GSC GRAYS

FLINTON HILL FARM

Penshaw, Sunderland

Strutt & Parker

Land and property. Since 1885.

FLINTON HILL FARM

CHESTER ROAD, PENSHAW, SUNDERLAND, SR4 9JY

Houghton-le-Spring 2 miles • Sunderland Town Centre 3 miles • A19 ½ mile
(all distances are approximate)

AN EXTENSIVE, STRATEGICALLY LOCATED ARABLE FARM WITH USEFUL GRAZING, SIGNIFICANT ALTERNATIVE ENTERPRISE OPTIONS, TWO PAIRS OF FARM COTTAGES GENERATING ALTERNATIVE INCOME, VERSATILE FARM BUILDINGS AND PRODUCTIVE FARMLAND

- Approximately 382.46 acres of Grade 2 and 3 arable land, 45.17 acres of pastureland and 9.72 acres of scrub, tracks and yard
- Range of modern farm buildings with a previous consent to create an equestrian indoor arena thought to be suitable for a variety of uses, subject to planning consents
- Two pairs of semi-detached cottages available separately (EPC Rating E)
- Excellent access to the main road network and the A19

About 437.34 acres (176.99 hectares)

FOR SALE AS A WHOLE OR IN EIGHT LOTS

GSC GRAYS

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Strutt & Parker
Land and property. Since 1885.

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London, SW3 2PR
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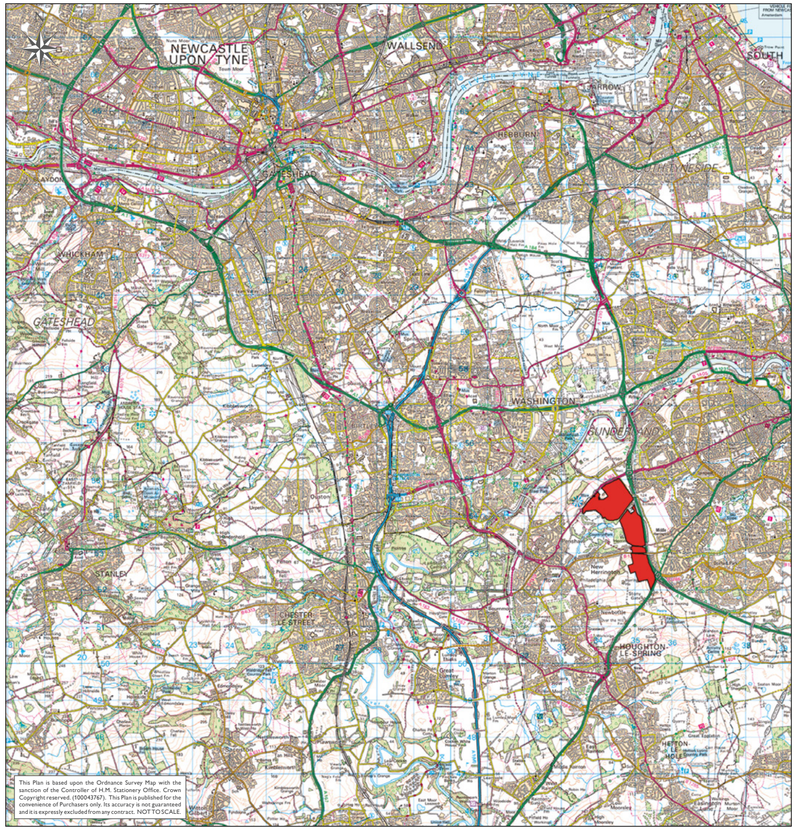


LOCATION

Flinton Hill lies just off the A19 between the A183 and the A690, approximately 2 miles north of Houghton-le-Spring and 3 miles west of Sunderland town centre. The A1(M) is about 10 minutes by car and the A690 provides a fast link between Durham and Sunderland. Durham Station is on the main East Coast line giving regular rail access to Newcastle and London. Newcastle International Airport is about 22 miles away.

The nearest town is Houghton-le-Spring which offers day-to-day amenities, schooling, comprehensive leisure facilities and excellent access to the principal agricultural markets and rural professional services of the North East, making it an attractive location for both residential and rural business interests.

Herrington Country Park lies along the western boundary.

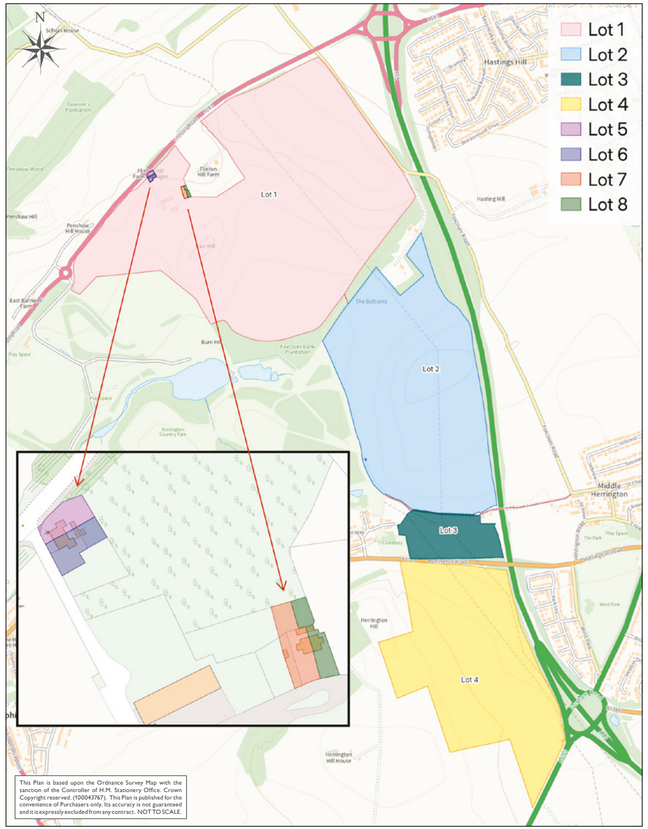
DESCRIPTION

Flinton Hill Farm is a significant and strategically located agricultural property with extensive land holdings totalling about 437.34 ac (176.99 ha) of predominantly arable land with additional parcels of permanent pasture currently used for horse grazing. The farm includes two pairs of semi-detached cottages and a sizeable farmyard with a range of modern agricultural sheds and has excellent access to the surrounding road network.

The farm naturally divides into four land parcels with the farm buildings included within Lot 1. Each cottage is offered separately to offer flexibility with the sale.

The farm is therefore available as a whole or in eight lots.

Lot	Description	Plan colour	Area (ac)
1	Flinton Hill Farm farmyard, buildings, arable and grass land	Pink	205.22
2	Accommodation land – single arable field	Blue	118.26
3	Grazing and pastureland	Teal	16.46
4	Accommodation land – two fields of arable land	Yellow	96.81
5	Cottage No 1	Purple	0.12
6	Cottage No 2	Navy	0.15
7	Cottage No 3	Orange	0.19
8	Cottage No 4	Green	0.12
TOTAL	Flinton Hill Farm		437.34



THE LAND

The land, in total, extends to around 437.34 ac (176.99 ha) and is provisionally classified as Grade 2 and 3 by DEFRA. About 382.46 acres are in arable rotation and about 45.17 acres of permanent grassland and useful horse grazing, all of which is undulating and lying about 70m to 125m above sea level.

The soils of the arable land are identified on the National Soil Map as being mainly freely draining acid loamy soils suited to arable and grassland production. Field enclosures are well fenced with good access. Some areas are more seasonally wet, with slowly permeable acid loamy and clayey soils more suitable to permanent grazing. The land is generally in good heart and is well managed under a Contract Farming Agreement with vacant possession expected on completion.

There are two annual commercial horse grazing licences in place across Lot 1 (due to expire 30th September 2026) and Lot 3 (due to expire 31st March 2027). Further information regarding the licences are available from the Selling Agents.

FARM BUILDINGS

The farm buildings are situated to the north-west of Lot 1 and are accessed via the main farm track directly from the A183 Chester Road. The yard comprises a well-configured array of secure agricultural buildings arranged around extensive areas of hardstanding and a small area of concrete which provide excellent vehicle circulation, loading space and external storage areas.

Plan No	Building Name	Description	Area Approx. (GEA)
1	General Purpose Shed/Grain Store	21 bay, steel portal frame, profile metal-clad walls, corrugated roof sheeting and concrete floor.	750 m²
2	Machinery shed & workshop	Traditional stone shed, with profile roof sheeting and exposed timber internal beams. Concrete floor and plastered internal walls, with some exposed stone. Roller shutter doors.	90 m²
3	General Purpose Shed	5 bay steel portal frame, part metal-clad and part concrete block, profile roof sheeting with sky light and concrete floor.	450 m²

General Purpose Shed/Grain Store & Machinery Shed and Workshop

General Purpose Shed

General Purpose Shed/Grain Store

General Purpose Shed

Cottages 1 & 2

THE COTTAGES

There are two pairs of cottages at Flinton Hill Farm. Cottages 1 and 2 are located near the farm entrance whilst Cottages 3 and 4 lie to the east of the farmyard.

Cottages 1 and 2 are constructed of traditional stone, each with an ancillary side extension that has been rendered, parking and good sized gardens.

Cottages 3 and 4 are fully rendered under pitched, slate clad roof.

All cottages have double glazing and oil fired central heating.

Each cottage has accommodation over two floors comprising:

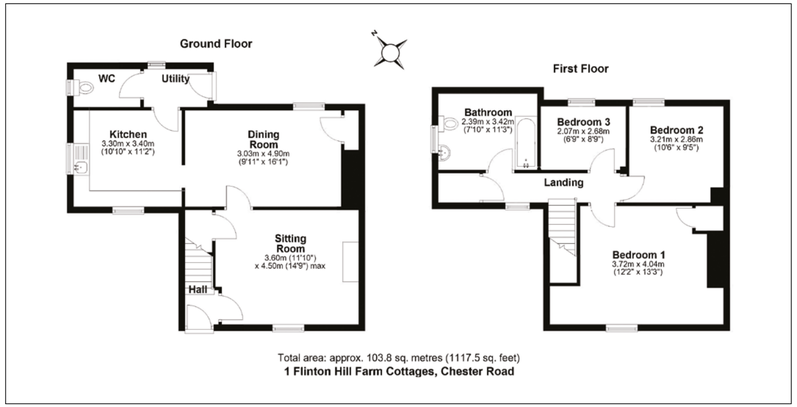
Lot 5 - Cottage No. 1 - Sitting room, dining room, kitchen, utility, 3 bedrooms, bathroom and wc.

Lot 6 - Cottage No. 2 - Sitting room, dining room, kitchen, utility, 3 bedrooms, bathroom and wc.

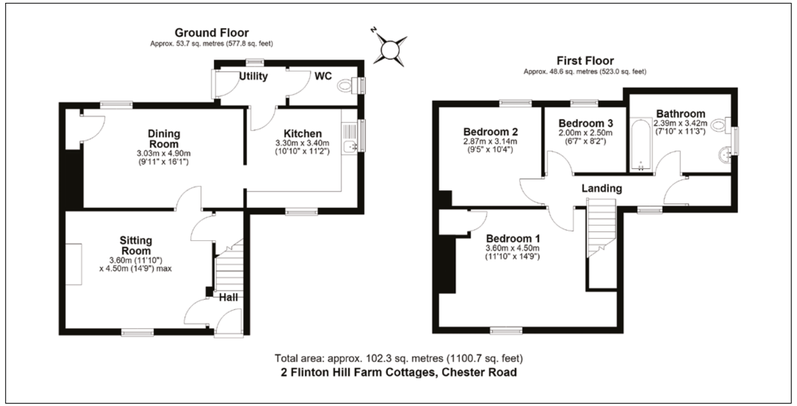
Lot 7 - Cottage No. 3 - Sitting room, kitchen/breakfast room, utility room, 3 bedrooms, bathroom and wc.

Lot 8 - Cottage No. 4 - Sitting room, kitchen/breakfast room, utility room, 3 bedrooms, bathroom and wc.

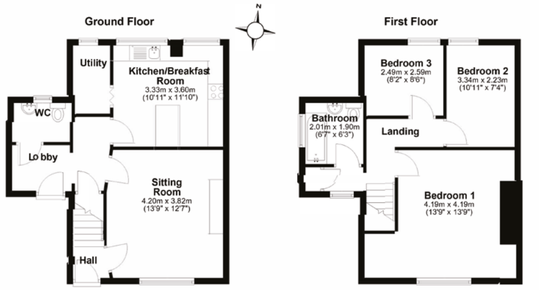
Each cottage has a generous area of garden with various storage sheds and outbuildings. Further details of each cottage are available from the Selling Agents. They are all occupied under Assured Periodic Tenancies (APT) and will be sold with tenants in place.



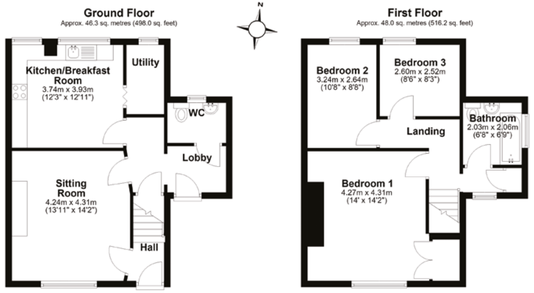
Total area: approx. 103.8 sq. metres (1117.5 sq. feet)
1 Flinton Hill Farm Cottages, Chester Road



Total area: approx. 102.3 sq. metres (1100.7 sq. feet)
2 Flinton Hill Farm Cottages, Chester Road



Total area: approx.88.9 sq. metres (957.2 sq. feet)
3 Flinton Hill Farm Cottages, Chester Road



Total area: approx. 94.2 sq. metres (1014.2 sq. feet)
4 Flinton Hill Farm Cottages, Chester Road

Cottages 3 & 4

Lot 2

Lot 2

Lot 4

FIELD SCHEDULE

Lot	Parcel ID	Arable	Permanent Pasture	Rough Grazing	Scrub	Other	Area (ha)	Area (ac)
1	7724	6.07					6.07	15.00
1	8539	1.97					1.97	4.87
1	9526		2.15				2.15	5.31
1	9755		1.61				1.61	3.98
1	9252		0.07				0.07	0.17
1	9847		0.15				0.15	0.37
1	932		1.49				1.49	3.68
1	1221		5.26				5.26	13.00
1	4014	20.05	1.00				21.05	52.01
1	5049	21.03			0.29	0.72	22.04	54.46
1	5684	9.80					9.80	24.22
1	7953	9.02				0.21	9.23	22.81
1	Farmyard					2.10	2.10	5.19
1	/					0.06	0.06	0.15
1		**67.94**	**11.73**	**0.00**	**0.29**	**3.09**	**83.05**	**205.22**
2	9177	47.86					47.86	118.26
2		**47.86**	**0.00**	**0.00**	**0.00**	**0.00**	**47.86**	**118.26**
3	9608			2.08			2.08	5.14
3	0908			1.91			1.91	4.72
3	2015			0.40			0.40	0.99
3	2207			2.16			2.16	5.34
3						0.11	0.11	0.27
3		**0.00**	**0.00**	**6.55**	**0.00**	**0.11**	**6.66**	**16.46**
4	2060	38.98			0.20		39.18	96.81
4		**38.98**	**0.00**	**0.00**	**0.20**	**0.00**	**39.18**	**96.81**
5	Cottage No 1				0.05		0.05	0.12
6	Cottage No 2				0.06		0.06	0.15
7	Cottage No 3				0.08		0.08	0.19
8	Cottage No 4				0.05		0.05	0.12
Ha		**154.78**	**11.73**	**6.55**	**0.73**	**3.20**	**176.99**	
Ac		**382.46**	**28.98**	**16.19**	**1.80**	**7.91**		**437.34**

Lot 1 and 2

Lot 3

Lot 4

Lot 1

PLANNING APPROVALS & OPPORTUNITIES

The farm lies within a Green Belt Area. Planning approval was, however, granted in 2004 to build an equestrian livery yard with an outdoor arena, two buildings each incorporating 16 loose boxes and associated car parking (Ref: 04/01008/SUB). The existing buildings provide an opportunity for change of use, subject to consent.

SUBSIDIES & PAYMENT SCHEMES

The farm is currently entered into a Countryside Stewardship Mid-Tier Agreement, which runs until 31st December 2026. Environmental measures include legume fallow, flower-rich margins and nectar plots, delivering both environmental and farming benefits. The purchaser will be required to assume the agreement or indemnify the Seller against any repayments arising from early termination of the scheme. The land is also entered into a Sustainable Farming Incentive (SFI) agreement expiring on 30th April 2027. Should the sale complete before the Vendor has submitted the final annual declaration, the Rural Payments Agency may seek recovery of the final year's SFI payment. In such circumstances, the purchaser will indemnify the Seller against any resulting repayment. The SFI agreement cannot be transferred to a new occupier or owner.

Further details are available from the Selling Agents.

GENERAL INFORMATION

Tenure
The property is held of freehold title numbers:
TY492619, TY476333, TY107730, TY347439, TY106907

The land and buildings will be available with vacant possession on completion including the cottages, subject to Assured Periodic Tenancies. Annual commercial horse grazing licences are in place at Lot 1 and Lot 3. Details of the leases and licences are available from the Selling Agents.

Rights of Way & Easements
The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

There are rights of access over Lot 1 to enter Lot 2. A secondary access from Foxcover Road to the south of Lot 2 and into Lot 3. A detailed access plan is available from the Selling Agents.

Both a Bridleway and Public Footpath traverse the land. A plan is available from the Selling Agents.

There are wayleaves in favour of National Grid and an easement in favour of Northern Gas. Further details are available from the Selling Agents.

There is a telecommunications mast located in Lot 2. It is not included in the sale. A right of access over Lot 2 is reserved for servicing the telecoms mast. The land lies adjacent to Herrington Country Park.

Local Authorities
Sunderland City Council - T: 0191 520 5550

Designations
Most of the property lies within an Nitrate Vulnerable Zone. There are no other environmental designations thought to be in place.

Services
The farmyard is supplied with mains electricity and metered mains water. The cottages are connected to mains water and electricity. Drainage is to a shared private septic tank which was last serviced in early 2026.

Property	Water	Electricity	Drainage	Council Tax	EPC
Land	Mains	-	-	-	-
Cottage 1	Mains	Mains	Private	B	E (47)
Cottage 2	Mains	Mains	Private	B	E (44)
Cottage 3	Mains	Mains	Private	B	E (43)
Cottage 4	Mains	Mains	Private	B	E (44)

Method of Sale
Flinton Hill Farm is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but the Seller reserves the right to agree a sale at any point without further reference to interested parties.

Fixtures, Fittings & Equipment
Only those items specially mentioned in these sale particulars are included in the sale.

Boundaries
Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance responsibilities are indicated by T marks on the boundary plan which is available upon request from the Selling Agent. The Purchaser(s) of the cottages will be responsible for their boundary fence.

Sporting Rights & Mineral Rights
Sporting Rights and Mineral Rights are excluded from the Property insofar as reserved by historic conveyances. Parts of the Property are also subject to historic National Coal Board rights.

The farm lies close to a historic coal mining area but there are no identified mine shafts or other physical constraints that are considered likely to restrict its current agricultural use.

Timber
All standing and fallen timber will be included in the sale.

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 respect of the property.

Ingoing Valuation
In addition to the purchase price, the purchaser will be required to take over at market value the following:

1. Any hay and straw.
2. All purchased stores including seeds, sprays, fertilizers, feeding stuffs, fuel, oil etc.
3. Any growing crops plus enhancement value, post-harvest cultivations, sprays, etc. in accordance with CAAV costings, contractor rates and invoiced costs.

Holdover
If completion occurs after May 2027, the purchaser will be required to grant holdover rights to enable the Seller to harvest and remove the crop and straw from the 2027 season.

Solicitors
Ward Hadaway

Employees
There are no employees to be retained at Flinton Hill Farm.

Viewing
Appointments to view will be through either of the joint Selling Agents only by calling:

GSC Grays Farm Agency - T: 01748 829203

Strutt & Parker – Estates & Farm Agency -
T: 0207 591 2232

All appointments will be accompanied by a member of either joint agent and every effort will be made to accommodate preferred viewing times. As the cottages are all currently occupied, we ask that those wishing to inspect the cottages give sufficient notice to agree access.

Given the potential hazards of a working farm, we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

Directions (SR4 9JY)
From the A19 take the Hastings Hill junction and head west on the A183. About 200 yards from the end of the dual carriageway turn left into Flinton Hill farmyard.

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CONDITIONS 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 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 themselves as to the description of the property and any error or misstatement shall not annul the sale or does not 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.

Apportionments
The council tax and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of completion.

Anti-Money Laundering
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 and Strutt & Parker 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, Strutt & Parker 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: October 2026. Photographs taken: August 2026.