



LAND AT KELLOE LAW, TRIMDON STATION, DURHAM
TS29 6NS

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Durham, TS29 6NS

The sale of land at Kelloe Law offers an excellent opportunity to acquire approximately 14.75 acres (5.97 hectares) of Grade 3 arable land, with roadside access. The land is offered for sale as a whole offering the potential for continued use as arable land, or reversion to grassland to provide grazing land. The land is gently sloping with generally a southern aspect.

- Grade 3 Land
- Roadside frontage
- Mains water connection
- Arable with potential for conversion to grass/paddocks
- Excellent location

GUIDE PRICE £175,000

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.



DESCRIPTION

The land is well located and accessible, lying adjacent to the public highway and being just 4 miles from Coxhoe and 1 mile from Trimdon. The land has historically been farmed in an arable rotation and offers scope for this continued use or for re-seeding to grass to form grazing paddocks.

The land is currently in Spring Barley and it is expected the land will be in stubble upon completion of the sale.

SERVICES

There is a mains water supply to the land. The trough has been disconnected however we are advised a purchaser would be able to reconnect a trough at their own cost.

TENURE

The land is offered freehold with vacant possession available upon completion.

SPORTING RIGHTS

Included in the sale in so far as they are owned.

MINERAL RIGHTS

The mineral rights are excepted from the title.

EASEMENTS AND WAYLEAVES

The land is sold subject to and with the benefit of all rights of way, water, drainage, watercourses, light and other easements, quasi or reputed easements and other rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority subject to statute. The property is sold subject to an existing right for an adjoining landowner to connect into and lay sewers, drains and watercourses, pipes, wires and any other service apparatus along the south western boundary of the land. Full details are set out in the Land Registry Title and purchasers should satisfy themselves in this regard.

The land is accessed via both the roadside gateway and the farm access track to the west over which there is an unrestricted right of access. This is shown by a brown line on the sale plan. The neighbouring property owners also have an unrestricted right of access over this road.

ENVIRONMENTAL SCHEMES

The land is not entered into any environmental schemes.

MEASUREMENTS

The areas have been assessed in accordance with Ordnance Survey data. Interested parties should satisfy themselves in regard to areas and distances as appropriate.

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 or a recent utility bill as proof of residence.

LOCAL AUTHORITY

Durham County Council

VIEWINGS

Permitted on foot at any time during daylight hours, by prior notification through the selling agent: Sedgefield Office 01740 622 100 or lily.watkinson@youngsrps.com or emma.smith@youngsrps.com.

Interested parties are asked to be respectful of the growing crop in the field when viewing.

METHOD OF SALE

The land is offered for sale as a whole, by private treaty. The Seller reserves the right to amalgamate, withdraw or exclude any of the property shown at any time or to generally amend the particulars.

Please register your interest with YoungsRPS Sedgefield Office – 01740 622 100 to be kept informed as to any updates with regard to the sale.

NOTES

Particulars prepared May 2026 and photographs taken May 2026.

Land at Kelloe Law Farm



www.youngsrps.com
Sedgefield 01740 622100

