



LAND AT THORPE

Thorpe, Barnard Castle, County Durham



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THORPE, BARNARD CASTLE, COUNTY DURHAM

Wycliffe 1 mile, Greta Bridge 3 miles, Barnard Castle 5 miles
(All distances approximate)

A PRODUCTIVE BLOCK OF MEADOW AND PASTURELAND, WITH
NATURAL POND AND WETLAND IN A PROTECTED LANDSCAPE
AREA OF FORMER PARKLAND, AND ESTABLISHED ACCESS POINTS
ALLOWING POTENTIAL FOR DIVISION

- Six field enclosures each with access to water
 - Boundaries fenced for livestock
- Four mowing fields capable of arable production
 - Ridge & furrow pasture and former parkland
 - Attractive location close to A66
 - Suitable for equestrian or agricultural use
- Sporting Rights over an additional 102.76 acres until 2045 also available separately

IN ALL ABOUT 54.36 ACRES (21.99 HA)
FOR SALE AS A WHOLE WITH LOTTED OPTIONS CONSIDERED



5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL
Tel: 01748 829217
www.gscgrays.co.uk
richmond@gscgrays.co.uk





Location

The land lies in attractive area of productive open countryside between the villages of Thorpe and Wycliffe, on the south side of the river Tees. It has excellent access to the A66 which is about 2 miles to the south and is about ten minutes' drive from Barnard Castle.

Description

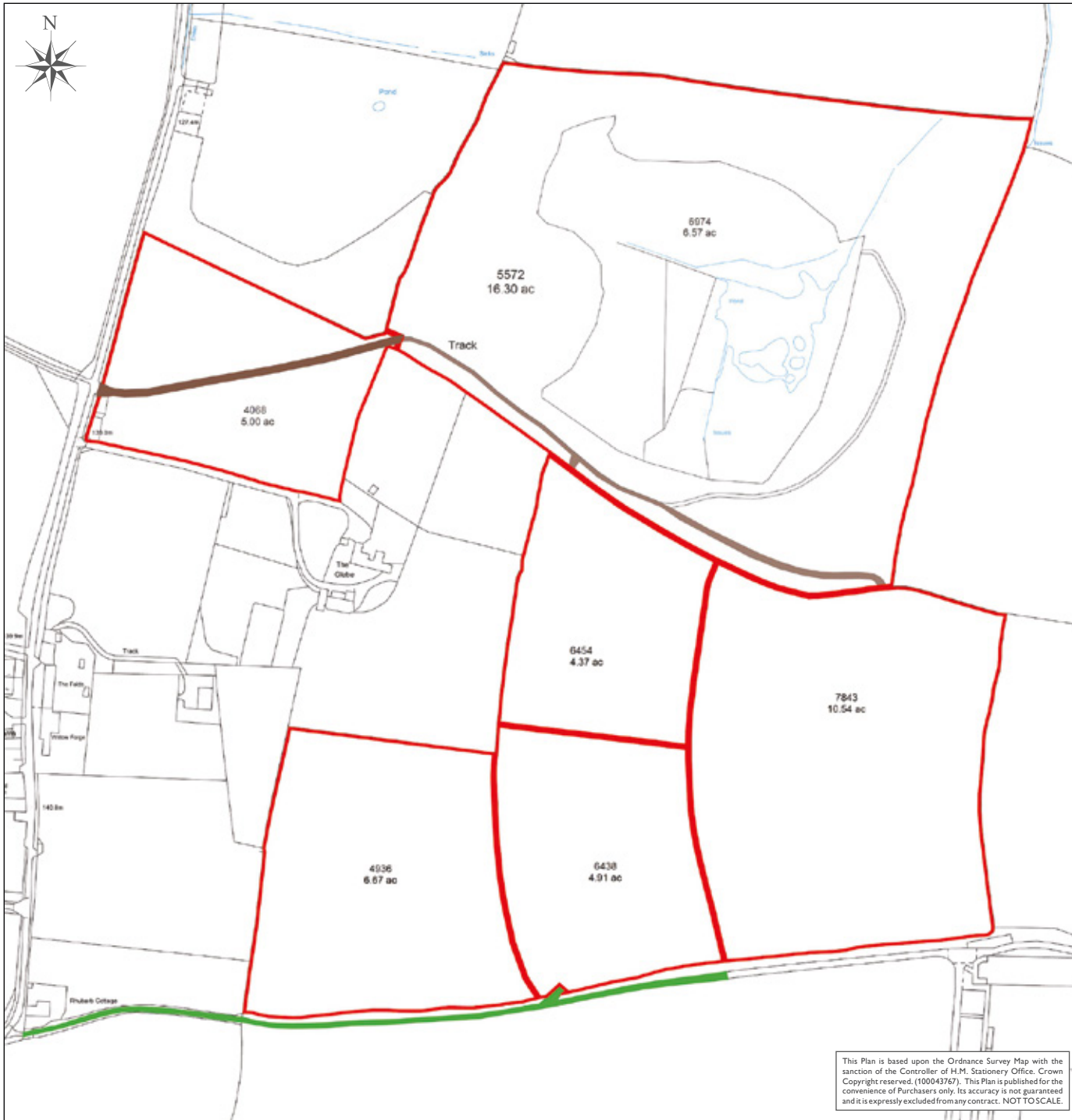
The land all lies within a ring fence with access from the public road and via a green lane along its southern boundary.

It is made up of four individual mowing meadow fields which have been in arable production in the past but most recently have been farmed on annual licence for the production of hay. There are also two fields of pasture and parkland, part of which lie within a protected landscape area, and which includes a most attractive pond and wooded wetland area which attracts an abundance of bird and other wildlife.

The land is generally gently undulating and lies between about 135m and 145m above sea level.

The meadow land is classified as Grade 3 and the soils are described by LandIS as slightly acid loamy and clay soils of moderate to high fertility, capable of producing a wide range of arable and grass crops.

Field No	Land type	Area (ac)
6974	Pond and wetland area	6.57
5572	Parkland	16.30
4068	Pastureland	5.00
6454	Meadow	4.37
7843	Meadow	10.54
6438	Meadow	4.91
4936	Meadow	6.67
TOTAL		54.36



Occupation

The land is occupied on a single grazing agreement due to terminate on 30th April 2024. The rent currently received is £6,700 pa.

Sporting Rights to enjoy duck flighting on the pond are also let on an annual basis at £500 pa.

Stewardship Schemes

The land is not currently entered into any Countryside Stewardship Schemes. Purchasers are advised to consider options available under newly introduced schemes which appear to benefit land of this nature. Further information is available from the Selling Agents.

Nitrate Vulnerable Zone (NVZ)

Much of the property lies within an NVZ.

Rural Land Registry

The land is registered on the Rural Land Register. No BPS Entitlements are included in the sale as they no longer have relevance. Any payments previously received for the 2023 season will be retained along with any de-linked payments going forward.

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.

Tenure

The property is to be sold freehold with vacant possession available from 1st May 2024.

Sporting Rights

The sporting rights are included in so far as they are owned. Sporting Rights over additional and adjoining 102.76 acres are also available separately.



Mineral Rights

The mineral rights are reserved from the sale.

Wayleaves, Easements and 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 right of way over field numbers. 4068 and 5572.

In the event of a lotted sale a vehicular right of access for agricultural purposes only, will be reserved over field numbers 4068 and 5572 into 7843 as indicted coloured brown on the sale plan.

Access from the south is over the Green Lane (shaded green) established by many years of continual use. The right does not extend beyond the green coloured area on the sale plan, and it is for agricultural / equestrian use only.

Services

Metered mains water is available.

Boundaries

The Vendor will only sell such interests as they have in the boundary hedges and fences. All boundary fences will be the responsibility of the purchaser.

Guide Price

A price in excess of £450,000 is expected for the property.

Directions

From the A66 turn north at The Thorpe Farm Centre signposted to Wycliffe and Whorlton. Continue on this road for about 1 mile into Thorpe and the land lies on the east (right) side of the road.

what3words: kneeled.composts.merchant

Viewing & Health and Safety

By appointment through the Selling Agents.

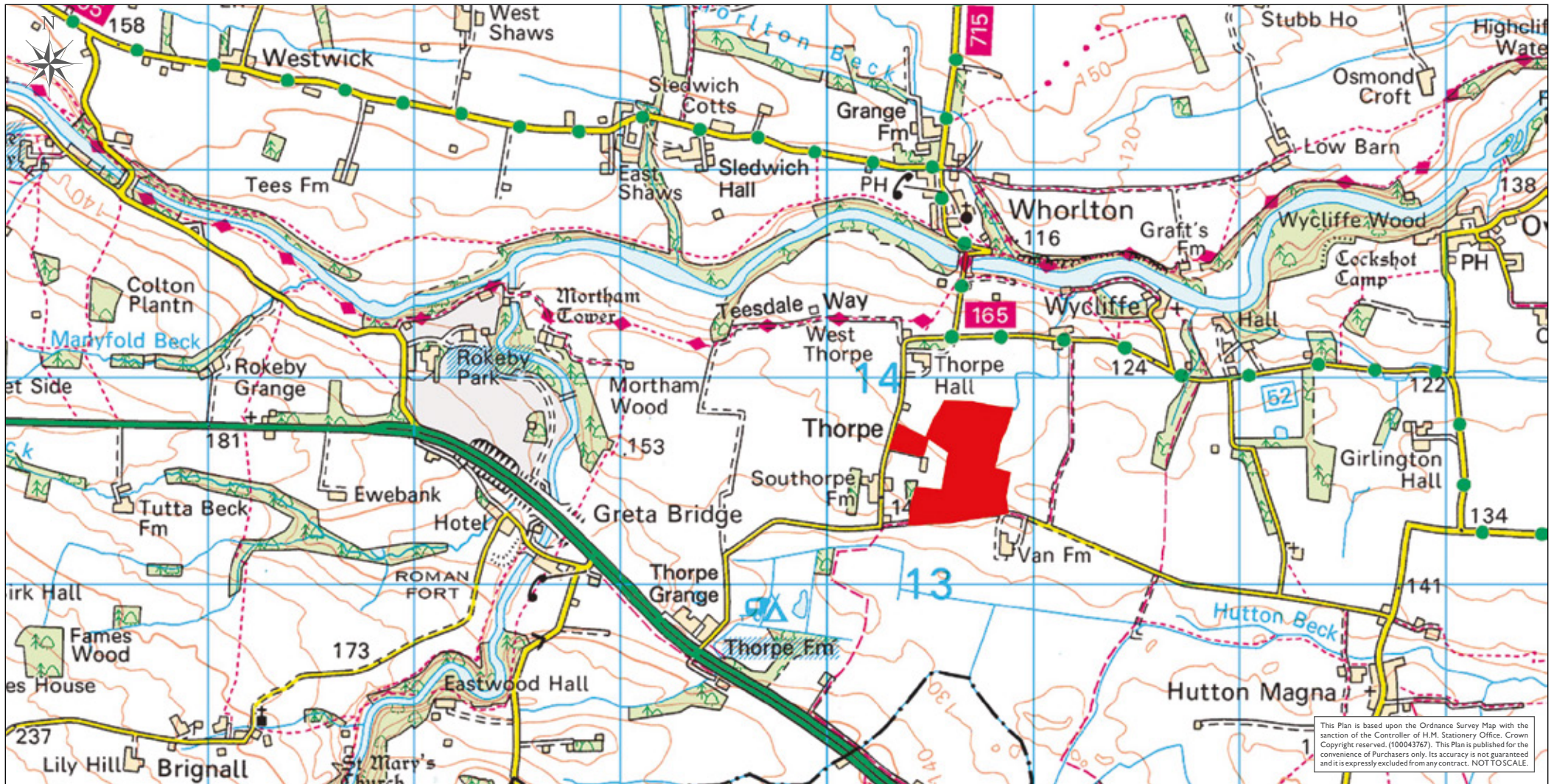
Please take care when viewing the property particularly as this is a working farm. For your own personal safety, you should remain as vigilant as possible particularly around machinery.

Selling Agents

GSC Grays Farm Agency, 5-6 Bailey Court, Colburn Business Park, North Yorkshire DL9 4QL

T: 01748 897627

E: jarc@gscgrays.co.uk



DISCLAIMER NOTICE:

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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 2023

Photographs taken: XX XX