

LAND AT WINGATE GRANGE FARM

Wingate, Co. Durham TS28 5LX



GSC GRAYS

PROPERTY • ESTATES • LAND

LAND AT WINGATE GRANGE FARM

WINGATE, CO. DURHAM TS28 5LX

Wingate 1 mile
Trimdon 6 miles
Durham 11 miles

A PRODUCTIVE BLOCK OF QUALITY, GRADE 3 ARABLE LAND

About 241.49 acres (97.73 ha)

For sale as a whole or in two lots



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Easingwold
Tel: 01347 837100

Hamsterley
Tel: 01388 487000

Lambton Estate
Tel: 0191 385 2435

Leyburn
Tel: 01969 600120

Stokesley
Tel: 01642 710742



Description

The land at Wingate Grange Farm comprises approximately 241.49 acres (97.73 ha) of which about 239.88 acres are Grade 3, RPA registered and eligible, arable land. Each block has good access from private farm track or public highway.

It is situated between the villages of Wingate, Wheatley Hill and Trimdon, about 11 miles south east of Durham in a productive farming area.

The land is gently undulating between about 125m and 165m above sea level with the majority being level or south facing with a bank of steeper back lying land. The average annual rainfall for the area is mm. It is classified as mainly Grade 3 and 4 and is described by Landis as being a slowly permeable, slightly acidic but base-rich loamy and clay soil of moderate fertility suitable for grassland, arable cropping and woodland. Drainage is mainly from tiles drains leading to open ditch and stream network.

Due to difficulties in sowing Winter crops in 2019 much of the arable land is sown to Spring crops for 2020 but it has produced consistently good crops of Winter Wheat, Winter Barley or Oil Seed Rape in recent seasons. Fields included in grass rotation are generally well fenced with access to water.

Lot Number	Field Number	Arable	Other	Area (ha)	Area (ac)	Eligible Area (ha)
1	4401	13.16		13.16	32.52	13.16
1	6411	7.00	0.14	7.14	17.64	7.00
1	8819	7.05		7.05	17.42	7.05
1	6982	5.08	0.11	5.19	12.82	5.08
1	9189	13.40		13.40	33.11	13.40
1	1455	13.20		13.20	32.62	13.20
1	4461	5.21	0.20	5.41	13.37	5.21
1	9951		0.20	0.20	0.49	0.00
1		64.10	0.65	64.75	160.00	64.10
2	1779	6.91		6.91	17.07	6.91
2	1798	4.50		4.50	11.12	4.50
2	9298	3.30		3.30	8.15	3.30
2	3320	5.36		5.36	13.24	5.36
2	5408	12.91		12.91	31.90	12.91
2		32.98	0.00	32.98	81.49	32.98
TOTAL		97.08	0.65	97.73	241.49	97.08



Solar Park

Investigations are ongoing for the potential to develop part of the farm of Wingate Grange as a Solar Park. Grid connections and planning consents are not yet in place and the sale is therefore conducted on the condition that the Vendor will benefit from any uplift in value as a result of this project being taken forward by way of a clawback for a period of 50 years and retaining a 35% share of the increased value.

Basic Payment Scheme

The land is registered with the Rural Payments Agency and is to be sold with the benefit of Basic Payment Scheme Entitlements (BPS) at no additional cost. The Entitlements are currently held by and will be claimed by the Vendor for the 2020 season as they will take the crop through to harvest. 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 claim payment will then be apportioned on a pro-rata basis.

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.

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.

Sporting Rights

These are included in the sale in so far as they are owned.

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 foot path which links Wingate village to Trimdon along the farm track to Lot 2.

Access to Lot 1 will be over tracks identified on the plan between points A & B and C & D. Access to Lot 2 will be over the farm track between points E & F.

Services

There are no public services 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 plan.

Guide Price

Lot	Description	Guide Price
1	Land block North – 160.00 acres	£950,000
2	Land block South – 81.49 acres	£450,000
The Whole		£1,400,000

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.

Ingoing Valuation

Although it is intended that the vendor will take this year's crop to harvest an earlier completion will require the purchaser, in addition to the purchase price, to take over and pay for all growing crops, cultivations, stocks and stores, including an element of enhancement, 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 invoiced cost of seeds, fertilizers and sprays applied plus enhancement value.

Directions (Sat Nav: TS28 5LX)

From the A181 Wellfield Bypass, turn off south into Wingate on the B1280. Opposite Holy Trinity Church turn west (right) into Wingate Grange Industrial Estate and follow the road round through the right and left sweep of the road and on into Wingate Grange Farm. What3Words: sues.outraged.primed



Viewing & Health and Safety

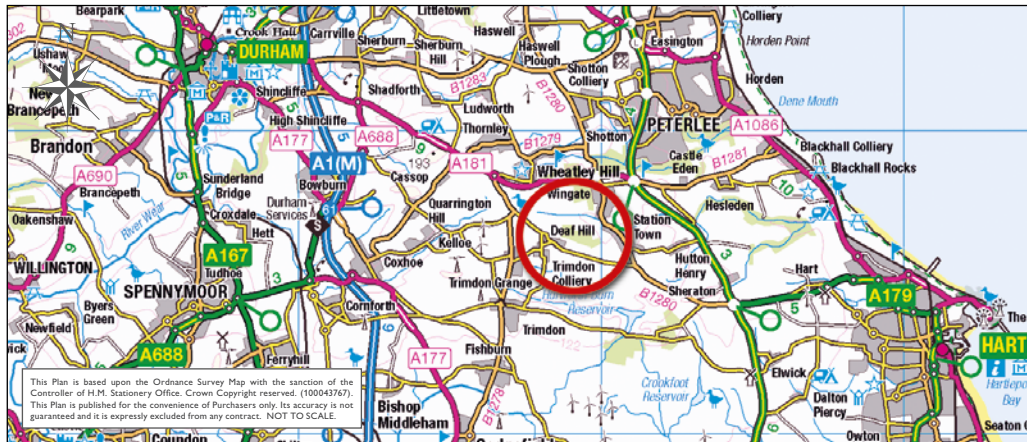
By appointment through the Selling Agents by calling 01748 897610.

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.



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: May 2020 Photographs taken: May 2020

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.

