

# LAND AT QUARRY GRANGE FARM

Bolam, Darlington, Co Durham



GSC GRAYS

PROPERTY • ESTATES • LAND



# LAND AT QUARRY GRANGE FARM

BOLAM, DARLINGTON, CO DURHAM, DL2 2UP

Darlington 8 miles • Barnard Castle 10 miles

HIGH QUALITY FARMLAND IN BLOCKS  
OF VARYING SIZES FROM 8 TO 100 ACRES.

Arable, meadow land and permanent pastures

Good road access

About 154.12 acres (62.37 ha)

For sale as a whole or in 5 lots



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PROPERTY • ESTATES • LAND

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Offices also at:

Alnwick  
Tel: 01665 568310

Chester-le-Street  
Tel: 0191 303 9540

Barnard Castle  
Tel: 01833 607 000

Easingwold  
Tel: 01347 837100

Hamsterley  
Tel: 01388 487000

Lambton Estate  
Tel: 0191 385 2435

Leyburn  
Tel: 01969 600120

Stokesley  
Tel: 01642 710742



## DESCRIPTION

The subject property is located close to the village of Bolam, about 2 miles south of West Auckland in County Durham.

The land is made up from three separate blocks but is further sub-divided to offer a wider range of options to potential purchasers. It is mainly Grade 3 land, predominantly of loamy soils, capable of producing good grass and some arable crops. The land extends in total to about 154.11 acres, of which about 61.65 acres is in arable/grass, 90.49 acres of pasture and the remainder in woods, tracks and buildings. Within Lot 1 is an attractive stone barn with potential for a number of uses and currently aligned to a sheep run. There is also a useful sheep pen area within Lot 2.

The land lies between 175m and 200m above sea level and lies partly within a Nitrate Vulnerable Zone.

The land is currently subject to a Hedgerow and Boundary scheme which comes to an end in September 2021. All the land has access from the public road with farm tracks linking fields internally. Each block is also connected to a mains water supply, metered from the farm and will be sub-metered as required.

## 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. The Selling Agents reserve the right to set a closing date for best and final offers. Offers will be considered for the whole or individual lots.

Lot	Description	Area (ac)
Lot 1	Hindberries	100.27
Lot 2	Parkins	15.89
Lot 3	Legs Cross	37.95
a		(17.64)
b		(12.13)
c		(8.18)

## TENURE

The property is to be sold freehold with vacant possession.

Lot	Field Number	Arable/Grass(ha)	Pasture(ha)	Woods(ha)	Other(ha)	Area(ha)	Area(ac)	BPS Eligible(ha)
Lot 1	6020		4.79			4.79	11.84	
1	4196			0.60		0.60	1.48	
1	6012	0.42				0.42	1.04	
1	3903			0.19		0.19	0.47	
1	5303	3.68				3.68	9.09	
1	7201		3.96			3.96	9.79	
1	5990				0.01	0.01	0.02	
1	4983		2.65			2.65	6.55	
1	6984	3.27				3.27	8.08	
1	4494		6.74			6.74	16.65	
1	7268	5.44				5.44	13.44	
1	5062	4.10				4.10	10.13	
1	7849	4.73				4.73	11.69	
Lot 1		21.64	18.14	0.79	0.01	40.58	100.27	
Lot 2	2731		3.20			3.20	7.91	
	3620		0.01			0.01	0.02	
	2915		3.22			3.22	7.96	
Lot 2			6.43			6.43	15.89	
Lot 3a	9989		7.14			7.14	17.64	
Lot 3b	2176		4.91			4.91	12.13	
Lot 3c	4171	2.00				2.00	4.94	
	5963	1.31				1.31	3.24	
Lot 3c		3.31				3.31	8.18	
TOTALS		24.95	36.62	0.79	0.01	62.37	154.11	

## OVERAGE

The sale of the land is intended for agricultural use so should there be a change of use, the seller reserves the right to clawback a share of the uplift in value between the existing use and the use granted by approval of planning consent. The basis of the value clawback will be 50% over the following 35 years. Further details can be obtained from the Selling Agent.

## SPORTING RIGHTS

The sporting rights are included in the sale with the exception of those on Lot 1 known as Hindberries which are being retained by the sellers.

## MINERAL RIGHTS

The mineral rights are excepted from the sale with provision for compensation in the event of any damage caused by their workings.

## 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 footpath along the northern boundary of Lot 1 and another which bisects Lot 3a. Further details can be found on the County Durham Public Rights of Way plan.

## SERVICES

Mains water is available through private branch pipes metered at Quarry Grange Farm and will require to be sub-metered according to the requirements of the sale.

## BOUNDARIES

The Vendor will only sell such interests as they have in the boundary hedges and fences. Maintenance responsibilities will be as shown by 'T' marks on the sale plan. In the event of a lotted sale the Selling Agent will allocate further responsibilities.

## GUIDE PRICE

Price on Application

## 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.

## BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency and is to be sold with the benefit of Basic Payment Scheme (BPS) Entitlements at no additional cost. The Entitlements are currently held by and have been claimed by the Vendor for the 2021 season. The Purchaser(s) will be obligated to continue to manage the land in compliance with the scheme rules for the remainder of the calendar year and will be required to indemnify the Vendor from any breach or non-compliance.

The Vendor will endeavour to facilitate the transfer to the Purchaser(s) of normal Non-SDA Entitlements. GSC Grays will administer the transfer and charge the Purchaser(s) a fee of £250 plus VAT.

## INGOING VALUATION

In addition to the purchase price the purchaser will take over and pay for all growing crops. Payment is to be made on completion at a figure assessed by the vendor's valuer.

## DIRECTIONS

Take junction 58 off the A1 at Darlington and follow the A68 north for about 3 miles, past Houghton Bank, before turning left on to Bolam Road, signposted to Bolam 1½ miles. Travel straight over the crossroads and Bolam village is about half a mile further on.

## 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 livestock or buildings.

## CONDITIONS OF SALE

The purchaser must be in a position to exchange contracts by the end of October 2021.

## 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. 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.

## SOLICITORS

Latimer Hinks, 5-8 Priestgate, Darlington, DL1 1NL  
Tel: 01325 341500



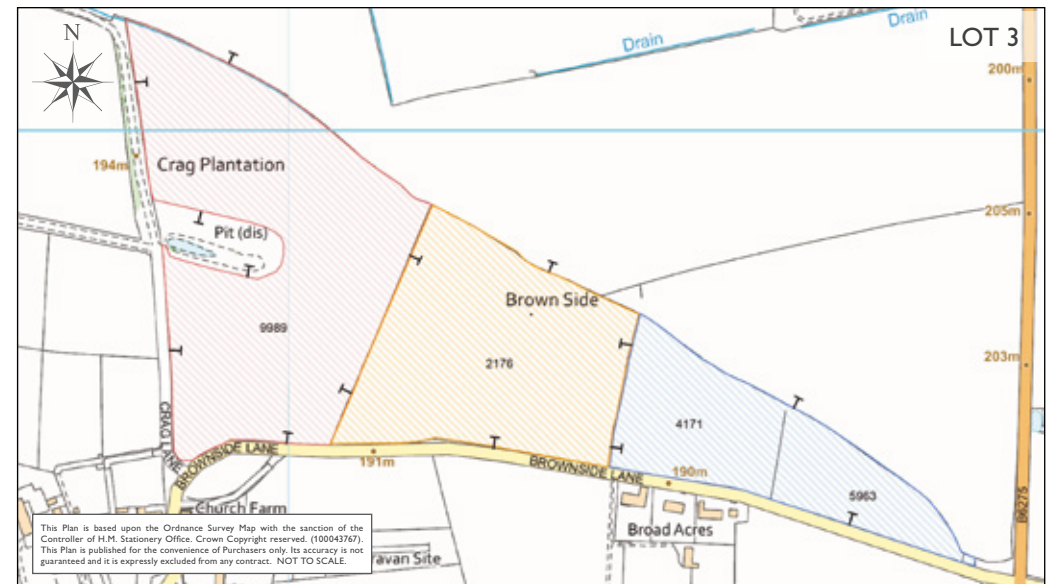
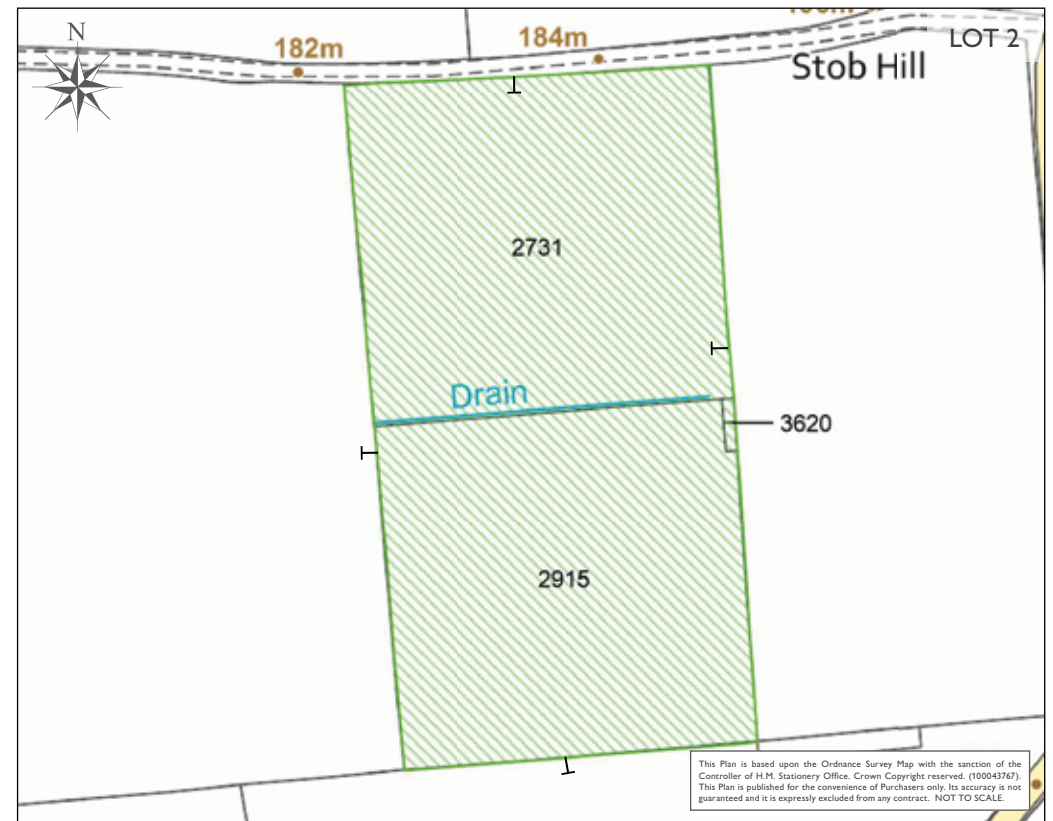
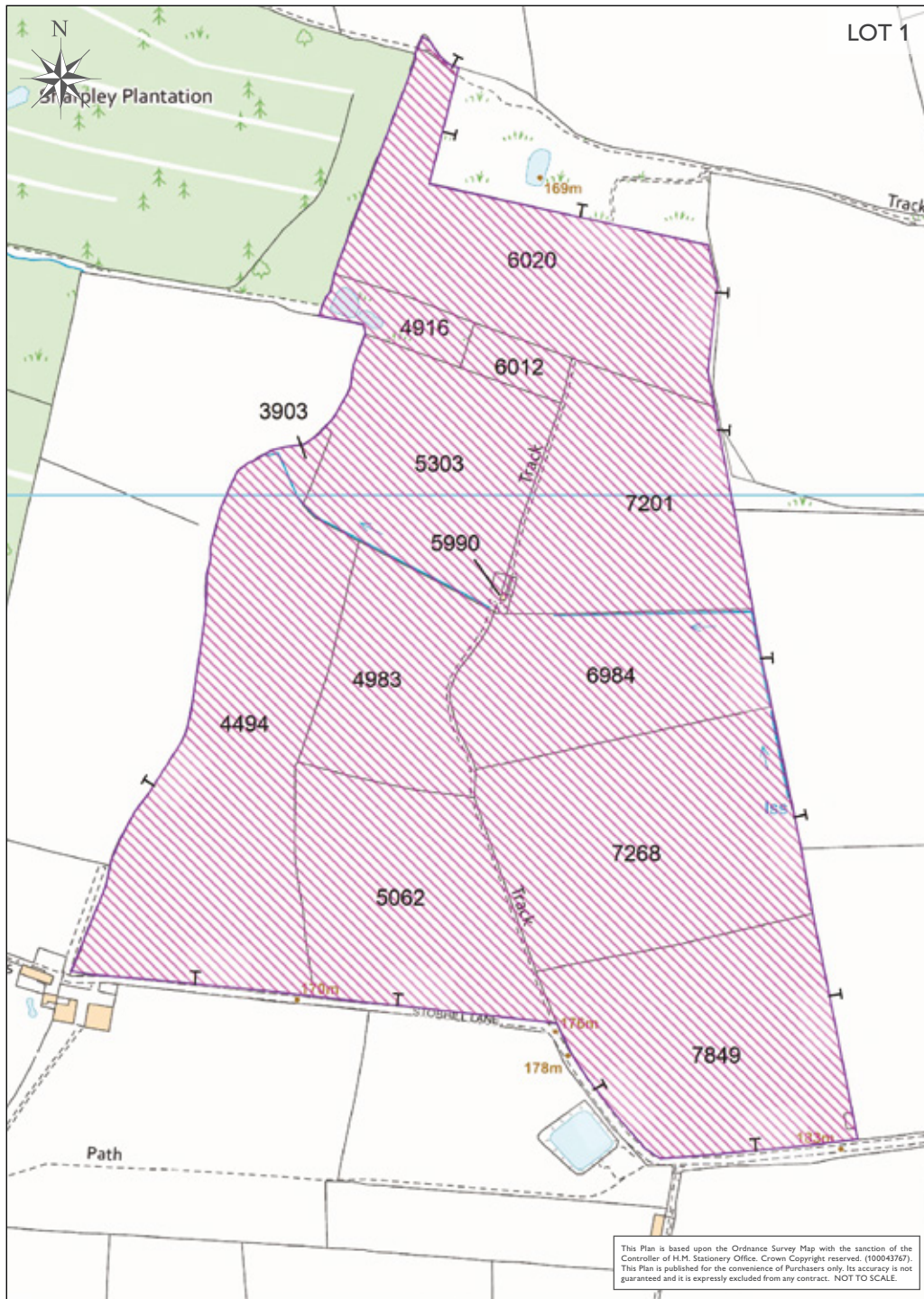
### DISCLAIMER NOTICE:

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: July 21  
Photographs taken: July 21









LOT 1



LOT 3c

LOT 1