



Land at Auckland Park, Bishop Auckland, DL14 8DY

To Let: Guide £2,600 pa

The land is located to the east side of the A688 between Highlea Gardens and Prince Bishop Community Primary School located on Gibson Street. The land comprises approximately 4.73 hectares (11.69 acres) of permanent pasture suitable for grazing purposes

- Good block of grazing land
- Roadside access
- Suitable for livestock and equestrian purposes

Tel: 01740 622100

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LOCATION

The land is located to the south east of Bishop Auckland, between Auckland Park and Coundon Grange with access approach from the A688. It sits between Highlea Gardens and Prince Bishop Community Primary School located on Gibson Street. There is gated access off the road on the western boundary.

DESCRIPTION

The land extends to approximately 4.73 hectares (11.69 acres) of permanent pasture as shown edged red on the plan. The land is conveniently located with gated access directly from the western boundary on Gibson Street.

TENANCY

The land is available immediately on a 23 month Farm Business Tenancy. There will be an opportunity to renew the agreement subject to agreement of terms.

RENT

Offers of rent are invited. The rent will be payable in full on signing of the agreement for the initial 12 month term. A guide rent of £2,600 is advised for the first year to reflect some work required to the boundary fencing, such work is to be undertaken by the tenant. The Year 2 rent will increase to £3000 per annum.

BOUNDARIES

The incoming tenant will be responsible for maintaining the boundaries of the land to include making stock proof where required at the commencement of the agreement. The first year's rent will reflect the work to be undertaken in order to ensure stock proof boundaries. Evidence of work will be required.

BASIC PAYMENT SCHEME

Basic Payment Scheme is not claimed on the land.

ENVIRONMENTAL STEWARDSHIP

The land is not currently entered into any Environmental Stewardship Schemes.

SERVICES

There is no running water supplied to the land

THIRD PARTY RIGHTS

The tenancy will be subject to all existing rights of way, easements and wayleaves.

VIEWING

Interested parties are to register interest with YoungsRPS and confirm a proposed viewing time. Viewing will then be permitted on foot during daylight hours with a copy of the rental particulars to hand. Interested parties are liable for their own health and safety whilst viewing.

ACCEPTANCE

The owner reserves the right not to accept any or the highest rent offer and withdraw the property from the market with or without notice.

INFORMATION

For more information please contact Chris Arundel at our Sedgefield office (01740 622100).

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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