



# LAND AT ELDON MOOR FARM

Newton Aycliffe, County Durham



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NEWTON AYCLIFFE, COUNTY DURHAM, D15 4PL

Newton Aycliffe 1/2 mile, Shildon 1 mile, Bishop Auckland 3 miles

A LARGE PARCEL OF PRODUCTIVE GRADE 3, MAINLY  
ARABLE LAND, DIVIDED NATURALLY INTO TWO  
BLOCKS WITH GOOD ACCESS

About 219.12 acres (88.68 ha)

For sale as a whole or in two lots



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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### Description

The land at Eldon Moor Farm comprises approximately 219.12 acres (88.68 ha) of which about 195.31 acres are Grade 3, RPA registered and eligible land. In addition, there is 20.68 acres of permanent pasture with the remainder in ponds and woodland. The land is naturally split into two blocks by Moor Lane with each having good access from either a private farm track or the public highway.

Eldon Moor Farm is situated to the north of the village of Middridge, between Newton Aycliffe and Shildon in County Durham, about 8 miles south of Durham in a productive farming area.

The land is gently undulating lying between about 120m and 130m above sea level with the majority being level. The average annual rainfall for the area is around 685 mm. It is classified as mainly Grade 3 and is described by Landis as being a slowly permeable, slightly acidic but base-rich loamy and clay soil of moderate fertility suitable for grassland, arable cropping and woodland. Drainage is mainly from tile drains, upgraded recently with modern piping, leading to an open ditch network.

Lot	Field No.	Arable	Temp Grass	PP	Wood	Other	Total (ha)	Total (ac)
1	6930	8.66	0.74				9.40	23.24
1	9624	9.81	0.78				10.59	26.17
1	1811	12.96	0.96			0.02	13.92	34.40
1	3890	8.34	0.63			0.06	9.03	22.31
1		39.77	3.11				42.95	106.12
2	6802	2.86	0.52			0.10	3.48	8.59
2	5195				0.14		0.14	0.35
2	3389	8.24	0.73			0.08	9.06	22.38
2	7289			8.37	0.07	0.62	9.04	22.34
2	7263	7.89	0.81			0.15	8.85	21.86
2	1052	13.30	1.797			0.11	15.17	37.49
2		32.29	3.86	8.37	0.21	1.06	45.73	113.00
The Whole		72.07	6.97	8.37	0.21	1.06	88.68	219.12

All of the arable land is currently sown to Winter OSR, with each field having a 6m grass margin. The pastureland includes four ponds of varying sizes which are naturally stocked with trout, perch etc and which are currently let on an informal basis to the local Angling Association.

### Clawback Provision

The Vendor reserves the right to benefit from any uplift in value because of a change of use of any of the farmland by way of a clawback for a period of 25 years and retaining a 35% share of the increased value.



### **Basic Payment Scheme**

The land is registered with the Rural Payments Agency and is to be sold with the benefit of Basic Payment Scheme Entitlements (BPS) at no additional cost. Payments received from the 2023 claim will be apportioned as at the date of completion and settled on receipt of funds. The Purchaser(s) will be obligated to continue to manage the land in compliance with the scheme rules for the remainder of the calendar year and will be required to indemnify the Vendor from any breach or non-compliance. The claim payment will then be apportioned on a pro-rata basis.

The Vendor will endeavour to facilitate the transfer to the Purchaser(s) of Non-SDA Entitlements. GSC Grays will administer the transfer and charge the Purchaser(s) a fee of £250 plus VAT.

### **Method of Sale**

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

### **Nitrate Vulnerable Zone**

The land lies within a groundwater and surface water Nitrate Vulnerable Zone (NVZ).

### **Tenure**

The property is to be sold freehold with vacant possession with the exception of the pastureland which is occupied on an annual grazing agreement and will be vacant on completion.

### **Sporting Rights**

These are included in the sale in so far as they are owned.

### **Mineral Rights**

The mineral rights are excepted from the sale with provision for compensation in the event of any damage caused by their workings.

### **Wayleaves, Easements & Rights Of Way**

The property 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 and covenants, whether disclosed or not. There is a public footpath from Middridge village which runs north and to Newton Aycliffe to the east, details of which can be seen on the County Durham Public Rights of Way map.

### **Services**

There are no public services connected to the property.



### Viewing & Health and Safety

By appointment through the Selling Agents by calling 01833 348051.

Please take care when viewing the property particularly as this is a working farm. For your own personal safety, you should remain as vigilant as possible particularly around any livestock or buildings.

### Conditions of Sale Purchase Price

Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

### Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

### Plans, Areas & Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

### Boundaries

The Vendor will only sell such interests as they have in the boundary hedges and fences. Responsibility for the fences will be as indicated by 'T' marks on the transfer plan at completion.

### Guide Price

Lot	Description	Guide Price
1	Land block North – 106.12 acres	£950,000
2	Land block South – 113.00 acres	£960,000
<b>The Whole</b>		<b>£1,910,000</b>

### VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser. No option to tax has been made.

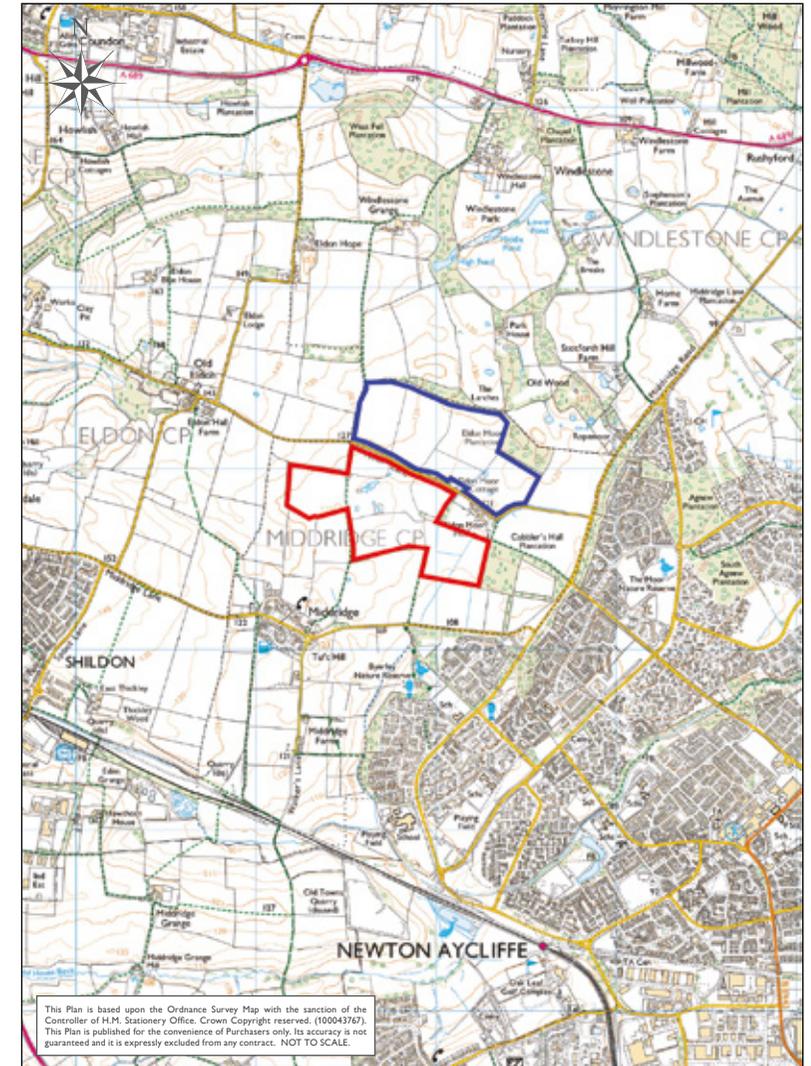
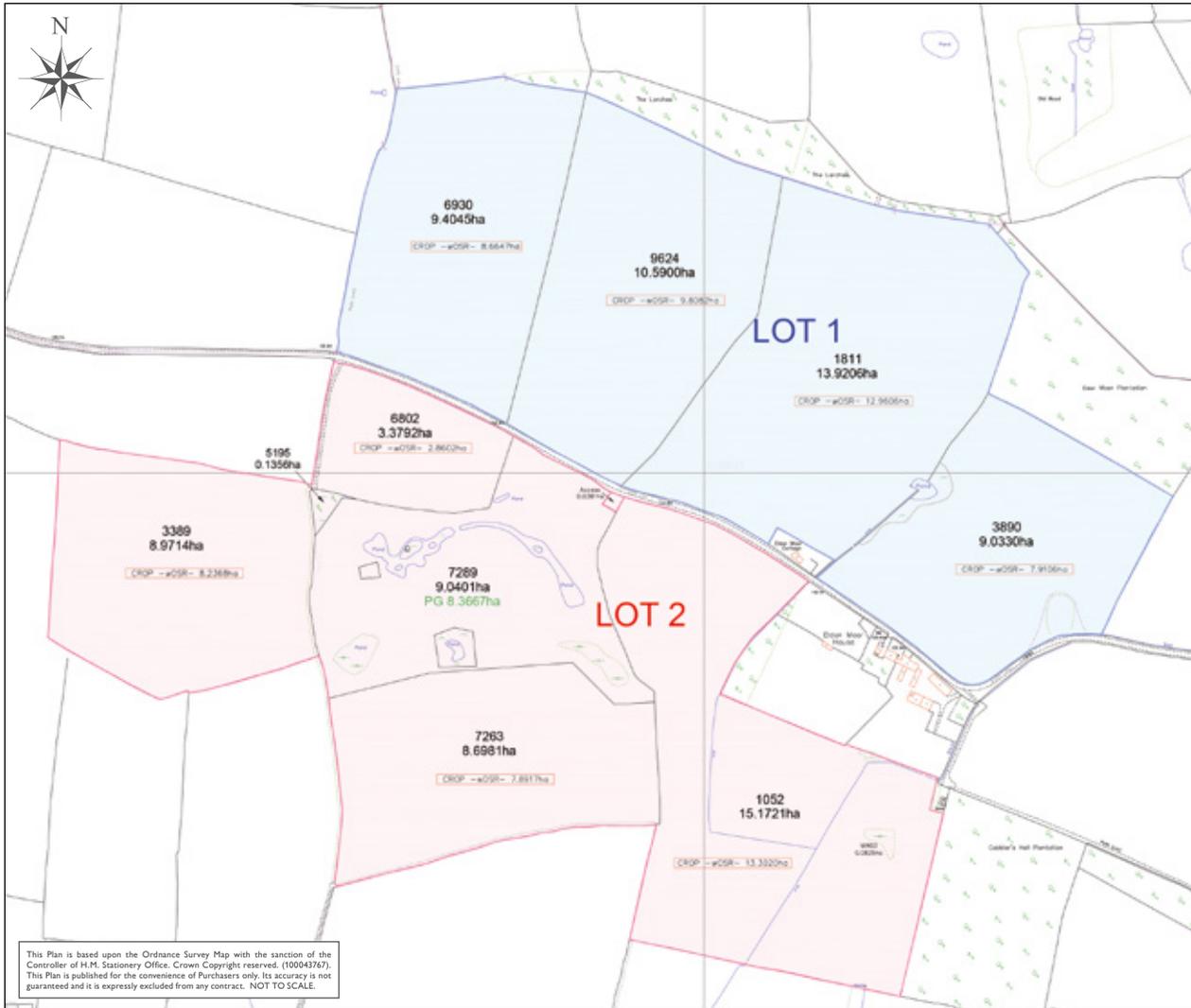
### Ingoing Valuation

In addition to the purchase price, the purchaser(s) will take over and pay for all growing crops, cultivations, stocks and stores at valuation. Payment is to be made on completion at a figure assessed by the Vendor's valuer based on CAAV or contractor rates where applicable and invoice costs of seeds, fertilizers and sprays applied plus enhancement value if applicable.

### Directions

From the A1(M) take junction 60 onto the A689 towards Rushyford. Take the second exit of the roundabout and then the first exit of the next roundabout onto Middridge Road. After about 1 ½ miles turn right onto Moor Lane and the land starts from the second field on the right.

What3Words: grounding.performed.attic



**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 once 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: March 2023  
 Photographs taken: Feb/March 2023