



LAND AT DALTON-LE-DALE, DALTON-LE-DALE, SEAHAM
DURHAM, SR7 8QB

LAND AT DALTON-LE-DALE

Seaham, Durham, SR7 8QB

The sale of land at Dalton-Le-Dale offers a total of approximately 29.38 acres (11.89 hectares) available as a whole or in 3 lots. There is direct roadside access to all lots off the B1287 known as 'The Graham Way'. The land is gently sloping with generally a southern aspect.

- Land
- Equestrian
- Available as a whole or in 3 Lots

Lot 1 - £76,000 - 8.02 acres - currently arable, potential for conversion to grass

Lot 2 - £75,000 - 17.71 acres grassland and scrub woodland

Lot 3 - £36,000 - 3.66 acres grassland

ASKING PRICE £187,000

GET IN TOUCH

youngsRPS, 50 Front Street, Sedgefield, Stockton-On-Tees, TS21 2AQ

01740 622100

sedgefield@youngsrps.com





LOCATION

The land is well located and accessible, lying adjacent to the public highway and being just 1.8 miles from the centre of Seaham, 7 miles from Sunderland and 9 miles from Durham City. The A19 is 1.2 miles away offering links to the north and south.

DESCRIPTION

Lot 1 extending to 8.02 acres 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. Access directly off B1287.

Lot 2 extending to 17.71 acres is made up of 9.91 acres of grassland and 7.8 acres of shrub woodland. There is a public right of way which is routed from The Graham Way down to the south eastern corner of the block of land.

Lot 3 extends to 3.66 acres of grassland with access directly off the B1287.

PUBLIC RIGHTS OF WAY

There is a public footpath across lot 2. Shown on the plan by a red dashed line.

BOUNDARIES

Boundary liabilities to the best of the vendor's knowledge are shown by means of inward facing "T" marks on the sale plan. Please note that the boundaries are not wholly stock proof.

In the event the land is sold in lots, a new boundary fence will need to be erected between Lot 2 and 3 at the purchasers cost.

SERVICES

There is no water or electricity to the land. A potential purchaser would have to make their own enquiries.

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 land 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.



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.

DEVELOPMENT OVERAGE

The property is sold subject to a clawback of 30% for a period of 30 years in favour of the vendor (and their successors in title) entitling them to a further payment on the grant of planning permission for anything non-agricultural. Equestrian use will be excluded from the clawback. Further details of this are available on request.

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 to zoe.coulson@youngsrps.com.

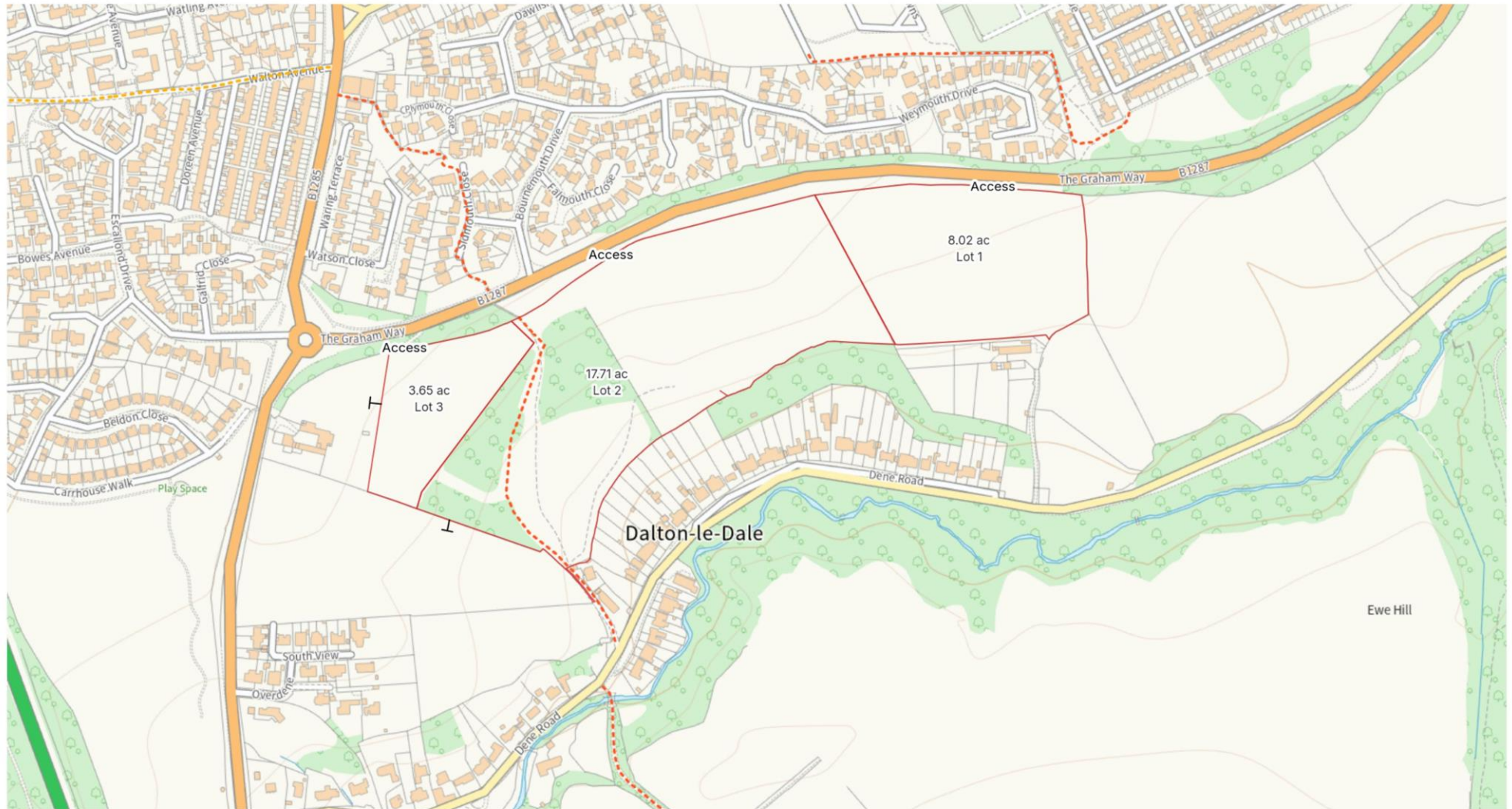
METHOD OF SALE

The land is offered for sale as a whole or in lots, 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.

NOTES

Photographs taken July 2026 and particulars prepared August 2026.

Land at Dalton le Dale



www.youngsrps.com
Sedgefield 01740 622100



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.