



Land at Tow Law, Bishop Auckland, County Durham, DL13 4HE  
Guide Price £400,000

**Vickers  
& Barrass**  
— Est. 1973 —  
Land and Estate Agents

An opportunity to acquire a block of productive grass and arable land with additional woodland extending to 62.25 acres (25.19 hectares)

- Ring fenced block of land
  - 30.28 acres (12.25 hectares) of herbal leys
- 26.68 acres (10.8 hectares) planted with whole crop cereals
  - A further 5.55 acres (2.25 hectares) of woodland



[www.vickersandbarrass.co.uk](http://www.vickersandbarrass.co.uk)

## LOCATION

The land is situated at Tow Law which has a range of amenities including shops, public houses and a primary school. It is situated on the A68 and is within easy reach of the larger towns of Crook and Bishop Auckland to the east and Wolsingham and Stanhope to the west, providing a range of schooling, shops and restaurants.

It is extremely well placed to explore the local countryside with many walking and cycling routes on the doorstep.

Durham is 11 miles east and Newcastle is 21 miles north east, both cities have east coast main line train stations with direct links to Edinburgh and London. There are international airports at Teesside and Newcastle.

## DESCRIPTION

The land extends to 62.25 acres (25.19 hectares) with 30.28 acres (12.25 hectares) of this subject to a Sustainable Farming Incentive, 26.68 acres (10.8 hectares) included in a Countryside Stewardship agreement and a further 5.55 acres (2.25 hectares) of woodland. Further details of the schemes are included within these particulars,

The land is accessed via Church Lane lying off the A68 running through Tow Law.

## SERVICES

The land is served by mains water.

## COUNCIL TAX BAND

The land is not subject to council tax.

## MATERIAL INFORMATION

The land is not subject to an EPC rating. It is understood that there is access to a broadband connection in the area and that there is mobile phone signal in this area.

## COSTS

Each party is to bear their own costs.

## MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

## TENURE

We are informed by the current vendors that the property is held freehold.

## METHOD OF SALE

The property is offered for sale as a whole by private treaty.

## VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

## LOCAL AUTHORITY

Durham County Council  
[www.durham.gov.uk](http://www.durham.gov.uk)  
03000 26 0000

## NOTES

Particulars prepared – May 2024  
Photographs taken – May 2024

## PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

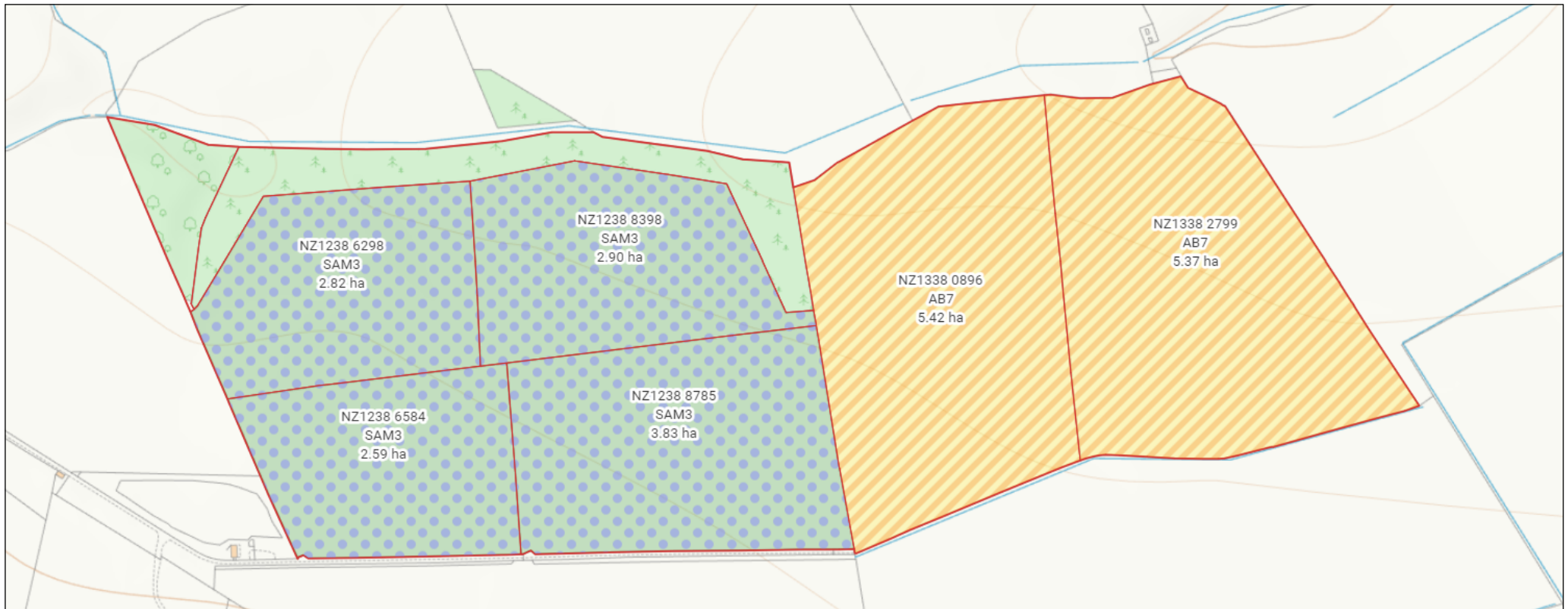
The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale.

The property is sold subject to reserve(s) Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



Sustainable Farming Incentive commenced 01.12.2023			
Field ID	Acres	Hectares	SFI
NZ1238 6298	6.97	2.82	SAM3 : Herbal leys
NZ1238 8398	7.16	2.90	SAM3 : Herbal leys
NZ1238 6584	6.41	2.59	SAM3 : Herbal leys
NZ1238 6584	9.47	3.83	SAM3 : Herbal leys

Countryside Stewardship commenced 01.01.2024			
Field ID	Acres	Hectares	CS
NZ1338 0896	13.40	5.42	AB7 : Whole crop cereals
NZ1338 2799	13.28	5.37	AB7 : Whole crop cereals

The field parcels currently in the Countryside Stewardship Agreement are to be in a crop rotation with the field parcels currently in the Sustainable Farming Incentive Agreement.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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