

LAND AT WADSWORTH FARM

Toronto, Co. Durham



GSC GRAYS

PROPERTY • ESTATES • LAND

LAND AT WADSWORTH FARM

TORONTO, CO. DURHAM

Bishop Auckland 1mile, Durham 12 miles

A WELL-LOCATED BLOCK OF PRODUCTIVE
ARABLE/GRASSLAND WITH GOOD ACCESS,
WATER AND EXTENDING TO ABOUT 115.08
ACRES (46.57 HA)

FOR SALE AS A WHOLE OR IN TWO LOTS



5 & 6 Bailey Court, Colburn Business Park,
North Yorkshire, DL9 4QL

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Offices also at:

Alnwick	Barnard Castle
Tel: 01665 568310	Tel: 01833 637000
Chester-le-Street	Easingwold
Tel: 0191 303 9540	Tel: 01347 837100
Hamsterley	Lambton Estate
Tel: 01388 487000	Tel: 0191 385 2435
Leyburn	Stokesley
Tel: 01969 600120	Tel: 01642 710742

The land at Wadsworth Farm lies on the western edge of the village of Toronto in County Durham, either side of the A689, approximately 1 mile north west of Bishop Auckland and within 6 miles of the A1.

The land is offered in two lots lying either side of the road with good access.

The land is generally south facing with a gentle slope draining to the River Wear which borders the southern boundary and lies between about 75m and 160m above sea level.

It is classified as Grade 3 and the soil type is slowly permeable, seasonally wet acid loamy clay soil capable of producing good quality grass and some arable crops.

Overage

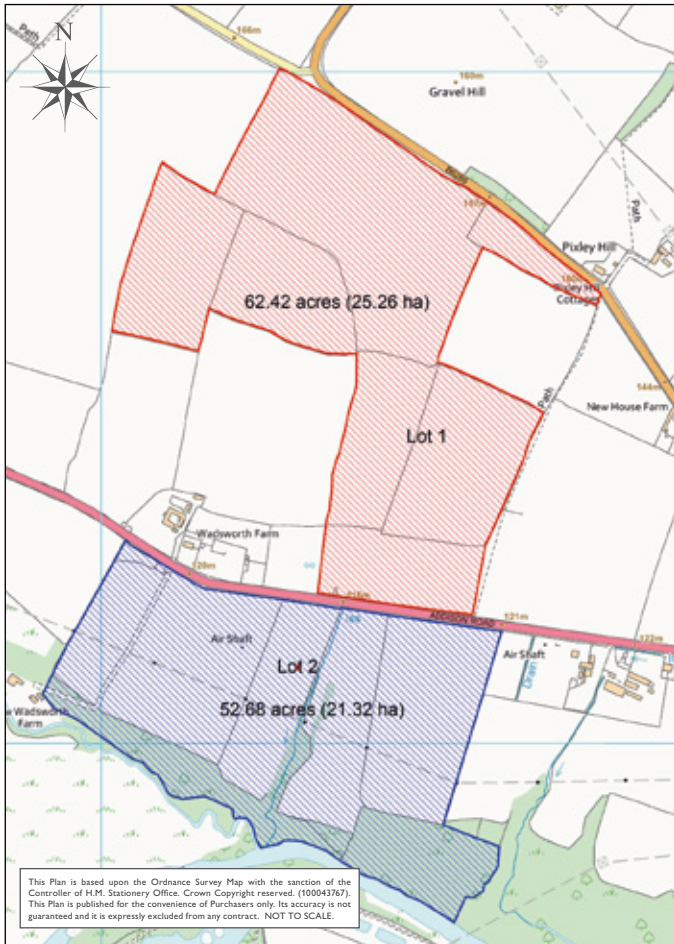
Due to the obvious development potential of this land it land will be sold with the benefit to the seller of an overage based on a share of the uplift in value from any change of use from agriculture. This overage agreement will be based on 50% of the uplift in value from the time it obtains planning consent which will last for a period of 35 years. Further details are available from the Selling Agents.

Basic Payment Scheme

The land is registered on the Rural Land Register. Any Basic Payment Scheme Entitlements (BPS) associated will be included at no additional cost.

Lot	Field Number	Arable/Grass (ha)	Woodland (ha)	Other (ha)	Total (ha)	Total (ac)
1	4277	19.48			19.48	48.14
1	1171	3.30			3.30	8.15
1	4625	2.48			2.48	6.13
		25.26			25.26	62.42
2	0913	8.84		0.08	8.92	22.04
2	4804	7.43	0.01		7.44	18.38
2	1495		2.97		2.97	7.34
2			1.98		1.98	4.90
		16.27	4.96	0.08	21.31	52.66
TOTAL		41.53	4.96	0.08	46.57	115.08





The Vendor will endeavour to facilitate the transfer to the Purchaser(s) of normal Non-SDA Entitlements for 41.87 ha. GSC Grays will administer the transfer and charge the Purchaser(s) a fee of £150 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.

Completion Date

The land is available for immediate occupation.

Sporting Rights

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

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.

Services

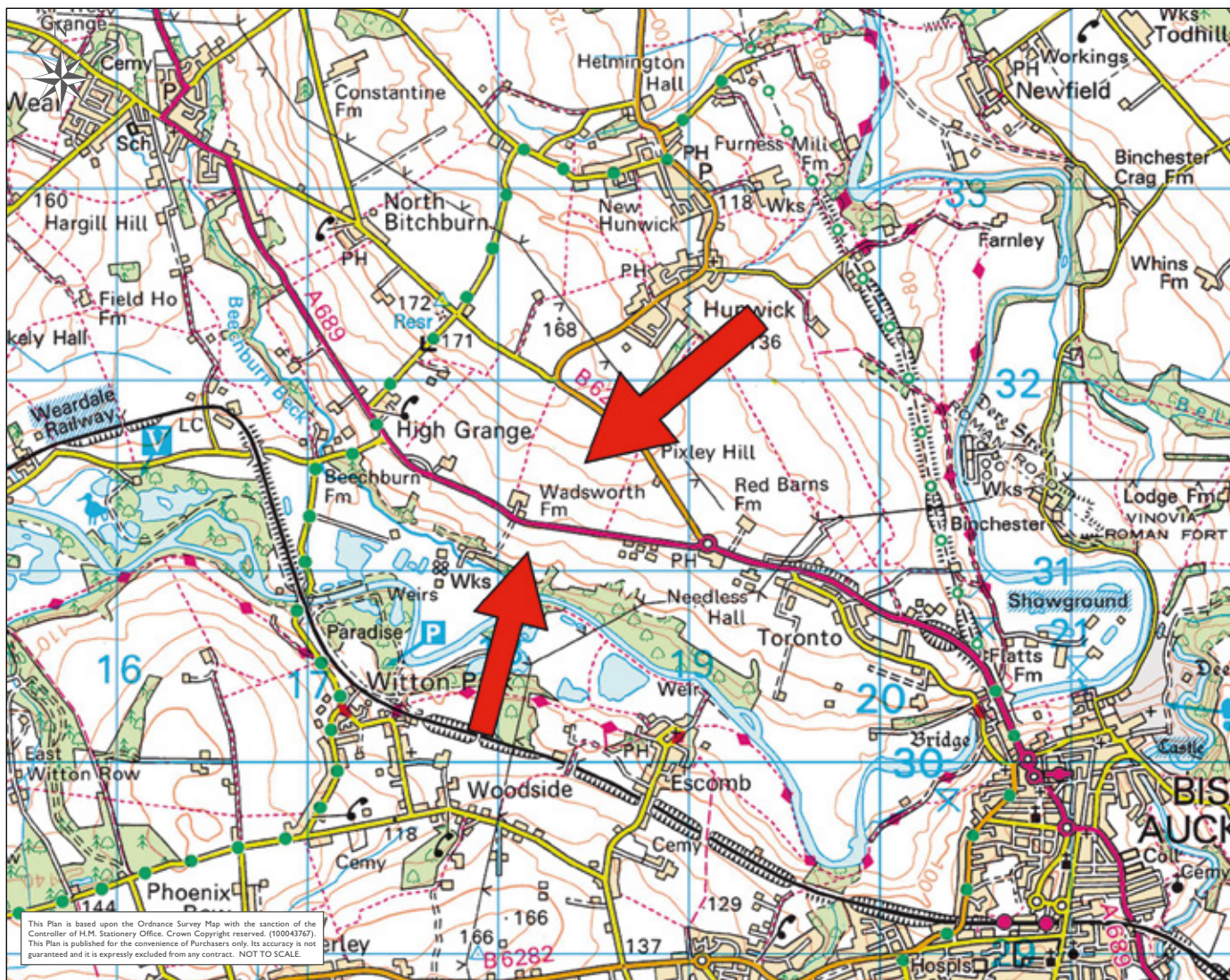
Mains water is available.

Access

The property has good access from the public road.

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

Lot 1 £445,000

Lot 2 £300,000

Directions

From Bishop Auckland take the A689 northwards through the village of Toronto. At the Addison Road roundabout take the first exit for Lot 2 and the second exit onto the B62586 for Lot 1.

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, 5-6 Bailey Court, Colburn Business Park,
North Yorkshire, DL9 4QL

01748 897627

jarc@gscgrays.co.uk

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.

Particulars written: October 2020 Photographs taken: XXX 2020