

SOUTH WALMIRE FARM
Dalton-on-Tees, North Yorkshire



GSC GRAYS

PROPERTY • ESTATES • LAND

SOUTH WALMIRE FARM

DALTON-ON-TEES, NORTH YORKSHIRE, DL2 2PT

Dalton-on-Tees 2 miles • North Cowton 1 mile
(distances approximate)

AN EASILY ACCESSIBLE BLOCK OF FIRST-CLASS
ARABLE LAND WITH ADJOINING MARSH AND THE
REMNANTS OF THE ORIGINAL HOMESTEAD

- About 127.45 acres of Grade 3 arable land with temporary grass field and four year crop rotation of Winter Wheat, Oats and OSR.
- About 9.00 acres of permanent pasture, pond, amenity woodland.
 - About 18.76 acres of marsh and rough grazing.
- Potential to re-establish the former homestead subject to planning.

In all about 159.09 acres (64.38 hectares)
FOR SALE AS A WHOLE



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Offices also at:

Alnwick
Tel: 01665 568310

Chester-le-Street
Tel: 0191 303 9540

Barnard Castle
Tel: 01833 637000

Drifffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320





Description

South Walmire Farm is located between North Cowton and Dalton on Tees just to the south of Croft Circuit, about 5 miles from Darlington and 5 miles from the A1 at Catterick.

The land extends in total to about 159.08 acres and includes about 128.89 acres of arable land (5.24 acres of which is currently sown to grass), 6.18 acres of permanent pasture, 18.48 acres of marsh and about 2.79 acres of woods. The remaining 2.74 acres is attributable to hard tracks, a pond and the old farmhouse site.

The arable land is all productive Grade 3 and is capable of producing a wide range of high yielding crops and grass. The soils are described as predominantly slowly permeable, seasonally wet, slightly acidic base-rich clay loam soils and is generally gently undulating lying between 55 and 67 metres above sea level. Areas of lower lying land on the southwestern boundary are marsh and are suitable for rough grazing and shooting. The central grass field is 'ridge and furrow' and is a protected agricultural landscape.

The arable land is gently undulating and well drained to open gutters, collecting in the lower lying marsh area and the Halnaby Beck which runs along its southwestern boundary.

The land has all been drilled with winter crops which are presenting well. It includes about 69.68 acres in Winter Oats grown on contract to Quaker with the remainder in Wheat. A detailed cropping schedule is available from the Selling Agents.

The farm is accessed over a good hard track, the first part of which is in third party ownership, but which has full vehicular access rights for all purposes in favour of South Walmire.

A metered, mains water supply is connected to the farm by private branch pipes with a number of connected troughs. There is also a large modern bowser located in the woodland area at the entrance to the farm.

Boundaries are a mixture of post and wire fences and mature hedgerows and are the responsibility of purchaser unless otherwise stated.



Schemes & Grants

The purchaser will be obliged to take over all Countryside Stewardship grants and schemes associated with the property indemnifying the Seller against any breach of the agreement during the full term of the agreement.

A Countryside Stewardship Mid-Tier scheme was entered into on 01.01.25 and will run until 31.12.27. The scheme relates to the management of hedgerows and permanent grassland with very low inputs, herb rich swards and nectar flower mix on headland areas.

There is also a Sustainable Farming Incentive (SFI) agreement associated with the land as part of a wider agreement. The Seller will remove the relevant options from their wider agreement prior to completion of the sale.

Further information is available from the Selling Agent.

Basic Payment Scheme (BPS)

The land is registered on the Rural Land Register. Any de-linked payments due from the previous BPS scheme will be retained by the sellers.

Designations

The land does not fall within a Nitrate Vulnerable Zone (NVZ).

Access

Access to the land is taken from the B6721 over a track on which the Vendor has an unrestricted right of access identified between points A & B on the sale plan.

Method of Sale

The land is offered for sale by private treaty as a whole. 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.

Holdover

Winter Oats are grown on contract to Quaker. The Seller will retain the right to harvest the 2025/26 crop by way of a holdover. Further details are available from the Selling Agent.

Tenure

The property is to be sold Freehold with vacant possession on legal completion.

Sporting and Mineral Rights

The sporting and mineral rights are included in the sale in so far as they are owned.

Wayleaves, Easements, Rights of Way

There are no wayleaves or easements passing over or beneath the subject property. There is a public footpath which crosses part of the land.

Services

The farmland is connected to a mains water supply with private branch pipes servicing various water troughs.

Boundaries

The Vendor will only sell such interests as they have in the boundary hedges and fences. The boundary liabilities are delineated on the sale plan by T marks in accordance with the information we have been provided.



Local authority

North Yorkshire County Council
County Hall, Racecourse Lane, Northallerton, DL7 8AD

T: 0300 131 2131

VAT

Any guide prices quoted are exclusive of VAT. In the event of the sale of the property or any part of it or right attached to it becoming a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price. No option to tax has been made on this property.

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, fertilisers and sprays applied plus enhancement value if applicable. See note on holdover relating to the Winter Oats.

Directions (DL2 2PT)

From Croft-on-Tees, head south on the A167 turning right onto after about 1 miles on to West Lane at Dalton-on-Tees. Follow the lane past the entrance to Croft Circuit towards North Cowton. Turn right at Mount Pleasant into South Walmire Farm.

what3words: ///selection.resides.untrained

Viewing

By appointment through the Selling Agents GSC Grays, 5 Bailey Court, Colburn Business Park, Richmond, DL9 4QL.

T: 01748 829 203

E: jarc@gscgrays.co.uk or lur@gscgrays.co.uk

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: November 2025. Photographs taken: October 2025.

Health and Safety

Please take care when viewing the property and follow normal health and safety practices for your own personal safety. No liability is accepted by the vendor or the Agents.

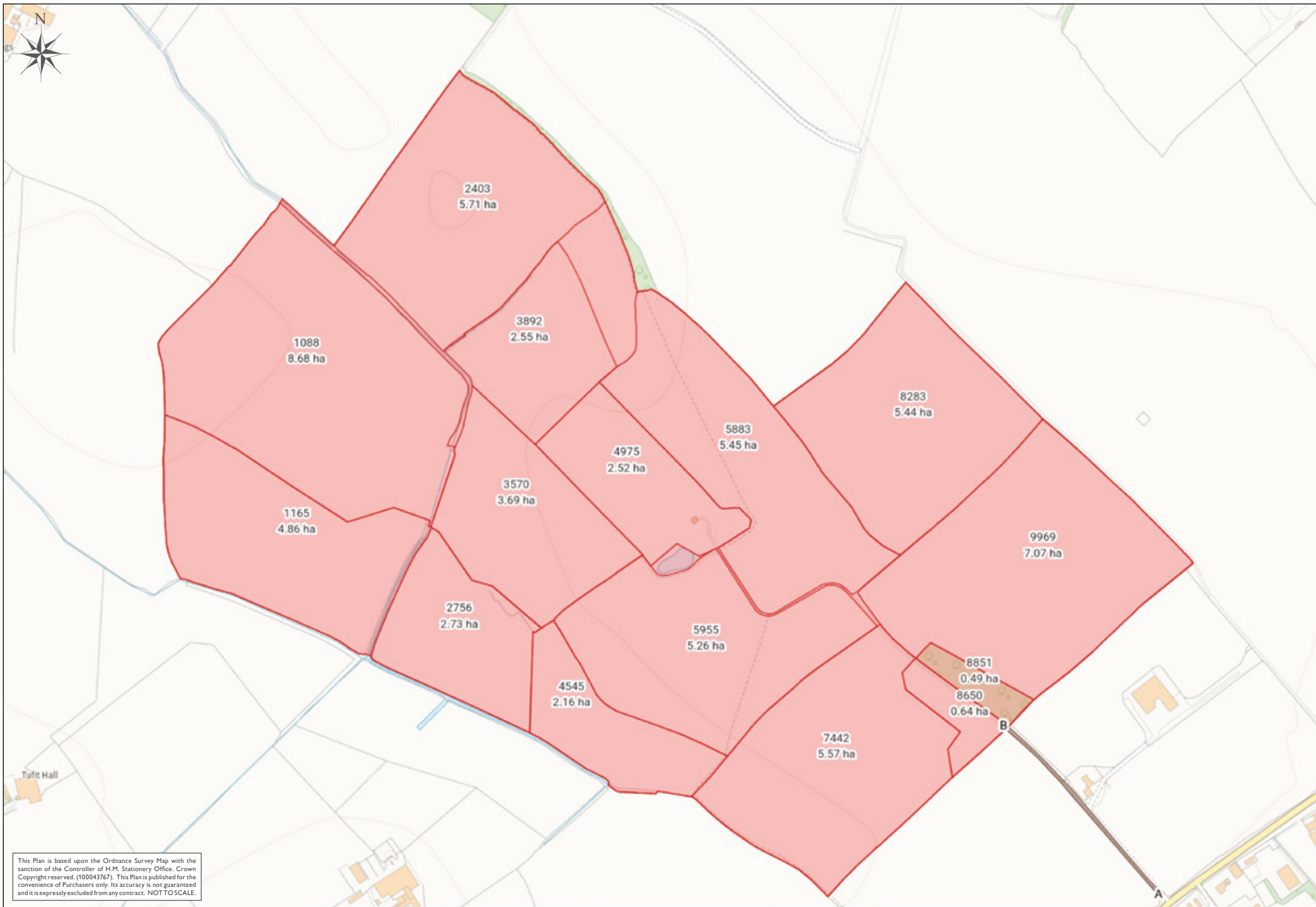
Condition of Sale

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

Disputes: Should any discrepancy arise within these particulars of sale or in 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 and Schedules: These are based on the Ordnance Survey and Rural Land Register records and are there for reference only. They have been carefully checked by the Selling Agent and the purchaser/s shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation thereof.

Lotting: It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude part.



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100043767). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

Field No	Arable (ha)	Pasture (ha)	Wood (ha)	Marsh (ha)	Other (ha)	Area (ha)	Area (ac)
2403	5.71					5.71	14.10
4699					0.99	0.99	2.45
3892	2.55					2.55	6.31
1088	8.68					8.68	21.45
8283	5.44					5.44	13.44
5883	5.45					5.45	13.47
4975		2.52				2.52	6.22
3057	3.70					3.70	9.15
1165				4.86		4.86	12.02
3570					0.13	0.13	0.33
9969	7.07					7.07	17.46
2756				2.73		2.73	6.74
5955	5.26					5.26	13.01
8851			0.49			0.49	1.22
8650			0.64			0.64	1.59
4545	2.15					2.15	5.32
7442	5.57					5.57	13.76
Tracks etc.					0.44	0.44	1.09
TOTAL	52.16	2.52	1.13	7.48	1.11	64.38	159.09



