



HORDEN ALLOTMENT

Middleton-in-Teesdale, County Durham



GSC GRAYS

PROPERTY • ESTATES • LAND

HORDEN ALLOTMENT

MIDDLETON-IN-TEESDALE, COUNTY DURHAM

Middleton-in-Teesdale 2 miles • Barnard Castle 11 miles

A COMPACT AND ACCESSIBLE DRIVEN GROUSE MOOR IN THE NORTH PENNINES.

- A small, privately syndicated and well kept allotment providing four to five days driven grouse shooting with a 5-year average of 158 brace (10 yr. av. 149.5 brace)
 - Two lines of well-maintained butts providing 4 drives
 - Refurbished, stone built shepherd's hut
 - About 300 acres (121.41 ha)
 - For sale by private treaty



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Alnwick
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Tel: 0191 303 9540

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Tel: 01833 637000

Easingwold
Tel: 01347 837100

Hamsterley
Tel: 01388 487000

Lambton Estate
Tel: 0191 385 2435

Leyburn
Tel: 01969 600120

Stokesley
Tel: 01642 710742



Situation

Horden Allotment is set in spectacular countryside at the heart of the Durham Dales on the eastern edge of the North Pennines. The Allotment is situated about 11 miles north of Barnard Castle and 2 miles from Middleton-in-Teesdale, where there are a good range of shops and services as well as an excellent selection of pubs, accustomed to providing shoot lunches.

Description

The moor, known locally as Horden Allotment, extends to about 300 acres and lies principally on the north side of the Stanhope Road, on the eastern edge of Middleton Common on the south-east facing shoulder of Monk's Moor.

The moor has been managed and shot by a private syndicate since 2006, who have managed it well, creating mixed aged heather with a regular, licenced burn programme, well documented and regular vermin control and bird counts.

There are two lines of butts, with the primary line having 18 recently renewed timber butts running centrally down the allotment and the secondary line having older butts at the southern corner. Access on to the moor has also been improved, with all butts accessible by appropriate 4WD vehicles. There is also an old stone-built shepherd's hut, which provides excellent on-site storage for grit and equipment but could also be converted, with the appropriate consent, to a small lunch hut.

Grouse numbers have increased steadily since the moor was managed once again for shooting and benefits from the proximity of well-kept neighbouring properties. The five-year average bag is 158 brace and over ten years is 149.5 brace.

The syndicate shoots the moor four or five days a year with two drives either side of lunch, traditionally taken off the moor to allow the grouse to re-settle.

Shooting Records

Year	Grouse Counts (per head)	Grouse Shot (brace)
2011	185	208
2012	122	100
2013	141	140
2014	212	213.5
2015	67	42.5
2016	228	198
2017	213	273.5
2018	209	95
2019	91	143.5
2020	137	81
5 year average		158
10 year average		149.5

Neighbouring Estate Moors include Raby and Eggleston.

Designations and Management

Horden Moor lies within an Area of Outstanding Natural Beauty (AONB) and the Upper Teesdale Site of Special Scientific Interest (SSSI). The land has also been entered into a Countryside Stewardship Higher Tier agreement limiting the number of sheep which can be grazed on the land. The agreement runs until 2028 after which there will be an opportunity to enter into an alternative Environmental Scheme.

Further information is available from the Selling Agents.

Sporting Rights

The sporting are included within the sale as far as they are owned.

Mineral Rights

The mineral rights are included within the sale as far as they are owned.





Method of Sale

The land is offered for sale by private treaty. All potential purchasers are required to register with the Selling Agent so they can be advised as to how the sale will be concluded.

Tenure

The land is offered freehold with vacant possession upon completion.

Wayleaves, Easements and Rights of Way

The land is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi-easements and all wayleaves or covenants, whether disclosed or not.

Horden Allotment is shown as open access land under the Countryside & Rights of Way Act 2000.

VAT

Any guide prices quoted are exclusive of VAT.

Boundaries

The vendor will only sell such interests as they have in the boundary hedges and fences, etc.

Viewings

Parties are permitted to view the land on foot during reasonable daylight hours, subject to holding a set of these particulars at the time of inspection and having registered your details with the selling agent GSC Grays. Tel: 01748 897610.

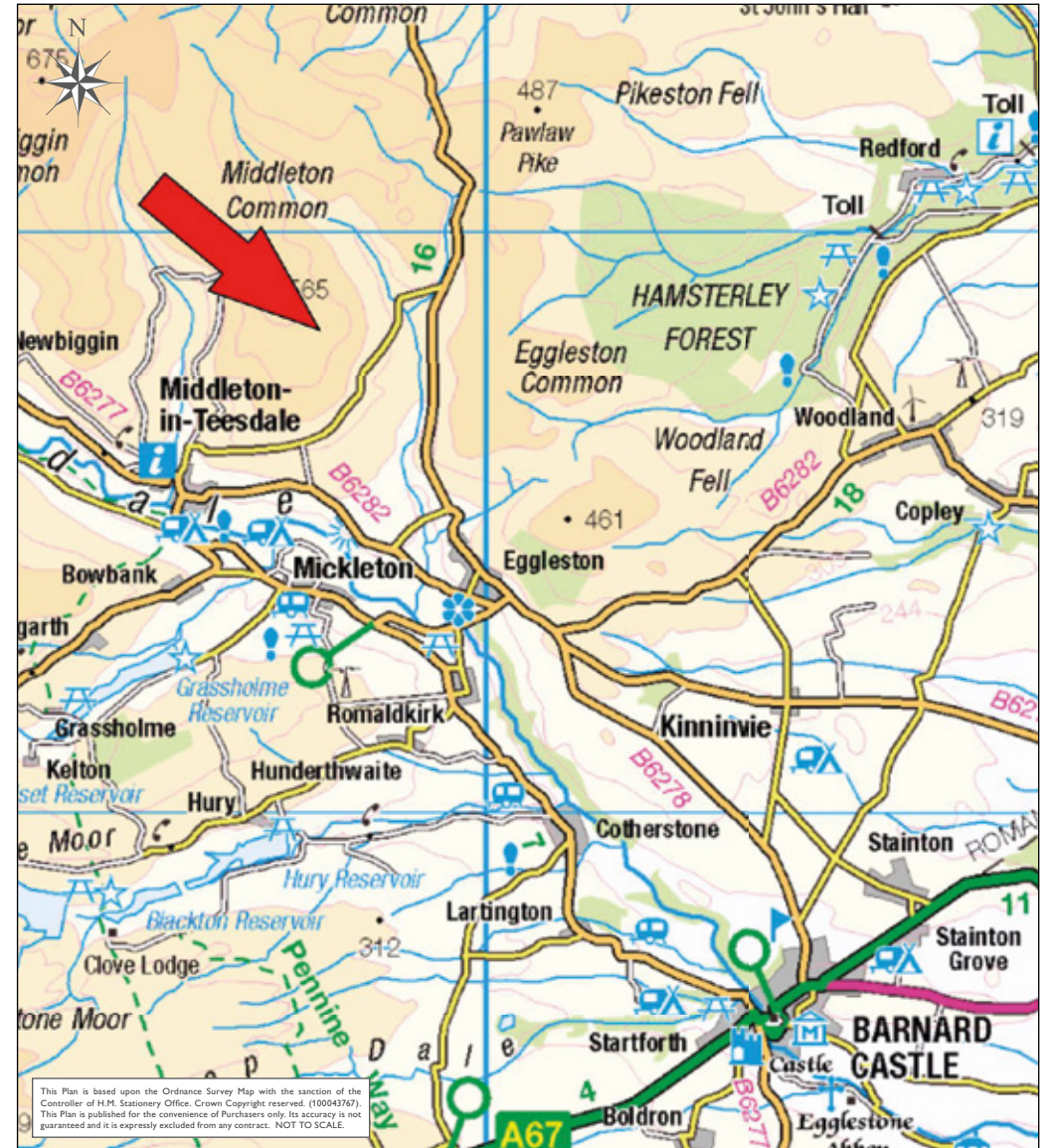
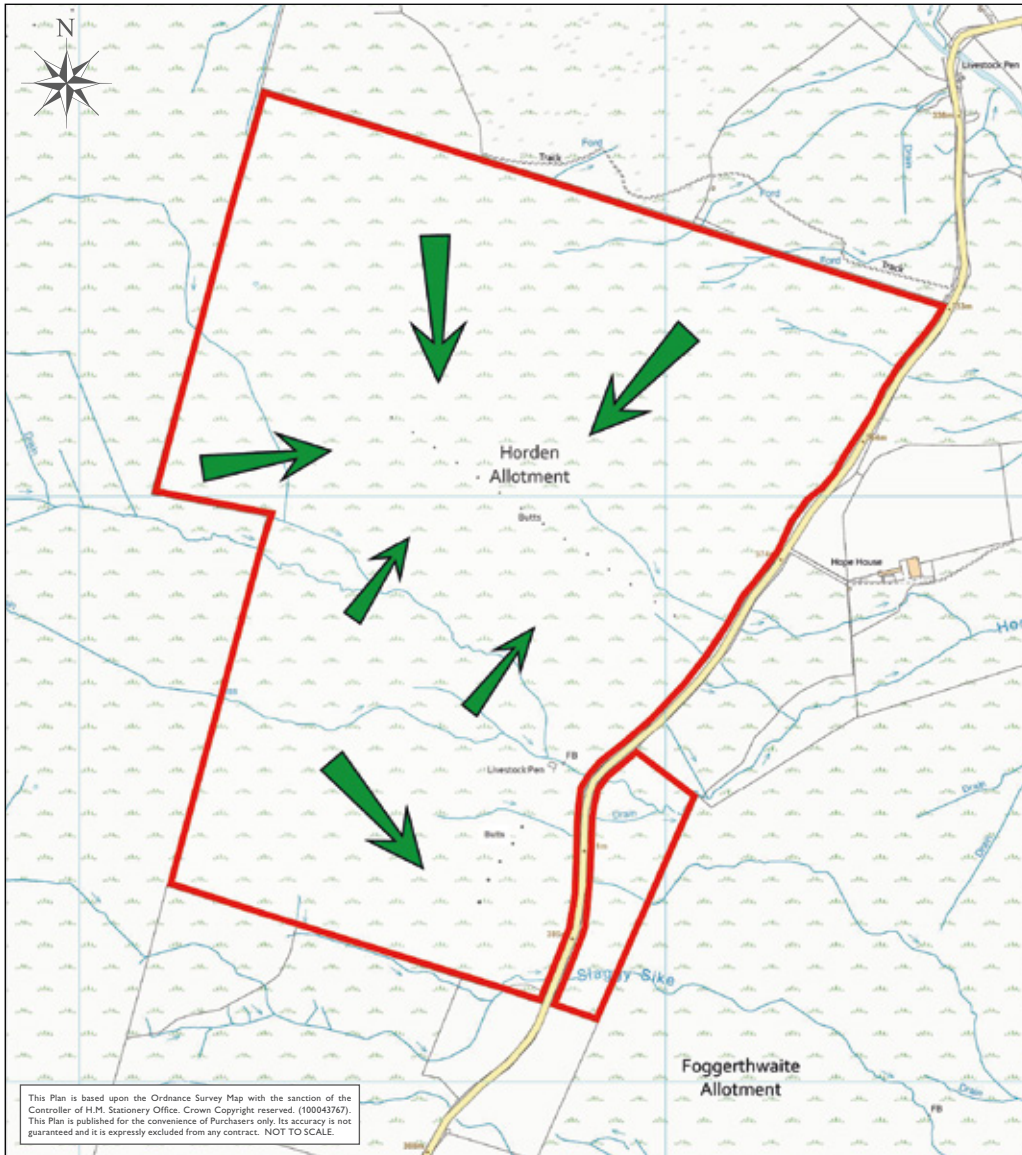
Local Authority

Durham County Council. Tel: 0191 377 1899.

Health and Safety

Neither the Selling Agent nor the Seller takes any responsibility for any injury sustained during an inspection.





DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written August 2021.

Photographs taken August 2021

