

LAND AT MANFIELD LANE END FARM
MANFIELD, DARLINGTON



GSC GRAYS

PROPERTY • ESTATES • LAND

LAND AT MANFIELD LANE END FARM

MANFIELD, DARLINGTON, DL2 2RJ

THREE BLOCKS OF PRODUCTIVE AND VERSATILE ARABLE AND GRASS LAND WITH EXTENSIVE ROAD FRONTAGE ACCESS.

Available as a whole and in three lots as follows:

Lot 1 A good block of arable land in three enclosures
47.76 acres (19.33 ha)

Lot 2 An adjoining block of arable land in four enclosures
42.04 acres (17.02 ha)

Lot 3 Three fields of good quality grassland adjoining the village
18.18 acres (7.36 ha)

In all about 107.98 acres (43.70 ha)

For sale freehold with vacant possession



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Offices also at:

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320

Chester-le-Street
Tel: 0191 303 9540

Richmond
Tel: 01748 829217

Alnwick
Tel: 01665 568310

Driffield
Tel: 01377 337180





Location

Manfield Lane End Farm is located about 3 miles west of the A1 oppsite Darlington and about 1 mile south if Piecerbridge in a area renowned for the quality of its farmland.

Description

Two blocks of productive and versatile arable land and a separate block of excellent grassland extending in total to approximately 107.98 acres (43.70ha) with extensive road frontage and excellent access to the B6275 and Greystone Lane.

The arable land is classified as Grade 2 by the DEFRA Land Classification Scheme with slightly acidic clay loam soils. It is predominantly sown to a combination of winter arable crops, overwinter stubble and temporary grass, and has proven to be capable of producing good combinable crop yields and a long growing season under grass.

The land is gently undulating, lying between 78m and 99m above sea level and bound, in the main, by mature hedgerows.

A five-year cropping schedule is available upon request from the Selling Agent.

The pasture in Lot 3 includes long standing permanent pastures and a field of temporary grass and has access from within the village and from the main road by way of a right of access.

Lot	Parcel ID	Arable (ha)	Temporary Grass (ha)	Permanent Pasture (ha)	Area (ha)	Area (ac)
1	6465	7.09			7.09	17.51
1	6465	0.18			0.18	0.45
1	9052	4.97			4.97	12.28
1	1858	2.91			2.91	7.19
1	1746	4.18			4.18	10.33
1		19.33	0	0	19.33	47.76
2	5828	12.09			12.09	29.87
2	6444		1.40		1.40	3.45
2	4708	2.44			2.44	6.02
2	7732	1.10			1.10	2.71
2		15.62	1.40	0.00	17.02	42.04
3	6863			2.55	2.55	6.31
3	8479			2.71	2.71	6.71
3	9561			2.09	2.09	5.16
3			0.00	7.36	7.36	18.18
TOTAL		34.95	1.40	7.36	43.70	107.98

Basic Payment Scheme

Any remaining delinked BPS payments will be retained by the Seller.

Countryside Stewardship / SFI Agreements

The land is entered into a Sustainable Farming Incentive (SFI) agreement as part of a wider scheme across the Estate. This agreement expires in 2027 and cannot be transferred to the Purchaser. As such, the relevant options will be removed from the existing agreement.

The land is entered into a Countryside Stewardship scheme with terminates on 31st December 2027.

Further details available upon request from the Selling Agent.

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.

Designations

We are not aware of any historic or environmental designations. The land does not lie within an NVZ.

Tenure

All the arable land is currently farmed on a Contact Farming Agreement; vacant possession will be available upon completion with the crop held on a holdover arrangement or paid for in addition as part of the ingoing valuation.

The grassland is currently farmed on grazing licence agreements with vacant possession available from the 1st April 2026. Further details available upon request from the Selling Agent(s).

The property is to be sold Freehold. The land is registered with HM Land Registry under Title Number: NYK372919.



Sporting Rights

The sporting rights over the land for sale are to be retained by the Cliffe Estate.

Mineral Rights

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

Wayleaves, Easements and Rights of Way

There are several public footpaths over the land.

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.

Services

We are not aware of any public services connected to the land.

Boundaries

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

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.

In-going 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.

Overage Provision

The Vendor reserves the right to benefit from an uplift in value resulting from a change of its existing agricultural use on any of the farmland by way of a clawback of 35% of the increased value for a period of 50 years.

Directions

From the A1(M) Junction 56, take the B6275 exit to Piercebridge / Barton. At Barton Interchange, take the 1st exit onto Hang Bank / B6275 and proceed for 3 miles. Upon approaching the village of Manfield, the land is located either side of the T-Junction and signposted by GSC Grays Sale Boards.

Postcode: DL2 2RJ

What3Words:

Lot 1 - ///birds.reform loafing

Lot 2 - ///type.splinters.waking

Lot 3 - ///sober.dozens.retail

Viewing and Health & Safety

By appointment through the Selling Agents by calling 01748 829203.

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 livestock or buildings.

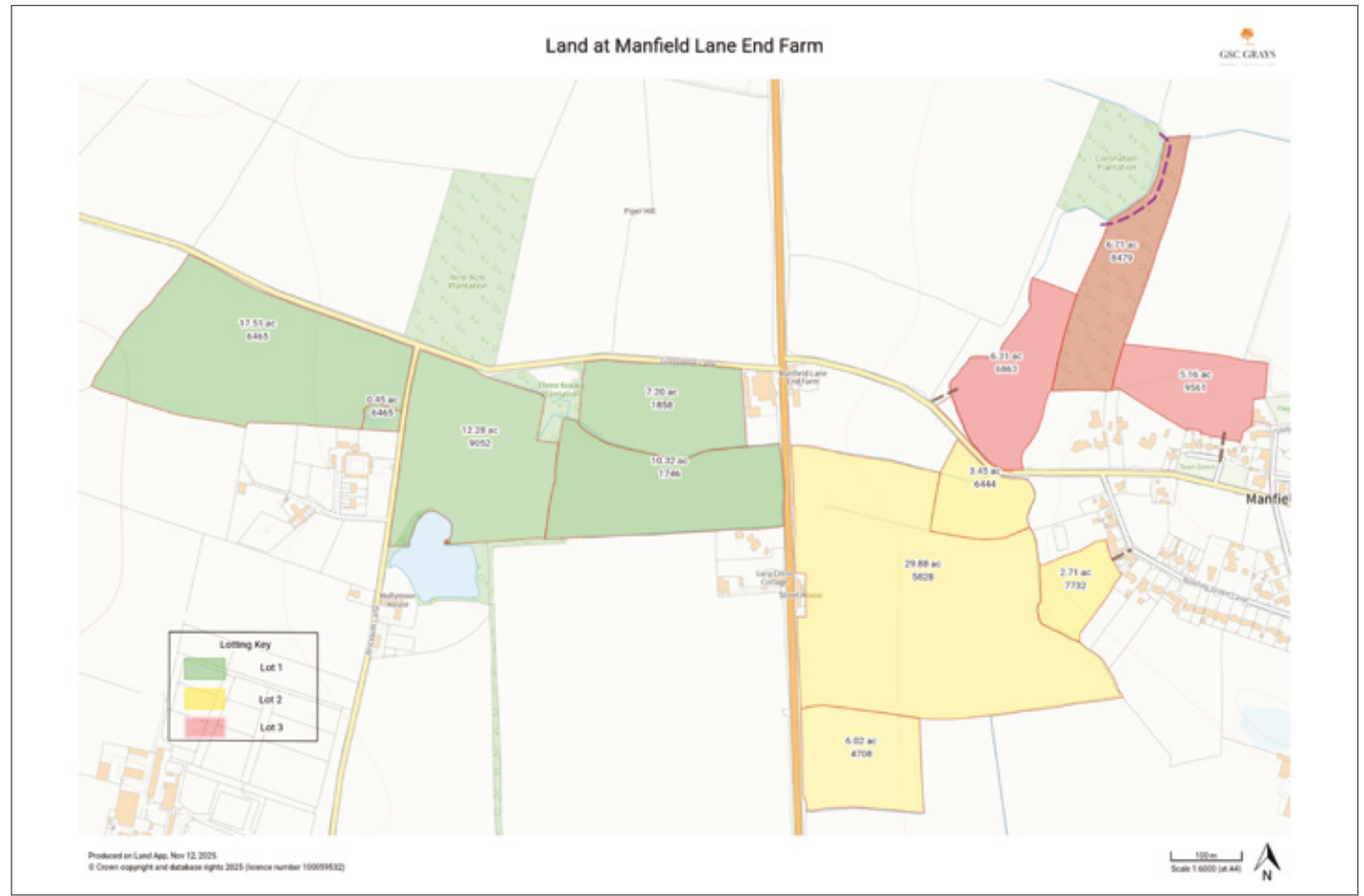
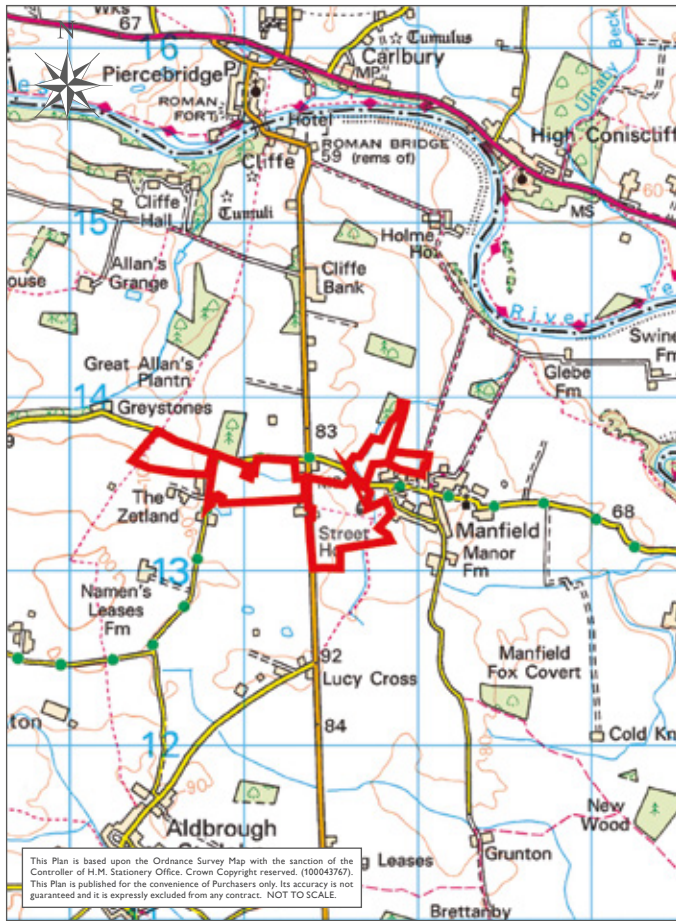
Conditions of Sale

Purchase Price

Upon 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.

Anti-Money Laundering

All offers to purchase the property from the UK or from overseas (regardless of whether the offer is for cash or subject to lending) must be accompanied by evidence of source of funds. This can be in the form of a bank statement showing the purchase price



offered, a financial reference from a bank or funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must be able to supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti-money laundering legislation. These documents will be required for all individuals whose names are to appear on the title documents, or who have a beneficial interest in the purchase, once the transaction is complete.

An administrative charge of £37.50 per person will be levied to carry out the necessary checks.

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 and 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 Agent(s) 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.





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: November 2025