

LAND AT STONEYGATE FARM
Houghton-Le-Spring, Sunderland



LAND AT STONEYGATE FARM

HOUGHTON-LE-SPRING, SUNDERLAND, DH5 8JG

Houghton-le-Spring 2 miles, Sunderland 5 miles, Newcastle 14 miles
(distances approximate)

TWO BLOCKS OF PRODUCTIVE AND VERSATILE ARABLE LAND
SITUATED IN A STRATEGIC LOCATION WITH EXTENSIVE ROAD
FRONTAGE ACCESS

Available as a whole or in two lots as follows:

Lot 1: 114.74 acres (46.43 ha)

Lot 2: 28.46 acres (11.52 ha)

FOR SALE FREEHOLD WITH VACANT POSSESSION



GSC GRAYS

PROPERTY • ESTATES • LAND

5 & 6 Bailey Court, Colburn Business Park,
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Tel: 01748 829203

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Offices also at:

Alnwick
Tel: 01665 568310

Chester-le-Street
Tel: 0191 303 9540

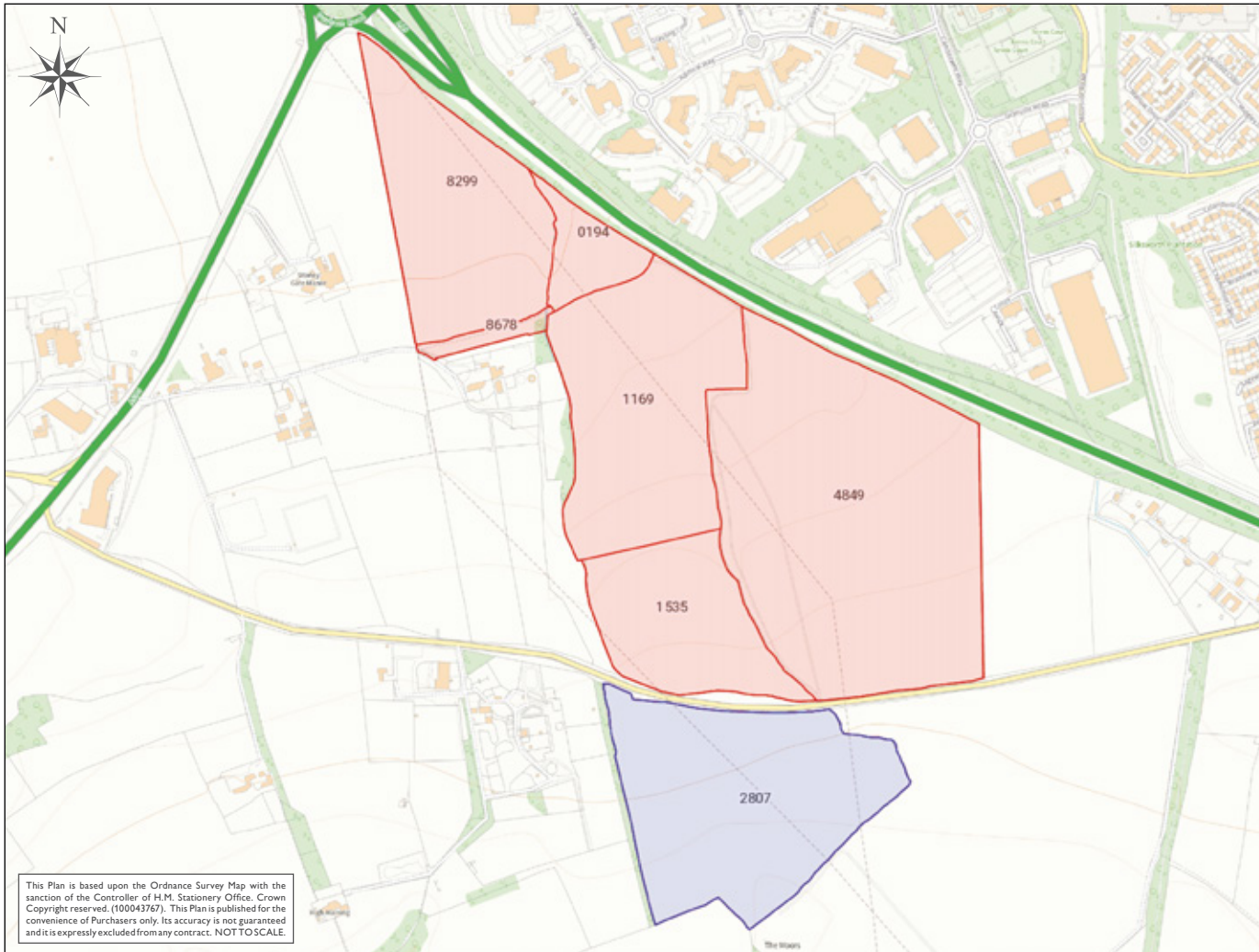
Barnard Castle
Tel: 01833 637000

Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320





Description

Two blocks of productive and versatile arable land extending in total to approximately 143.20 acres (57.95 ha) with extensive road frontage and excellent access to the A19 / A690.

The land is classified as Grade 3 by the DEFRA Land Classification Scheme with slightly acidic clay loam soils. It is gently undulating, lying between 120m and 170m above sea level and is bound by mature hedgerows with natural water sources for livestock.

The land is currently sown to a combination of winter arable crops, overwinter stubble and wild bird food plots, and has proven to be capable of producing good combinable crop yields and a long growing season under grass. A five-year cropping schedule is available upon request from the Selling Agent.

Given its strategic location; adjacent the A19 Doxford International Business Park, it is considered that the land may have scope for alternate use, subject to obtaining the necessary consents.

Countryside Stewardship / SFI Agreements

All of the land is entered into a Sustainable Farming Incentive (SFI) which is predominantly focused upon winter bird food plots, over-winter stubble and soil management options and expires in 2027. This agreement cannot be transferred and will be removed from the scheme. The Purchaser(s) will indemnify the Vendor against any non-compliance from the date of completion.

A Higher-Level Stewardship (HLS) agreement is also in operation over Lot 2 and expires in 2028. The Vendor will seek to transfer this agreement upon completion of sale and ensure that the Purchaser(s) will undertake to comply with scheme rules for the remainder of the term.

Further details available upon request from the Selling Agent.

Basic Payment Scheme

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

Lot	Parcel No.	Arable (ha)	Permanent Grassland (ha)	Woodland (ha)	Other (ha)	Area (ha)	Area (ac)
1	4849	19.75				19.75	48.80
1	8299	8.29				8.29	20.48
1	1169				0.25	0.25	0.62
1	1169	10.13				10.13	25.04
1	0194		1.75			1.75	4.33
1	8299				0.01	0.01	0.03
1	8299	0.00				0.00	0.00
1	1535	5.73				5.73	14.16
1	8678		0.52			0.52	1.29
2	2807	11.52				11.52	28.46
		55.42	2.27	0.00	0.26	57.95	143.20



Lot 1

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

The land is located within a Nitrate Vulnerable Zone (NVZ) and the Tyne and Wear Greenbelt.

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: TY338255.

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 and are excluded 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.

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 on the sale plan by "T Marks" 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.

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.

Overage Provision

The Vendor reserves the right to benefit from any uplift in value because of a change of use of any of the farmland by way of a clawback for a period of 50 years and retaining a 35% share of the increased value for a land use for any purposes other than equestrian or agricultural.

Directions

From Sunderland, head south on the A690 for approximately 5 miles toward Houghton-le-Spring. Upon approaching the Stratstone Land Rover dealership, turn left onto Burdon Road for half a mile, the land is located either side of the road and is signposted by two GSC Grays Sale Boards.

Postcode

DH5 8JG

what3words

Lot 1 - ///sage.remind.level

Lot 2 - ///maps.funded.magic

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.

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 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: January 2025. Photographs taken: January 2025





Lot 1