



Land at Jobs Lodge Farm, Woodland, Bishop Auckland, DL13 5NJ

Guide Price £150,000

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& Barrass**
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An opportunity to purchase an attractive block of productive permanent pasture extending to a total of 11.89 hectares (29.37 acres)

- Grassland extending to 11.89 hectares (29.37 acres)
 - Accessible and desirable location
- Single well fenced land parcel suitable for commercial farming operations
 - Spring water supply

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LOCATION

The land is placed in a very accessible location to the west of Woodland, adjacent to southernmost point of Hamsterley Forest.

Woodland village is approximately 1 mile to the east, with the larger town of Barnard Castle being 7 miles to the south and Bishop Auckland 11 miles to the east.

What3words: ///skipped.candidate.blemishes

ACCESS

The land benefits from a right of access along the private road which leads from the C Road which connects the B6282 to Windy Bank Road

The parcel is then accessed via a gateway approximately 150m down this unmetalled farm track.

DESCRIPTION

The land extends to a total of 11.89 hectares (29.37 acres) of permanent grassland which is suitable for mowing and grazing. The land as a whole is generally relatively level with a gentle slope from



west to east. The boundaries generally consist of stock proof post and wire fences.

ENVIRONMENTAL LAND MANAGEMENT SCHEMES

The land is currently subject to a Sustainable Farming Incentive (SFI) 2023 agreement and is entered into the SAM3 (Establish and Maintain Herbal Leys) option. This agreement expires on 28 February 2027, but the agreement cannot be transferred to the purchaser.

PUBLIC RIGHTS OF WAY

The land is not subject to any public rights of way.

THIRD PARTY RIGHTS OF WAY

The land is not subject to and third party rights of access.

DESIGNATIONS

The land falls within the 'Land within Severely Disadvantaged Area (upland) region on the Less Favoured Areas (LFA) and Moorland Lines map.



WAYLEAVES / EASEMENTS

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.

SPORTING AND MINERAL RIGHTS

The mines and mineral rights are assumed to be excluded.

The sporting rights are assumed to be owned and in hand.

MATERIAL INFORMATION

It is understood that the property has access to a good broadband connection and has good mobile phone signal in this area. We would advise prospective purchasers to perform their own due diligence in respect of availability.



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 Tow Law office on

01388 730095 to arrange a viewing. Viewings are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council

NOTES

Particulars prepared – June 2026

Photographs taken – June 2026

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.

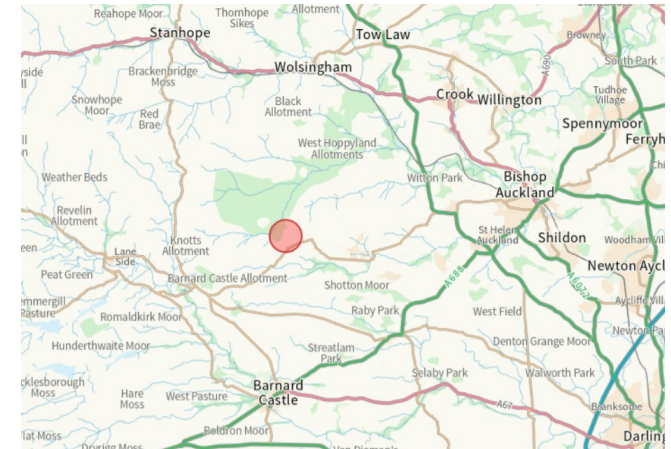
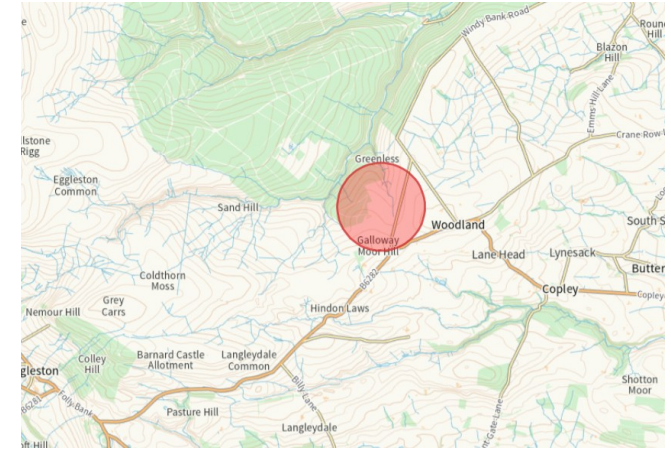
The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.







NOT TO SCALE—FOR IDENTIFICATION PURPOSES ONLY



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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