THE LANGLEY ESTATE

COUNTY DURHAM



THE LANGLEY ESTATE

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Witton Gilbert ½ mile • Lanchester 2 miles • Durham 6 miles

Durham Station 7 miles • Newcastle Airport 15 miles • London Kings Cross (2hrs 50mins)

A SIGNIFICANT MIXED RURAL ESTATE WITH A DIVERSE INCOME STREAM AND CONSIDERABLE DEVELOPMENT POTENTIAL

One in-hand farm (Vacant Nov 18)

Three let farms

Nine bare land holdings

Thirty-two woodland compartments

Six other estate houses and cottages

Twelve commercial units

Four turbine wind farm and telecoms mast

Thirty-two individual allotment gardens

Shooting, stalking and fishing on the River Browney

Various development opportunities

Current annual income of approximately £250,800

IN ALL ABOUT 2,615.39 ACRES (1,058 HECTARES).

AVAILABLE AS A WHOLE OR IN LOTS.

JOINT AGENTS

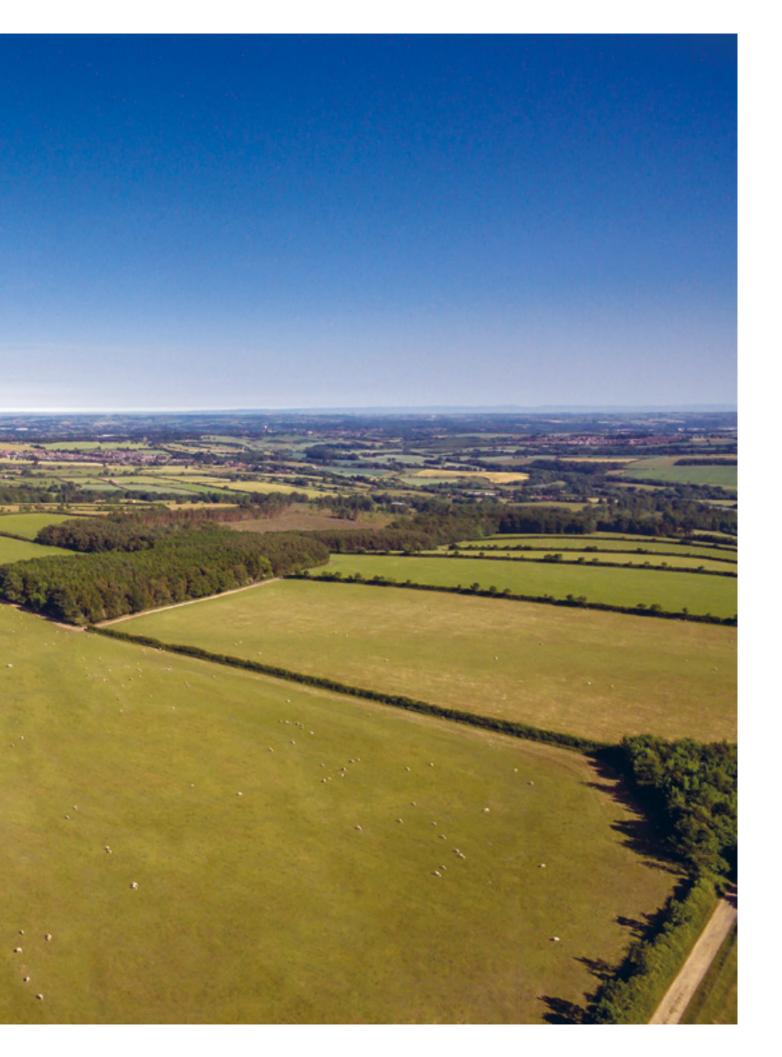


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SUMMARY

The Langley Estate is an exceptional rural investment property comprising a diverse portfolio of agricultural, residential, woodland, industrial, environmental, development and sporting interests only 6 miles north west of Durham and about 15 miles from Newcastle International Airport.

The estate is being offered for sale as a whole or in lots.

LOT No	DESCRIPTION	AREA (ac)
1	Broom House Farm	633.92
2	Land at Langley House Farm	596.79
3	Langley House Farm and Cottages	64.42
4	Langley West House Farm	213.47
5	Land at Langley West House Farm	34.74
6	Fulforth Farm	430.53
7	Land at Blackburn Farm and Fishing Rights	75.12
8	Land at Fellside Farm	198.37
9	Land at Ibbotsons	107.00
10	Land at Long Edge	13.66
11	Langley Park Industrial Estate	23.82
12	Land at Park Villas	8.02
13	West Hall Cottage	2.24
14	Langley Forest	202.79
15	High Hedley Hope Wind Farm	2.90
16	Fulforth Grazing Land	5.35
17	Allotments	2.05
18	1 Parkhouse Cottage	0.20
The Whole	The Langley Estate	2,615.39



LOCATION

The Langley Estate is situated on the Western edge of the village of Witton Gilbert, about 6 miles North West of the city of Durham and about 2 miles East of Lanchester, in the heart of County Durham.

The Estate lies in the Weardale valley with the River Browney on its southern boundary and rising up to Charlaw Fell at its northern boundary.

It is well served with good local shops and amenities at Lanchester and Sacriston and is very convenient to all the facilities of Durham. The Estate also has quick and easy access to the A1(M), is within easy reach of Durham Station (which lies on the East Coast Intercity rail line) and is about 15 miles from Newcastle Airport, with regular flights to London and Continental Europe.

There are a good range of local schools and of course Durham hosts a world class university.

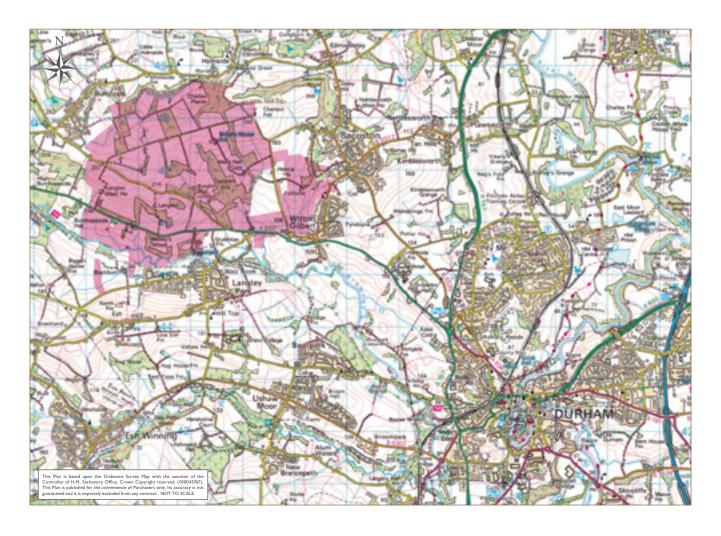
The area around Witton Gilbert was an important colliery from the late 19th century until the 1970's with significant pits at Charlaw, Sacriston, Kimblesworth and Nettlesworth. The village was expanded to support the

extension of the collieries merging with Sacriston in around 1890. In 1876 the Langley Park colliery was opened which also gave birth to the Kaysburn Brick and Tile company who took advantage of the seams of fine blue clay found when the pit was sunk.

There remains coal in the estate lands at the north west side, but no seams are currently worked. A coal report is available from the Selling Agents.

Following closure of the mine workings, land was reinstated, drained and returned to agriculture. The soilscapes now comprise mainly slowly permeable, seasonally wet, acid loamy and clayey soils. These soils are best suited to grass production (with occasional arable crops for feed), although the finger of freely draining floodplain soil adjacent to the Browney River can produce high yielding quality cereal crops.

Rainfall in the area is usually around 650mm per annum and the south facing aspect of the vast majority of the land aids early seasonal growth.



DESCRIPTION

LOT 1 – Broom House Farm

A productive arable and grassland farm with a detached Grade II Listed five bedroom farmhouse with extensive views to the south, set in formal grounds with an orchard and extensive range of modern and traditional farm buildings together with a pair of 3 bedroomed semi-detached farm cottages. The Farm extends to 633.92 acres (256.55 hectares) of which the majority of the farm, 479.24 acres (193.94 hectares) is currently let on a Farm Business Tenancy (FBT) which expires on 12th November 2030 with an option to extend the farm for a further 5 years to 12th November 2035. The balance of the farm comprises 154.68 acres of woodland which will have vacant possession.

The farm is currently organically farmed and a range of diversified enterprises including a successful café, farm shop and farm visitor attraction have been established by the current tenants.







LOT 1 BUILDINGS

The range of farm buildings are a mix of traditional stone, modern steel frame and versatile poly tunnel sheds which support the livestock enterprise. The former cart shed is Grade II Listed and now houses the farm shop while the café is a purpose built, timber framed building. Those buildings coloured blue on the block plan are identified as tenant's improvements and fixtures with further details available from the Selling Agents.





Broom House Farm
Approximate gross internal area
3215 sq ft- 299 sq m







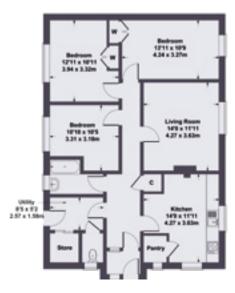
First Floor







1 Broom House Farm Cottages Approximate gross internal area 1034 sq ft - 96 sq m



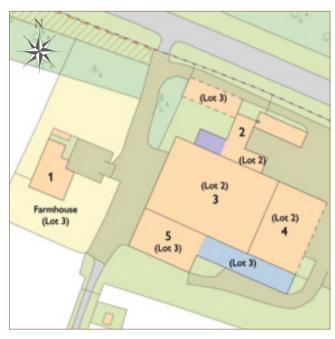
2 Broom House Farm Cottages Approximate gross internal area 1033 sq ft - 96 sq m



LOT 2 – Land at Langley House Farm

A productive block of arable, meadow and pasture together with a range of traditional and modern farm buildings. The Land at Langley House Farm extends in total to 596.79 acres (241.52 hectares) with the agricultural land and buildings extending to 492.64 acres (199.37 hectares) and is currently let on a FBT which expires on 12th November 2035. The balance of the Lot is made up of 104.15 acres (42.15 hectares) of woodland which is available with vacant possession and is interspersed across the Land at Langley House Farm benefitting from good roadside access and is split into three main blocks by the public highway. Occupation of part of building 2 (shaded purple) is shared between the tenants of Lots 2 and 3. Further details are available from the selling agents.





LOT 3 – Langley House Farm and Cottages

Langley House is an impressive, stone built, detached, farmhouse set in landscaped gardens with an open southerly aspect. It has five bedrooms and three reception rooms and lies on the edge of the land parcel which extends to 64.42 acres (26.07 hectares) of meadow and pasture land. There is also a range of modern and traditional farm buildings, all of which currently form part of a FBT which expires on 10th November 2033.





Langley House Approximate gross internal area 3280 sq ft - 305 sq m





Ground Floor

First Floor

Included in the tenancy are three farm cottages, a pair of semi-detached cottages known as Nos 1 and 2 Park Villas and a separate semi-detached cottage called No 2 Parkhouse Cottage. The cottages are sub-let under the terms of the existing agreement. In addition, 4.13 acres (1.67 hectares) of woodland is included in the Lot which is available with vacant possession.





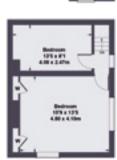
2 Parkhouse Cottage Approximate gross internal area 1216 sq ft - 113 sq m

1 Langley Park Villa Approximate gross internal area 1562 sq ft - 145 sq m

2 Langley Park Villa Approximate gross internal area 1525 sq ft - 142 sq m



First Floor











Ground Floor

First Floor

Ground Floor

First Floor

LOT 4 – Langley West House Farm

Langley West House Farm extends to 213.47 acres (86.39 hectares). It is a productive, south facing, mixed arable and grassland farm with a traditional, stone built farmhouse and a range of traditional and modern farm buildings.

The farmhouse has accommodation on two floors and includes:

Ground Floor - Living room, family room, kitchen, conservatory and bathroom.

First Floor - Three bedrooms.

It includes a good garden area to the front and parking in the farm yard.

The farm buildings are centred around a modern steel portal frame general purpose shed (22m x 18m) with a concrete floor, part block walls and corrugated fibre cement side and roof sheeting.

The land is predominantly Grades 3 and 4 comprising about 95.21 acres (38.53 hectares) of arable, 90.88 acres (36.78 hectares) permanent pasture and about 25.92 acres (10.49 hectares) of woodland. The Farm will shortly become vacant following the retirement of the existing tenant and is currently let on a FBT which expires on 10th November 2018.





Ground Floor First Floor

Field No	Arable	Temp. Grass	Permanent Pasture	Woods	Other	Area (Ha)	Area (Ac)
Steading					0.44	0.44	1.09
3338		5.1			0.15	5.25	12.97
1657			2.13			2.13	5.26
4558			4.97			4.97	12.28
5627		5.56				5.56	13.74
6447			4.93			4.93	12.18
1741			3.3			3.30	8.15
4589			7.82			7.82	19.32
2972			2.74			2.74	6.77
6573	5.88					5.88	14.53
8438			5.12			5.12	12.65
8968	7.36					7.36	18.19
0981		6.42				6.42	15.86
1905	8.21					8.21	20.29
8417			5.77			5.77	14.26
				6.31		6.31	15.59
				3.86		3.86	9.54
				0.32		0.32	0.79
	21.45	17.08	36.78	10.49	0.59	86.39	213.47

The appropriate number of Non-SDA BPS Entitlements will be included with this sale.







LOT 5 – Land at Langley West House Farm

Forming part of the existing Langley West House Farm but lying to the south of the public road is a productive block of arable/grassland with good roadside frontage extending to 34.74 acres (14.06 hectares) and split into three land parcels. The land is included in the FBT for Langley West House Farm which is due to expire on 10th November 2018.

Field No	Arable	Temp. Grass	Permanent Pasture	Woods	Other	Area (Ha)	Area (Ac)
0182	3.19					3.19	7.88
0502	7.76					7.76	19.17
1020		3.11				3.11	7.68
	10.95	3.11				14.06	34.74

The appropriate number of Non-SDA BPS Entitlements will be included with this sale.





LOT 6 – Fulforth Farm

Fulforth Farm is a predominately grassland farm extending in total to 430.54 acres (174.24 hectares). It includes an attractive, detached, stone built four bedroom farmhouse, a two bedroom cottage and a range of traditional and modern farm buildings, the majority of which is let on an Agricultural Holdings Act Tenancy 1986 (AHA). In addition to the let holding which totals 408.25 acres (165.22 hectares), the Lot also includes 22.29 acres (9.02 hectares) of woodland which is available with vacant possession and a telecoms mast which is currently subject to a lease with Vodafone under the Landlord and Tenant Act 1954.





Ground Floor

Fulforth Cottage Approximate gross internal area 1475 sq ft - 137 sq m

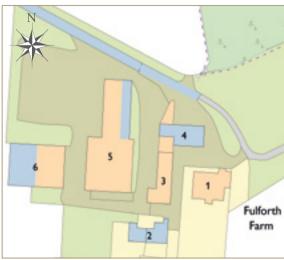


Fulforth Farmhouse Approximate gross internal area 2957 sq ft - 275 sq m



First Floor

The buildings coloured blue are identified as tenant's fixtures. Details of tenant's improvements are available from the Selling Agents.



LOT 7 – Land at Blackburn Farm and associated Fishing Rights

The land at Blackburn Farm is at the south western corner of the Estate and extends to 75.12 acres (30.40 hectares) of productive arable and grassland subject to an AHA tenancy. There are two parcels of land on the south side of a disused railway with access from the public highway. The land to the north can also be accessed from a track linking to the Langley Park Industrial Estate.

The River Browney, an important tributary and spawning river of the River Wear, forms much of the northern boundary of this land parcel and the fishing rights are included within this Lot. These rights are currently subject to an annual licence with Langley Park Angling Association which terminates on 12th May 2019. Salmon catch numbers have, we are informed, been increasing in recent years but no formal records are available.



LOT 8 – Land at Fellside Farm

Fellside Farm lies at the north west corner of the Estate and comprises a block of arable, meadow and rough grazing extending to 198.37 acres (80.28 hectares), all of which is subject to an Agricultural Holdings Act Tenancy 1986. Access to the land is mainly from the public highway but a right of access will also be reserved over the adjacent forestry land as required.





LOT 9 – Land at Ibbotsons

The land at Ibbotsons lies at the north end of the Estate and extends 107.00 acres (43.30 hectares) of meadow/pasture land. It is currently subject to three FBT agreements in favour of tenants who occupy other land on the estate. The three tenants are all holding over after the expiry of the initial terms of the agreements. Access to the land is over a track from the public road to the south.



LOT 10 – Land at Long Edge

A single field enclosure of permanent pasture suitable for agricultural or equestrian use. In total the land extends to 13.66 acres (5.53 hectares) and is currently let on a FBT with the existing tenant holding over after the expiry of the initial term of this agreement. The land benefits from good roadside access.



LOT 11 – Langley Park Industrial Estate

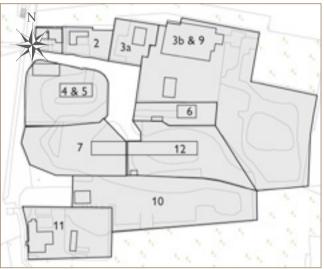
Langley Park Industrial Estate comprises twelve individual units with an aggregate floor area of approximately 34,186 sq ft on an overall site extending to 6.09 acres (2.46 hectares). Eleven units are currently let under Landlord and Tenant Act 1954 leases and the rent roll for 2018 currently stands at £52,021.84 per annum.

The units are highly sought after and there is strong local demand for them. The adjacent field with its woodland screening has been included with this Lot as a future opportunity. No planning application to extend the Industrial Estate has been made yet and interested parties are advised to make their own enquiries.

The grass field extends to 5.50 acres (2.23 hectares) and is currently let as part of the FBT for Langley House Farm. 12.23 acres (4.95 hectares) of commercially planted woodland are also included within this Lot and are available with vacant possession.

The site includes ownership of the access road and is connected to mains electricity and water, with each unit metered individually.







LOT 12 – Land at Park Villas

The land at Park Villas extends to 8.02 acres (3.25 hectares) and lies to the north of the Langley Park Industrial Estate with access from the Industrial Estate road. It comprises two fields, one arable and the other permanent grass. The land is currently let on a FBT and the tenant is holding over after the initial term expired on 30th April 2008. Part of the land is sub-let for horse grazing.

LOT 13 – West Hall Cottage

West Hall Cottage lies at the heart of the Estate in a particularly attractive and peaceful location. It is a pretty, two storey, stone built cottage with four bedrooms and two reception rooms and would now benefit from some modernisation and refurbishment.

The cottage is set in a large area of gardens and grounds which extend to 2.24 acres (0.91 hectares), about half of which is mature woodland. The gardens are mainly down to lawn and there are lovely views southwards down the valley.

In addition, the property includes a useful cart shed and there is an old stone barn of approximately 1800 sq ft which is currently used for storage but which has considerable potential for conversion into additional accommodation. Again, no planning application has been made and interested parties are encouraged to make their own enquiries. The property is currently occupied on a statutory periodic Assured Shorthold Tenancy (AST).

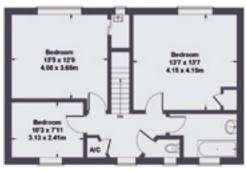












West Hall Cottage Approximate gross internal area 2210 sq ft - 205 sq m

LOT 14 – Langley Forest

The forestry investment block lies on the northern edge of the Estate and comprises only part of the Estate woodland extending to 202.79 acres (82.07 hectares) and divided into 18 compartments. The forestry has all been managed in-hand under a Forestry Commission approved Forestry Management Plan prepared by Scottish Woodlands, further details of which are available from the Joint Selling Agents.

A summary of the woodland compartments is shown below.

Comp	Species	Planting Year	Comment	Area (Ha)
3a	SP, CP, BE, POK		Selective Thinning planned 2020-25	1.17
3b	SS, SP, BE, MB	2016		4.33
3c	SP, CP, BL		Plantation on ancient woodland restoration	5.96
4a	MC, MB		Selective thinning 2025	2.61
4b	MC, MB		Selective thinning 2026	4.12
5a	MC		Planned clearfell 2030	5.63
5b	SP, CP, BL		Plantation on ancient woodland restoration	4.32
6a	SP, BE, CP, POK, SY, MC		PAWS. Continuous cover forestry	1.51
6b	SS, SP, NS, BL		PAWS. Continuous cover forestry. Thinned 2017	5.78
6c	POK, BE, SY, SP, SS, NS		Continuous cover forestry. Selective thinning 2018	4.56
7a	SS, SP, POK		Clear felled. Unstocked	5.34
7b	SP	2008	Clear felled & restocked 2008	9.98
8a	SP,BL		PAWS. Continuous cover forestry. Thinning planned 2017	3.65
9a	SS, SP, BE, MB		Thinning planned 2018 & clearfell 2030	7.11
10a	SP,CP,BL		Clearfell planned 2020	2.66
10b	CP,BL		Clearfell planned 2020	2.65
10c	SP, CP, BL		Thinning planned 2020	3.45
11a	SP, EL, SBI		Clear felled. Unstocked	7.24
TOTAL				82.07

The forestry compartments contain a good mixed age and species crop with some areas recently clear felled and restocked, and areas of semi mature and mature timber compartments, ready to be clear felled.

The woods all have good access for timber extraction purposes.















LOT 15 – High Hedley Hope Wind Farm (known as Langley Wind Farm)

High Hedley Hope Wind Farm lies on the high ground at the north west of the Estate on a site which extends in total to about 2.90 acres (1.17 hectares). The site is let to EDF Energy Ltd on a Landlord and Tenant Act 1954 lease for 25 years from 1st March 2008 for the generation and distribution of electricity and on which they have constructed four 2MW turbines with a hub height of 59 metres together with ancillary generation equipment, transformer control room and switch gear. Rent payable is a combination of reconstruction rent, construction rent, generation rent and basic rent all paid annually, the average for which is about £41,000 over the previous 5 years.





LOT 16 – Fulforth Grazing Land

The land at Fulforth is a handy grass paddock located on the edge of Witton Gilbert village and extends to 5.35 acres (2.17 hectares). The land is currently let on a FBT and the tenant is holding over after the expiry of the initial term. Access to the land is over a track from the east side.



LOT 17 – Allotments

A portfolio of 32 allotments extending in total to approximately 2.05 acres (0.83 ha) and is offered as a single package. They are not available individually. The allotment area is currently leased to The Parish Council of Witton Gilbert who administer to the running of the allotments.





LOT 18 – 1 Parkhouse Cottage

A traditional stone built three bedroomed semi-detached cottage benefitting from off road parking rear garden and useful outbuildings. The accommodation is on two floors and includes:

Ground Floor – Living room, dining room, kitchen, utility and bathroom.

First Floor - Three bedrooms and shower room.

The property is currently let on a statutory periodic Assured Shorthold Tenancy (AST).



1 Parkhouse Cottage
Approximate gross internal area



Ground Floor First Floor

GENERAL INFORMATION

1. Method of Sale

The freehold of The Langley Estate is offered for sale by private treaty.

2. Planning and designations

Interest has been expressed by a major national operator to enter into a Promotion Agreement to achieve planning consent for residential development in respect of the land shown as hatched on the sale plan. The Vendor is prepared to put interested parties in touch if required.

Broom House Farmhouse and the cart shed (farm shop) building are both Listed Category II.

The remains of Langley Old Hall which lies within Old Hall Wood is designated as a Scheduled Ancient Monument and contained within Lot 1.

3. Local Authority

Durham County Council, County Hall, Durham, DH1 5UL.

Tel: 0300 026 0000

4. Services, Council Tax and Non-Domestic Rates

Property	Water	Electricity	Drainage	Heating	Council Tax Band	Non-Domestic Rates	EPC
Broom House Farmhouse	Mains #	Mains	Private	Oil	E		E39
1 Broom House Cottage	Mains #	Mains	Private	Oil	Α		E48
2 Broom House Cottage	Mains #	Mains	Private	Oil	Α		D55
Langley House	Mains #	Mains	Private	Oil	E		E39
1 Park House Villas	Mains	Mains	Mains	Back boiler	С		E39
2 Park House Villas	Mains	Mains	Mains	Oil	С		E52
2 Parkhouse Cottage	Mains	Mains	Mains	Oil	В		F24
Langley West House Farm	Mains #	Mains	Mains	Oil	С		E31
Fulforth Farm House	Mains #	Mains	Private	Oil	D		E49
Fulforth Farm Cottage	Mains #	Mains	Private	Oil	Α		F31
Unit 1 LPIE	Mains	Mains	Mains	-		£ 460.00	-
Unit 2 LPIE	Mains	Mains	Mains	-		£1,300.00	-
Unit 3a LPIE	Mains	Mains	Mains	-		n/a	-
Unit 3b & 9 LPIE	Mains	Mains	Mains	-		£8,000.00	-
Unit 4 & 5 LPIE	Mains	Mains	Mains	-		£5,700.00	-
Unit 6 LPIE	Mains	Mains	Mains	-		£1,600.00	-
Unit 7 LPIE	Mains	Mains	Mains	-		n/a	-
Unit 10 LPIE	Mains	Mains	Mains	-		n/a	-
Unit 11 LPIE	Mains	Mains	Mains	-		£1,650.00	D96
Unit 12 LPIE	Mains	Mains	Mains	-		£2,500.00	-
West Hall Cottage	Mains #	Mains	Private	Oil	Е		G1
1 Parkhouse Cottage	Mains	Mains	Mains	Multi fuel	В		E47

where marked the supply is through private branch pipes.

5. Development Overage

The land hatched black on the sale plan within Lots 6, 7 and 12 is sold subject to Development Overage in favour of the Vendors (and their successors in Title) entitling them to a further payment, upon the granting of planning permission for non-agricultural or equestrian uses, based on 35% of the uplift in land value for a period of fifty years.

6. Tenure, Occupation and Rent Roll

Property	Tenure	Occupation	Annual Rent Roll (2018)
Broom House Farm	FBT	Until 12.11.30 (subject to an option to renew to 12.11.35)	£33,990.00
Off Road Driving Course	Licence	Annual	£5,000.00
1 Broom House Cottage	FBT	Until 12.11.35	inc in Broom House Farm
2 Broom House Cottage	FBT	Until 12.11.35	inc in Broom House Farm
Land at Langley House Farm	FBT	Until 12.11.35	£28,220.00
Langley House Farm	FBT	Until 10.11.33	£12,086.82
1 Park House Villas	FBT	Until 10.11.33	inc in Langley House Farm
2 Park House Villas	FBT	Until 10.11.33	inc in Langley House Farm
2 Parkhouse Cottage	FBT	Until 10.11.33	inc in Langley House Farm
Langley West House Farm (Lots 4 & 5)	FBT	Until 10.11.18	£8,000.00
Fulforth Farm	AHA	-	£22,750.00
Fulforth Farm Cottage	AHA	-	inc in Fulforth Farm
Fulforth Telecoms Mast	L & T Act	Holding over	£5,000.00
Blackburn Farm Land	AHA	-	£3,765.00
Fishing	Annual Licence	Until 12.05.19	£350.00
Fellside Farm Land	AHA	-	£11,000.00
Land at Ibbotsons Park 1	FBT	Holding over	£1,160.00
Land at Ibbotsons Park 2	FBT	Holding over	£1,030.00
Land at Ibbotsons Park 3	FBT	Holding over	£2,500.00
Land at Long Edge	FBT	Holding over	£792.00
Unit 1 LPIE	L & T Act	Until 31.01.21	£2,400.00
Unit 2 LPIE	L & T Act	Until 30.06.23	£3,000.00
Unit 3a LPIE	L & T Act	Until 07.07.21	£4,140.00
Unit 3b & 9 LPIE	L & T Act	Until 31.12.19	£7,600.00
Unit 4 & 5 LPIE	L & T Act	Until 30.06.23	£7,000.00
Unit 6 LPIE	L & T Act	Until 01.01.23	£2,899.92
Unit 7 LPIE	L & T Act	Until 30.06.23	£5,000.00
Unit 10 LPIE	L & T Act	Until 31.08.22	£6,000.00
Unit 11 LPIE	L & T Act	Until 31.07.36	£10,250.00
Unit 12 LPIE	L & T Act	Until 31.03.23	£2,400.00
Land at Langley Park Villas	FBT	Holding over	£760.00
West Hall Cottage	AST	Periodic Tenancy	£10,200
Langley Forest	Vacant	-	-
High Hedley Wind farm	L & T Act	Until 28.02.33	£40,000.00 est
Fulforth Grazings	FBT	Holding over	£400.00
Allotments	Allotment Agreement	Year to year	£186.95
1 Parkhouse Cottage	AST	Periodic Tenancy	£7,680.00
Shooting	Lease of sporting rights	Until 01.02.20	£4,764.03
Stalking	Lease of stalking rights	Until 01.02.20	£520.52

7. Grant Schemes

There are currently no grant schemes in operation.

8. Sporting and Mineral Rights

The sporting and mineral rights are included in the sale in so far as they are owned. The sporting rights are subject to separate leases on the shooting, stalking and fishing details of which are available in the Data Room. The shooting agreement comes to an end in February 2020. The fishing is let on an annual agreement.

Some minerals are believed to be owned by the Church Commissioners. A report on the minerals and, in particular the coal deposits, has recently been prepared and a copy is available in the data room.

9. Timber

Standing timber will be included in the sale. The Estate woodlands are the subject of an ongoing Forestry Management Plan which includes some recent and thinning and clear felling operations. For the avoidance of doubt any felled timber is not included in the sale.

10. Tenants Improvements and Fixtures

Schedules are attached to the relevant leases covering tenant's improvements and fixtures. Further information is available from the Selling Agents.

11. Basic Payment Scheme

The land has been registered with the Rural Payments Agency. There are currently 89.37 Non-SDA Basic Payment Scheme (BPS) Entitlements which will be included in the sale of Langley West House Farm (Lots 4 and 5) and the vendor will transfer these to the purchaser on completion in accordance with regulations of the Scheme. On purchasing the land, the purchaser will be required to sign an indemnification that they will maintain the land in good agricultural and environmental condition and follow the cross-compliance regulations for the current claim year. The 2018 payments will be retained by the outgoing tenant.

12. Fixtures and Fittings

Only those items specifically mentioned in the sales particulars are included in the sale. Purchasers should assume that all fixtures and fittings, light fittings, electrical appliances and garden furniture/statuary are specifically excluded from the sale.

13. Easements, wayleaves and Rights of Way

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easement, quasi-easements, restrictive covenants and all existing and proposed wayleaves referred to or not.

There are several public rights of way across the estate, details of which are available in the data room. In the event of a lotted sale all necessary rights of access and rights for services will be granted and reserved as appropriate.

14. Boundaries and fencing

Neither the Vendor nor the Vendor's Agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and as defined by the Land Registry title documents.

15. Data Room

A data room has been set up which provides a comprehensive body of information on the Estate. If access is required, please contact the Selling Agents for access to the data room.

16. Solicitors

Farrer & Co, 66 Lincoln's Inn Fields, London, WC2A 3LH

17. Directions (DH7 6TX)

From the A1(M) take junction 60 and follow signs for Durham. Head for the centre of Durham on the A690 and having crossed the River Wear take the third exit off the roundabout onto Framwelgate Peth. Take the first exit off the next roundabout and straight across the next on to the A691 sign posted to Lanchester. Continue on for about 3 miles until reaching the village of Witton Gilbert and the main roundabout which marks the beginning of the estate.

18. Viewing

Viewing arrangements are by appointment only through the either of the Joint Selling Agents. Given the potential hazards of a working estate, we would ask that all visitors are as vigilant as possible and are responsible for your own personal safety, particularly around the main buildings, livestock, machinery and working areas.

19. VAT

The forestry on the estate has been opted to tax and VAT will be charged on the sale of the forestry.

In the event of the remainder of the Estate (or any part of it) becoming a chargeable supply for VAT, such tax would be payable in addition to the purchase price.

20. Disclaimer notice

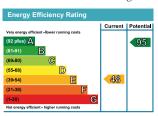
PLEASE READ: GSC Grays and Youngs RPS gives notice to anyone who may read these particulars as follows: i. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. ii. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise. iii. Neither GSC Grays, Youngs RPS nor the vendors accept responsibility for any error that these particulars may contain however caused. iv. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first. v. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order. vi. Please discuss with us any aspects that are important to you prior to travelling to the property.

21. Date of particulars and photos June 2018.

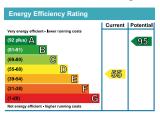
Broom House Farm



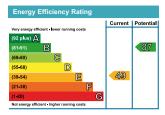
1 Broom House Farm Cottages



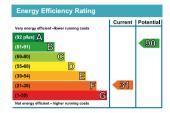
2 Broom House Farm Cottages



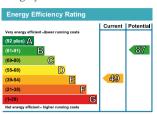
Fulforth Farmhouse



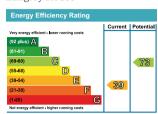
Fulforth Cottage



Langley West Farmhouse



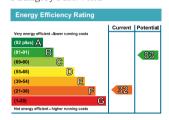
Langlev House



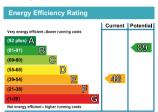
2 Parkhouse Cottages



1 Langley Park Villa



2 Langley Park Villa



West Hall Cottage



1 Parkhouse Cottage





THE LANGLEY ESTATE

Notes:		





