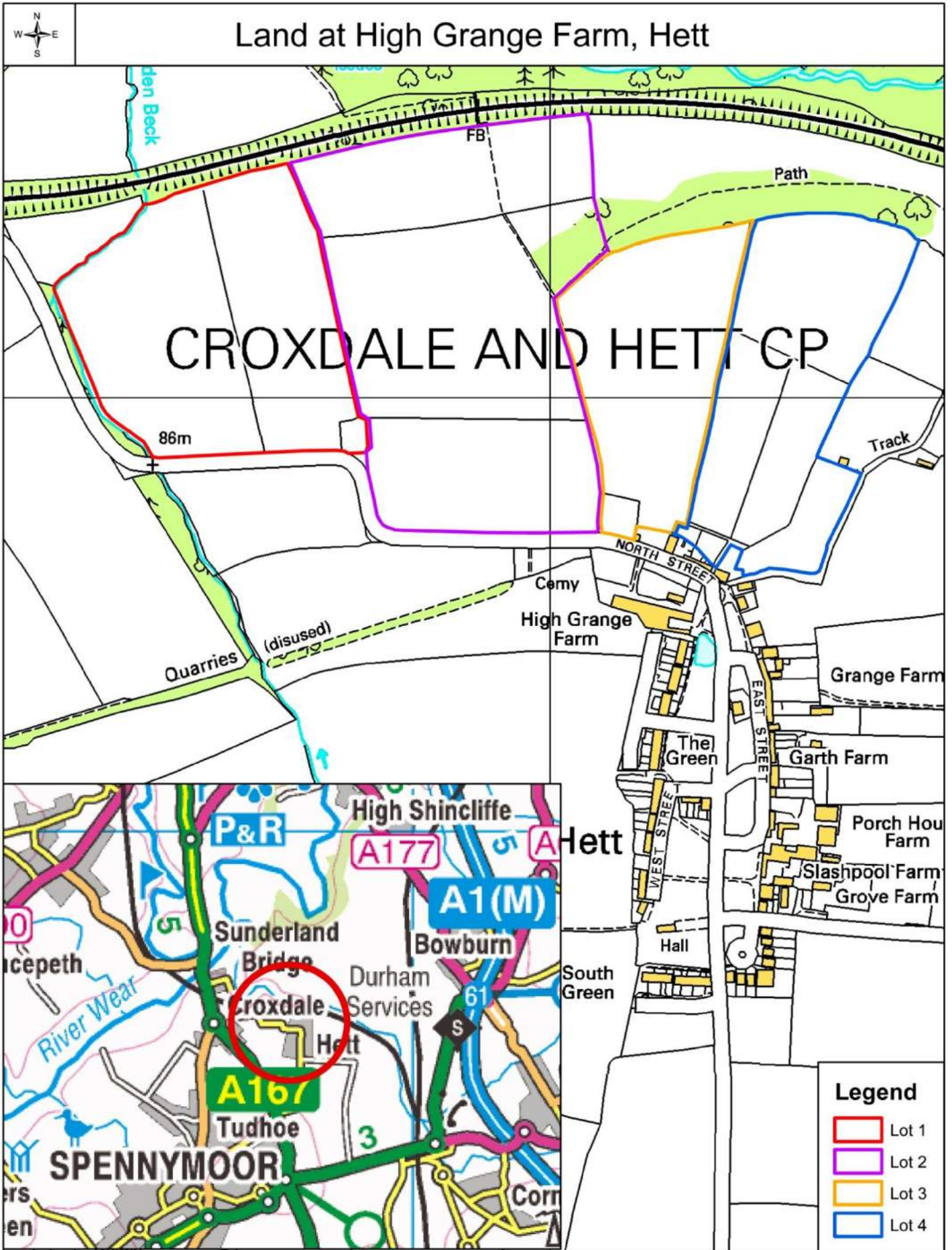
H&H LAND AND PROPERTY Ltd for themselves and for the Sellers or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Buyers or Lessees and do not constitute, nor constitute part of, an offer or contract;
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- (vi) The Sellers 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 to give a fair overall view of the property.

Particulars prepared: **August 2016**

# Land at High Grange Farm, Hett



CROXDALE AND HETT CP

- Legend**
- Lot 1
  - Lot 2
  - Lot 3
  - Lot 4

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Date: August 2016  
Our Ref: DM26a  
Plan No:1  
Illustration Only



Ayckley Heads Business Centre, Durham, DH1 5TS Tel: 01913 708530 www.hhland.co.uk

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Prospective purchasers are advised to check the availability of any property before travelling any distance to view.