



LAND AT RYE CLOSE FARM

Newton Aycliffe, County Durham



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NEWTON AYCLIFFE, COUNTY DURHAM, DL5 6JJ

Newton Aycliffe 2 miles, Darlington 6 miles, Stockton-on-Tees 8 miles
(Distances approximate)

A PRODUCTIVE AND VERSATILE BLOCK OF ARABLE LAND
WITH EXTENSIVE ROAD FRONTAGE TO RICKNALL LANE

ABOUT 20.81 ACRES (8.42 HA)
FOR SALE FREEHOLD WITH VACANT POSSESSION



GSC GRAYS

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Tel: 01377 337180

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Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320





Description

A productive and versatile block of arable land with excellent road frontage onto Ricknall Lane and is easily accessible to the A1(M), extending to approximately 20.81 acres (8.42 ha)..

The land is classified as Grade 3 by the DEFRA Land Classification Scheme with slightly acidic, base-rich clay loam soils. The land is currently sown with spring barley and is capable of producing good combinable crop yields and a long growing season under grass.

The land falls within a ring fence and is enclosed by a combination of mature hedges and post and rail fencing. It is topographically level with a height above sea level of approximately 85 metres.

Five-year cropping schedule available upon request from the Selling Agent.

Basic Payment Scheme

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

Countryside Stewardship / SFI Agreements

We are not aware of any Countryside Stewardship or SFI agreements over the land.

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.

Nitrate Vulnerable Zone

The land is within a Nitrate Vulnerable Zone (NVZ).

Designations

We are not aware of any environmental or historic designations.

Tenure

The property is to be sold Freehold with vacant possession on legal completion. The land is registered with HM Land Registry under Title Number: DU291832.

Sporting Rights

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

Mineral Rights

The mineral rights are owned by a third party.

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.

Services

There are no public services connected to the land.

Boundaries

The Vendor will only sell such interests as they have in the boundary hedges and fences. Responsibility for the fences will be as indicated by 'T' marks of the transfer plan.

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.

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, fertilizers and sprays applied plus enhancement value if applicable.

Directions

From the A1(M), take junction 59 on to the A167 towards Aycliffe. At the roundabout, take the second exit onto Lime Lane. Proceed for 2 miles, continuing onto Ricknall Lane for a further one mile. Upon crossing the overpass, the land is located immediately on the lefthand side and is signposted by a GSC Grays Sale Board.

what3words: ///lawns.retailing.enclosing

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

Within 7 days of 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.

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 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 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.

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 Photographs taken: June 2024

