



Land at Middridge, Newton Aycliffe, County Durham, DL5 7JR
Guide Price £720,000

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& Barrass**
— Est. 1973 —
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A fantastic opportunity to purchase a productive block of arable and grassland at Middridge.

- Approximately 48.36 acres (19.56 hectares)
- Grass pasture extending to approximately 7.10 acres (2.87 hectares)
- Arable land extending to approximately 41.18 acres (16.66 hectares)
 - Accessible location

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LOCATION

Middridge is a village lying to the east of Shildon and north-west of Newton Aycliffe. The village supports a public house and has good transport routes connecting it to the larger towns and villages surrounding it.

what3words ///estimates.intrigues.flows

DESCRIPTION

In total the land extends to approximately 48.34 acres (19.56 hectares). The land is split into four field parcels, with one being grass pasture extending to 7.11 acres (2.88 hectares), this field has a track to the eastern side providing access to the northern field parcels. The remaining three field parcels are planted with winter barley.

The land is classed at Grade 3 agricultural land. The field parcels have a mixture of mature hedge and post and wire boundaries.

The land is located in a Nitrate Vulnerable Zone,



2025 CROP

The vendor will retain the 2025 harvest and provide vacant possession thereafter.

OVERAGE PROVISION

The land is being sold subject to an overage clause, meaning that 25% of the uplift in value will be payable to the vendors over 25 years from the date of sale, and will be triggered by the implementation of, or sale with, planning consent for any residential development.

ENVIRONMENTAL LAND MANAGEMENT SCHEMES

The land is not subject to any Countryside Stewardship or Capital Grant Applications.

ACCESS

The access to the land is from The Meadows to the south of the field parcels.

SERVICES

The grass pasture has a metered mains connected water trough.



EASEMENTS AND OUTGOINGS

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There is a public right of way that runs down the western side of field parcel NZ2526 0342, and is indicated on the enclosed sale plan.

SPORTING AND MINERAL RIGHTS

Mines and mineral rights together with ancillary powers of working are excepted. Sporting rights assumed to be in hand.

MATERIAL INFORMATION

Due to the subject property being land it is exempt from an energy performance certificate and is not subject to Council Tax. It is understood that the land



has no broadband connection and has good outdoor mobile phone signal in this area.

FIELD SCHEDULE

FIELD NUMBER	ACRES	HECTARES	DESCRIPTION
NZ2526 1067	20.63	8.35	Winter Barley
NZ2526 2558	13.82	5.59	Winter Barley
NZ2526 0342	7.10	2.87	Grass Pasture
NZ2526 2233	6.73	2.72	Winter Barley
	0.08	0.03	Track
Total	48.36	19.56	

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 after acceptance of an offer.

TENURE

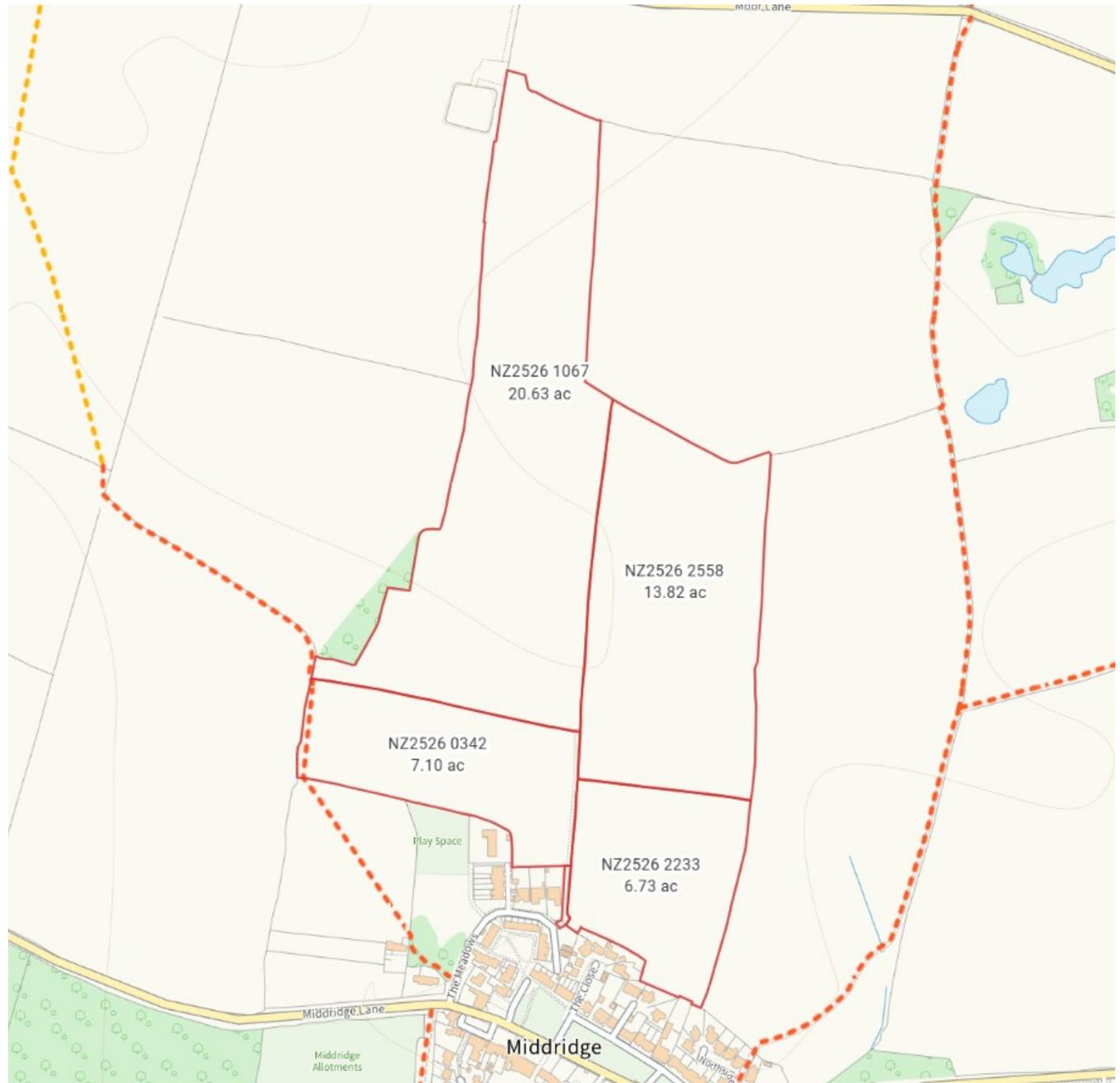
We are informed by the current vendors that the property is held freehold.

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

03000 26 0000

COSTS

Each party is to bear their own costs.

NOTES

Particulars prepared – December 2024

Photographs taken – December 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.

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.

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.



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