



Land at Lizards Farm

Sedgefield, Co Durham, TS21 3DT

youngsRPS 

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An opportunity to rent 72.38 acres (29.29 hectares) of arable land located near Sedgefield on a 2 year Farm Business Tenancy commencing on 20 October 2023.

The closing date for rental tenders is 12 noon on Friday 6 October 2023.

- 81.39 acres (32.94 hectares) in total
- Approx 72.38 acres (29.29 hectares) in arable rotation
- 2 year Farm Business Tenancy
- Start date 20 October 2023
- Tender closing date 12 noon on Friday 6 October 2023
- BPS entitlements excluded

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Sedgefield 01740 622 100



OVERVIEW

An opportunity to rent 72.38 acres (29.29 hectares) of arable land on a 2 year Farm Business Tenancy commencing on 20 October 2023. The land is to be let via informal tender with the deadline for tender submissions being 12 noon on Friday 6 October 2023.

LOCATION

The land is located immediately to the north of the town of Sedgefield, with the A177 to the west and B1278 to the east. The land adjoins the River Skerne which forms the north boundary.

DESCRIPTION

The land at Lizards Farm represents an opportunity to rent productive arable land close to Sedgefield. The land extends to a total of approximately 81.39 acres (32.94 hectares), of which approximately 72.38 acres (29.29 hectares) is in arable rotation. It is a single, ring fenced block adjoining a new development to the south of the land. At present, the majority of the land is down to cereal cropping and has the capability to support a range of arable crops. According to the Provisional Land Classification the land is classified as Grade 3 with the majority of the land being typical Stagnogley Soils.

ACCESS

Access to the land is through Lizards Farm approached from the B1278 (Salters Lane) to the east side. There is an electronic gate providing secure access through Lizards Farm to the land.

SERVICES

The land has no mains services.

PUBLIC/PRIVATE RIGHTS OF WAY

The land is not crossed by any public footpaths or rights of way. The Landlord will reserve a right of access over the property for the purposes of accessing and maintaining woodlands.

ACREAGES

The gross acreages have been assessed in accordance with Ordnance Survey data. Any interested parties should satisfy themselves in his regard.

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency (RPA) for Basic Payment Scheme purposes and is classified as being Non-SDA. The 2023 scheme year payment shall be retained by the outgoing Tenant in full and the ingoing Tenant will indemnify the Landlord against any penalties imposed following the start date of the tenancy until the end of the scheme year (from 20 October 2023 to 31 December 2023) resulting from the Tenant's actions.

No Basic Payment Scheme entitlements will be made available to the ingoing Tenant.

VIEWINGS

All viewings can be carried out unaccompanied during reasonable daylight hours, however any interested party must register with the agent prior to inspecting the land. Arrangements can be made by contacting YoungsRPS Sedgefield on 01740 622 100.

COSTS

Each party is to bear their own costs.

TENANCY AGREEMENT

The successful applicant will be required to enter into a Farm Business Tenancy (FBT) on which the principal terms are as follows:

- Term: 2 years commencing 20 October 2023 and ending on 6 September 2025.
- Rent Payment Dates: Paid half yearly in advance.
- Rent Reviews: Not applicable.
- Repairs: Tenant responsible for all repairs including maintenance of access track.
- Insurance: Tenant to maintain public liability cover.
- Reservations: Timber, sporting and mineral rights.

- Soil Health: Tenant to undertake soil sampling and ensure nutrient levels are maintained.

A copy of the tenancy agreement is available on request from the agent.

APPLICATION PROCESS

All rental tenders must be submitted using the tender document which is available from the agents on request. All tenders must be submitted in full by 12 noon on Friday 6 October 2023. Tenders are to be submitted in a sealed envelope marked "Land at Lizards Farm – Rental Tender" and delivered to YoungsRPS, 50 Front Street, Sedgefield, Co Durham, TS21 2AQ.

Interested applicants are advised to inspect the land and make their own enquiries prior to submitting a rental tender.

The Landlord is not bound to accept the highest or indeed any offer.

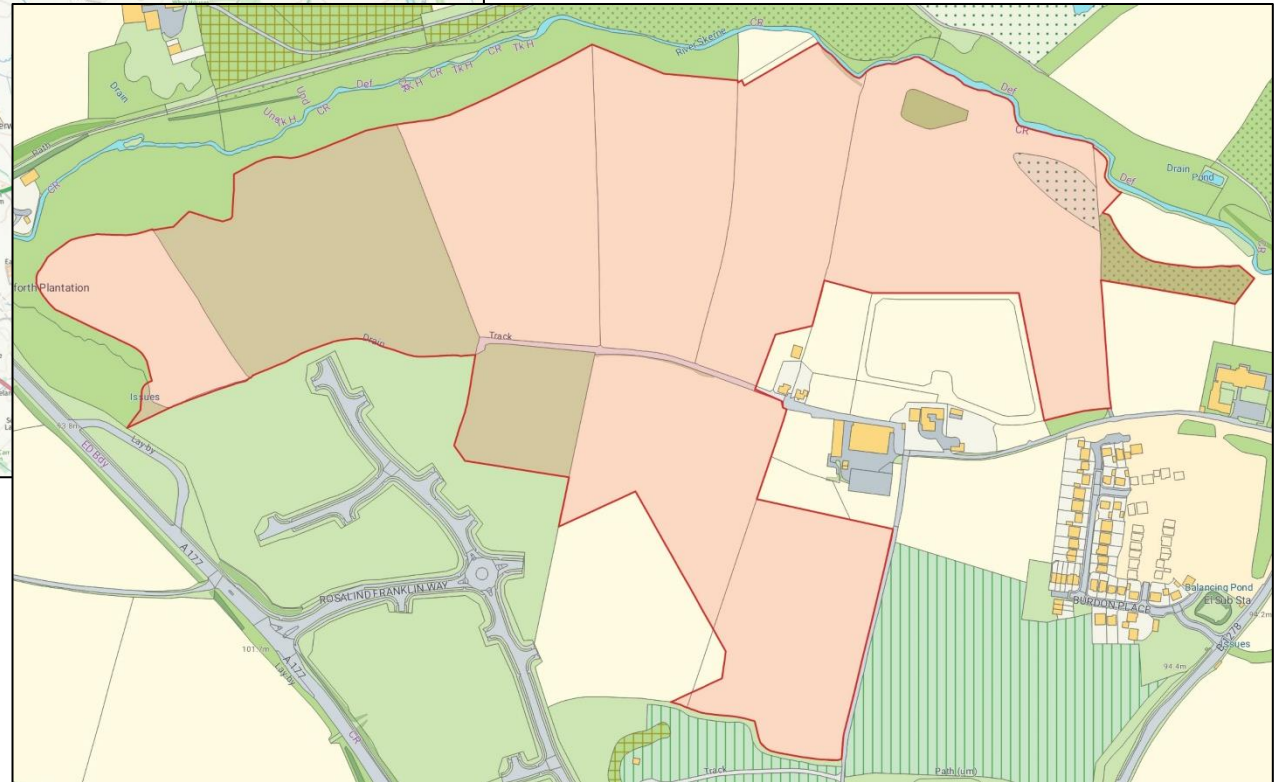
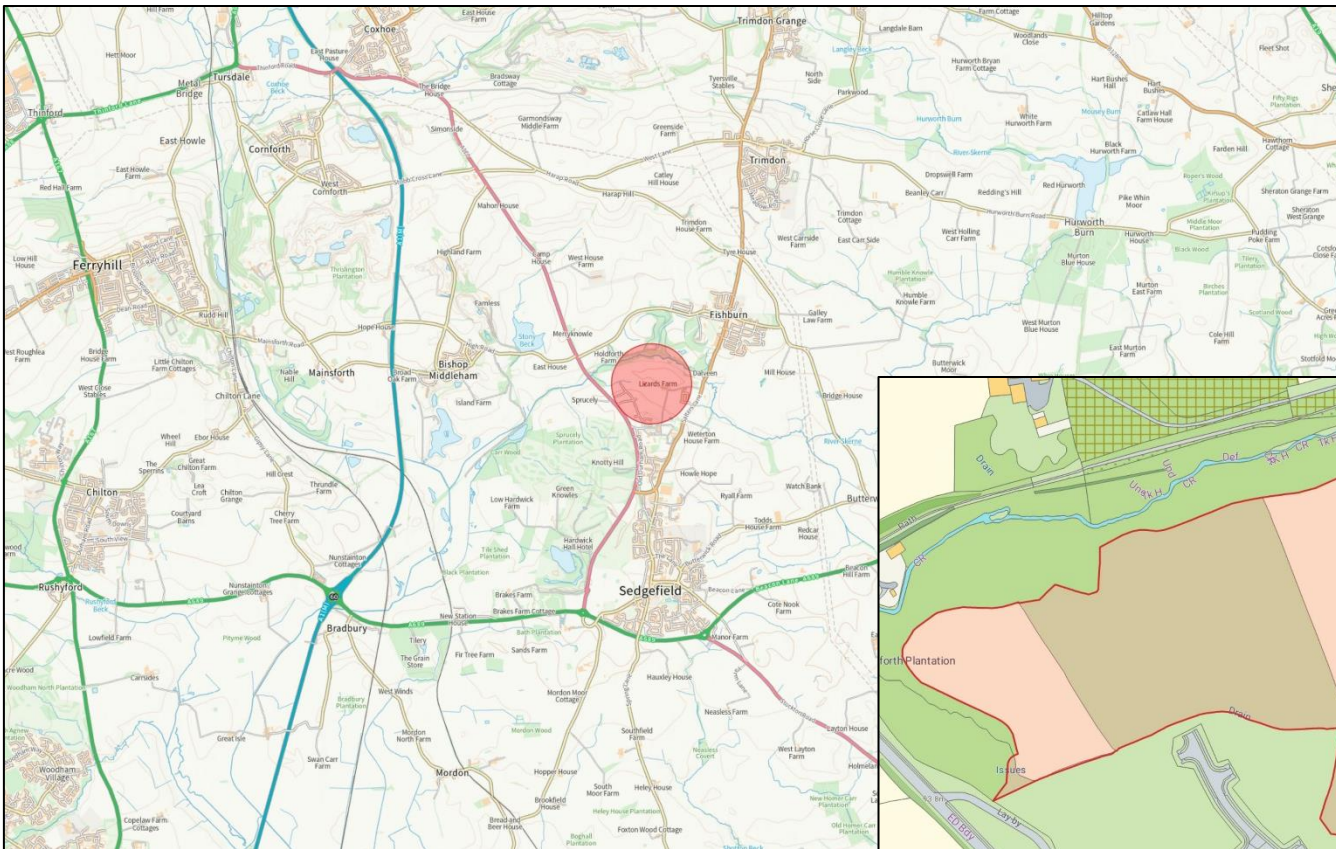
CONTACT

For any enquiries relating to the letting please contact:

Chris Arundel
YoungsRPS
50 Front Street
Sedgefield
Co Durham
TS21 2AQ
Tel: 01740 622 100

NOTES

Photographs taken: August 2023
Particulars prepared: August 2023



MAPS NOT TO SCALE – FOR IDENTIFICATION PURPOSES

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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