



Land at Quarry House Farm, Quebec, Durham DH7 9RX  
Guide Price £145,000

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

An opportunity to purchase a productive block of productive agricultural land which is currently in a grass ley but has previously been used for arable cropping, including potatoes. The land extends to 7.14 hectares (17.63 acres) in total and benefits from an accessible and desirable location.

- 7.14 hectares (17.63 acres) grassland which is suitable for arable cropping
  - Accessible and desirable location
    - Roadside access
    - Mains water supply
    - Available in two lots



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## LOCATION

The land is situated in a very accessible area between Quebec and Lanchester, it is located to the west of Hedleyhill Lane (B6301) which connects Lanchester to Tow Law.

Lanchester is approximately 2.5 miles to the north and Tow Law 5 miles to the south west, with the larger city of Durham being 7.5 miles to the east and Newcastle upon Tyne 17 miles to the north east.

What3words: Chilling.Sweetener.Station

## ACCESS

Hedleyhill Lane (B6301) provides direct access into both land parcels, from a roadside field gate.

## DESCRIPTION

An opportunity to purchase two parcels of productive agricultural land which is currently down to a grass ley, but has the potential to return to arable cropping, including growing potatoes. This land is currently used for silage / hay production.



The land as a whole is generally flat with a gentle slope. The external boundaries are stock proof with post and wire fencing, hedge and drystone wall boundaries.

The land is classified as Grade 4 on the Provisional Agricultural Land Classification and is described as Freely draining slightly acid loamy soils.

## ENVIRONMENTAL LAND MANAGEMENT SCHEMES

The land is currently subject to a Countryside Stewardship Mid Tier schemes; however, this is due to expire on 31 December 2026.

## LAND DESIGNATIONS

The land does not fall within a Greenbelt but it is classified as a Disadvantaged Less Favoured Area.

## PUBLIC RIGHTS OF WAY

The land is not intercepted by any Public Rights of Way.



| Parcel         | Hectares    | Acres        | Use       |
|----------------|-------------|--------------|-----------|
| NZ1644<br>7550 | 3.06        | 7.56         | Grassland |
| NZ1644<br>7536 | 4.08        | 10.07        | Grassland |
| <b>Total</b>   | <b>7.14</b> | <b>17.63</b> |           |

## EASEMENTS AND OUTGOINGS

There is not believed to be any overhead cables or underground pipes crossing the land.

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 excluded.

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

## **MATERIAL INFORMATION**

With reference to data from the Environment Agency's Flood Warning Information Service there is a low risk of flooding from surface water, rivers and sea.

## **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 or in lots by private treaty. The vendors may consider further lotting, into two separate as per each parcel boundary.

## **VIEWINGS**

Please contact Vickers & Barrass Tow Law office on 01388 730095 to arrange a viewing, which are strictly

by appointment only.

## **LOCAL AUTHORITY**

Durham County Council

## **NOTES**

Particulars prepared – September 2026

Photographs taken – September 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.

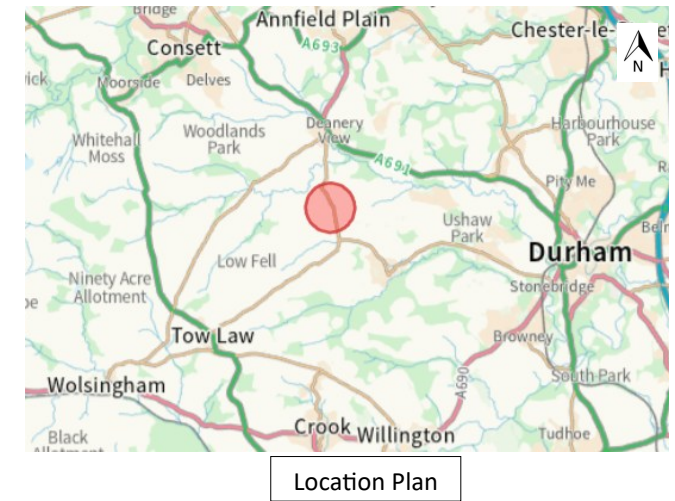
Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

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.





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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