

LAND AT SHEEPWALKS FARM

Eliza Lane, Lanchester, County Durham



GSC GRAYS

PROPERTY • ESTATES • LAND

LAND AT SHEEPWALKS FARM

ELIZA LANE, LANCHESTER, COUNTY DURHAM, DH8 9HB

Consett 4 miles • Lanchester 4.5 miles • Tow Law 6 miles
Stanhope 13 miles (all distances are approximate)

**A PRODUCTIVE BLOCK OF SOUTH FACING AND
ACCESSIBLE UPLAND PASTURELAND IN A SOUGHT-AFTER
RURAL LOCATION IN THE DURHAM COUNTRYSIDE**

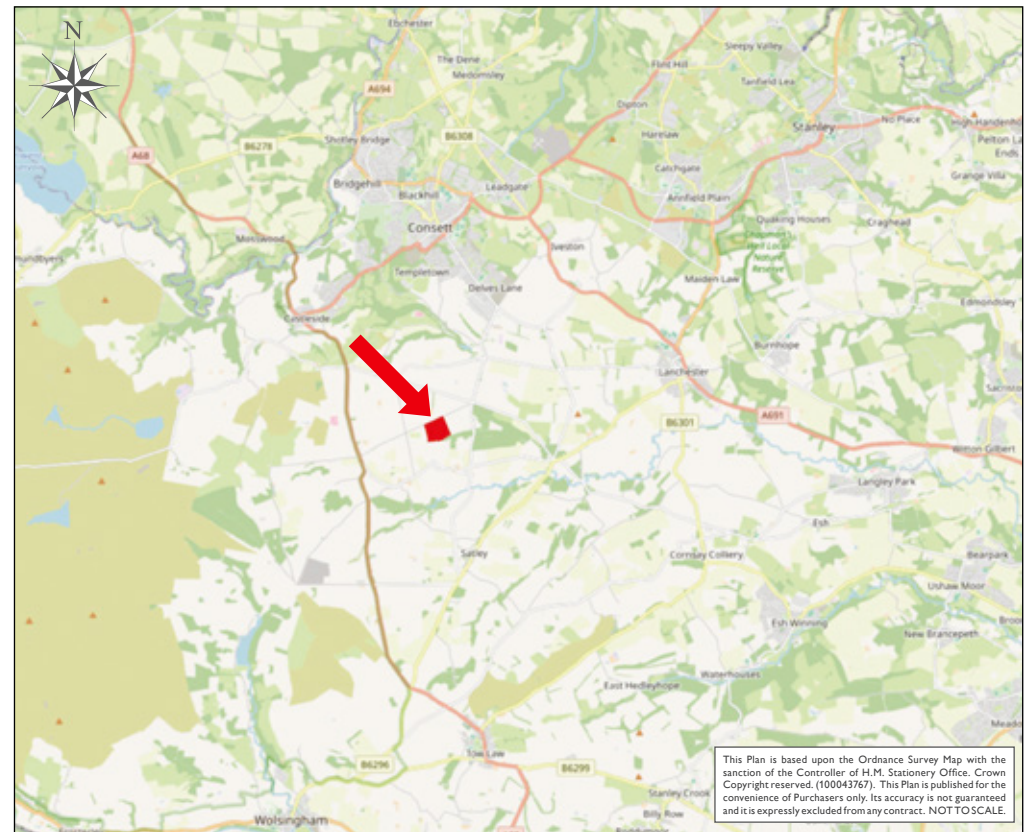
- About 53.40 acres (21.61 ha) of permanent pasture and grazing land, in a single block and divided into three practical fields.
- Classified as Grade 4 agricultural land, suited to grazing and livestock enterprises.
- Gently sloping pastureland with a natural water supply from the Rippon Burn and direct roadside access.

About 53.40 acres (21.61 hectares)

FOR SALE AS A WHOLE



5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL
Tel: 01748 829203
www.gscgrays.co.uk
farmagency@gscgrays.co.uk



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Summary Description

The land extends to approximately 53.40 acres (21.61 ha) comprising a useful block of south facing permanent pasture and grazing land arranged within three enclosures.

Benefiting from direct access from Eliza Lane, the land is gently sloping and situated at around 250 metres above sea level. Bound predominantly by traditional dry-stone walls, the property has a natural water supply from the Rippon Burn, and a secondary supply is provided via a water trough fed from a closed field drain.

The land is classified as Grade 4, suitable for grazing and livestock enterprises. While there is some evidence of rushes in places and a small area of scrub and rough grazing, the land is generally in good heart and presents as an attractive and productive grazing unit expected to generate strong market interest.

The property is currently let under a rolling Farm Business Tenancy, notice having been served by the landlord, with the tenancy due to terminate on 31st March 2027.

Location & Access

Situated in an accessible yet attractive rural location in County Durham, the land lies approximately 4 miles west of Lanchester, 1 mile north of Satley, and within 0.5 miles of the A68.

The nearby A68 provides convenient links to the wider regional road network, offering straightforward access to Consett, Hexham, Corbridge, Darlington, and the A1(M).

As a result, the land is well positioned for neighbouring farmers, lifestyle and equestrian purchasers and investors seeking an accessible block of grazing land in a desirable rural area. The surrounding landscape is characterised by productive farmland and open countryside, further enhancing the appeal of the holding.

Mineral Rights

The mines and minerals are excluded from the transfer and remain vested in a third party together with any ancillary rights required for their working and extraction.



Wayleaves, Easements and Rights of Way

The land is sold subject to and with the benefit of all rights of way, easements, wayleaves, covenants and restrictions, whether public or private, light, support, drainage, water and electricity supplies and other rights, whether or not expressly referred to in these particulars. There are no known third-party rights of access across the property. Purchasers should rely on their own inspection of the title plan and legal pack as to the position of boundaries and the extent of the property.

Environmental Designations

A Countryside Stewardship Mid Tier Agreement is held in the name of the tenant, which is due to end 31st December 2026.

Services

There are no mains service connections. Water is available from the Rippon Burn. A drainage system runs south from the entrance gate before discharging eastwards via a cundie located in the south-eastern field. This closed field drain feeds to a trough, providing a secondary water source for livestock.

Boundaries

The Seller will only sell such interests as they have in the boundary hedges and fences. The boundary liabilities are delineated on the transfer plan by “T” marks in accordance with the information provided.

Overage

Previously, approaches have been made by energy developers who consider the property as having potential for development. The property therefore will be sold with the provision of an overage to allow the Sellers to benefit from development or change of use of the land in future. The clawback will be based on the sellers receiving a 35% share of the uplift in value created by planning approval and the resulting income for a period of 35 years from the date of completion of the sale, further details are available from the selling Agents.

Tenure

The land is registered with HM Land Registry under Freehold Title Number DU221048. Vacant possession will be available from 1st April 2027.



Directions

From Tow Law, travel North along the A68 for approximately 5 miles, then turn east, signposted Broadmeadows, and proceed along Eliza Lane for approximately one mile, where the land will be found adjoining the road, accessed via two gated entrances.

what3words: ///machinery.fishnet.verbs

Method of Sale

The land is offered for sale by private treaty as a whole. The seller reserves the right to conclude the sale by an alternative method if considered appropriate. 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.

Viewing and Health & Safety

The land may be viewed during daylight hours on foot, subject to holding a set of the sales particulars at the time of inspection and having first registered and made a specific appointment with GSC Grays on telephone number: 01748 829203.

Given the potential hazards of viewing the land, we ask that all parties wishing to view are as vigilant as possible particularly around livestock, fallen wood and hanging branches.

Conditions of Sale

Purchase Price - 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 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 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 agents and the purchaser 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 in respect 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 any property shown in these particulars.

Anti-Money Laundering - In accordance with current anti-money laundering regulations, all offers to purchase the property - whether from within the UK or overseas, and whether cash or subject to finance - must be supported by appropriate evidence of source of funds. Acceptable documentation may include a bank statement evidencing the purchase price, a financial reference from a bank or funding provider, or written confirmation from a solicitor verifying that sufficient funds are available to complete the transaction. Purchasers will also be required to provide certified copies of identification (such as a valid passport) together with proof of residential address, in a form compliant with anti-money laundering legislation. An administrative fee of £37.50 per person will be charged to cover the cost of the necessary verification checks.



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: August 2026. Photographs taken: July 2026.