



Land at South View
Chopwell, Newcastle Upon Tyne, NE17 7JY

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The sale of land at South View presents a rare opportunity to acquire an accessible block of land in a tranquil area with amazing countryside views overlooking the Derwent Valley. Extending to approximately 0.27 hectares (0.68 acres), the land comprises a paddock and stable block.

- Productive Land
- Equestrian/Amenity Use
- Accessible Location
- As a whole approx. 0.27 ha (0.68 ac)

GUIDE PRICE: £50,000

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.





LOCATION

The land at South View is situated in the village of Chopwell, situated off Whinney Leas Lane. The village of Chopwell offers a pleasant semi-rural setting, with a range of local amenities and services. The property lies approximately 6 miles to the north of Consett.

what3words: ///flask.shredder.chair

DESCRIPTION

The sale of the land at South View provides a purchaser with a rare opportunity to acquire an accessible and diverse block of land in on the edge of Chopwell. The property extends to approximately 0.27 hectares (0.68 acres) and is comprised of permanent pasture, ideal for pony paddocks, with fantastic views overlooking the Derwent Valley.

The land offers the opportunity of a variety of uses. It has been utilised as a pony paddock in the past with an existing stable block sited on the western boundary, however there is further scope for alternative amenity uses. Such a change of use (on a permanent basis) may require planning permission, and separate advice should be taken on this.

The availability of well-located, accessible, and diverse plots of land are scarce. The opportunities presented by this sale in terms of diversification and/or any change of use are evident, however equally a purchaser may well simply want to continue the land's existing use in that it provides the ideal pony paddock, with grazing, environmental and amenity uses.

ENVIRONMENTAL SCHEMES

There are no environmental stewardship agreements in place or any other subsidy schemes on the land.

SERVICES

The property is understood to have no mains services connected. Interested parties are advised to make their own investigations and satisfy themselves regarding the availability and proximity of mains services and any associated connection requirements or costs.

TENURE

The land is owned freehold and available with vacant possession.

ANTI MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Money Laundering Regulations in the form of a copy of the Purchasers' passport, together with a copy of the Purchasers' driving license and a recent utility bill as proof of residence.

AREAS

The areas and measurements stated have been assessed in accordance with OS data and digital mapping. Interested parties should though satisfy themselves in this regard.

MINERAL RIGHTS

The mineral rights are owned by a third party and as such are excluded from the sale.

RESTRICTIVE COVENANT

Interested parties should satisfy themselves relating to the restrictive covenant and seek their own legal advice as appropriate.

EASEMENTS, WAYLEAVES AND THIRD PARTY RIGHTS

The land is sold subject to and with the benefit of all rights of way, water, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

There is a public footpath running through the land from the northern boundary to the south eastern corner.

METHOD OF SALE

The Property is offered for sale initially by Private Treaty and as a whole. The vendor reserves the right to conclude the sale as they wish.

In any event all interested parties should register their interest with the selling agent to be kept informed as to how the sale may be concluded.

LOCAL AUTHORITY

Gateshead Council. Any enquiries regarding planning or statutory matters should be directed to the Local Authority.

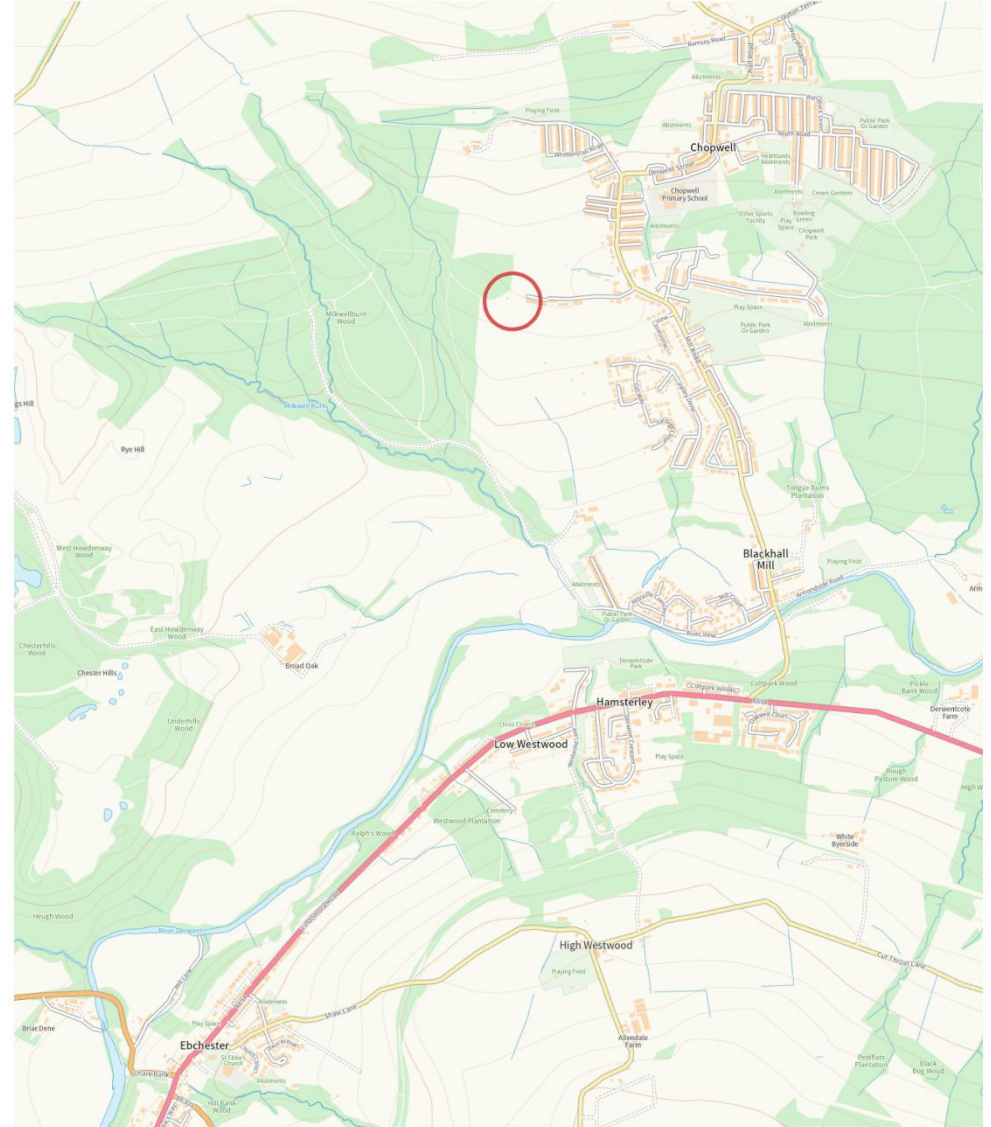
VIEWINGS

Viewings are by appointment only. Arrangements can be made by contacting selling agent being Will Jeffels on 01434 608980 or via email to: will.jeffels@youngsrps.com

Particulars Prepared: June 2026

Photographs Taken: June 2026





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