



LAND AT HANGTHORN FARM, STOCKTON ROAD, SADBERGE
DARLINGTON, DURHAM, DL2 1TE



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The land at Hangthorn Farm comprises a single ring fenced block of arable land split into various field parcels which are bounded by mature hedges and with excellent access to the A66 dual carriageway at Long Newton. The land extends as a whole to 111 acres.

- For sale as a whole or in two Lots, by Private Treaty.
- Excellent access to the A66 dual carriageway at Long Newton.
- Arable land in a ring fence.
- Flat, Grade 3 land.
- Mature hedges.

GET IN TOUCH

youngsRPS, 50 Front Street, Sedgefield, Stockton-On-Tees, TS21 2AQ

01740 622100

sedgefield@youngsrps.com





LOCATION

The land at Hangthorn Farm is located to the north west of the village of Long Newton on the side of the A66 dual carriageway between the towns of Darlington and Stockton on Tees. The A66 dual carriageway provides excellent road links to the A1(M) at Darlington and the A19 at Stockton on Tees.

The location is shown by means of a red circle on the plan on the back page of these particulars.

DESCRIPTION

The land at Hangthorn Farm comprises a single ring fenced block of arable land split into various field parcels which are bounded by mature hedges and stone walling. The land extends as a whole to 111.49 acres (45.12 ha) and is classified as Grade 3 by the Provisional Agricultural Land Classification. The soil type is classified by Landis Soilscape Viewer as Soilscape 18 being a slowly permeable, seasonally wet but base rich, loamy and clayey soil.

Cropping details for the land over the last 5 years are included in the table below:

Harvest Year	8842	6058	7574	0186	0767	1945
2025	Grass	Fallow	Fallow	Grass	Fallow	Fallow
2024	Grass	Maize	Maize	Grass	Maize	Maize
2023	Wheat	Wheat	Wheat	Wheat	Wheat	Wheat
2022	Wheat	Wheat	Beans	Beans	Wheat	Beans
2021	Sp Barley	Sp Barley	Sp Barley	Wheat	OSR	Wheat

LOT 1 - 47.10 ACRES (19.06 HA)

This block of productive Grade 3 arable land, extending to 47.10 acres (19.06 ha), is comprised of three well-proportioned fields with direct gated access from a dedicated access road off the A66.

The land has been farmed well and is capable of producing high yielding cereals, oil seeds and maize crops and is currently down to circa 21 acres of legume rich grass ley, with the remainder being fallow.

LOT 2 - 64.39 ACRES (26.06 HA)

With direct access from the A66 Long Newton Junction, this attractive block of productive arable land comprises three regular shaped fields, capable of producing high yielding cereals, oil seeds and maize.

The majority of the land is currently fallow after being down to maize in 2024, with circa 22 acres being sown with a legume rich grass ley.

ACCESS

Access is available from the adopted highway at the points marked “A” on the Sale Plan.

PUBLIC RIGHTS OF WAY

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

ENVIRONMENTAL SCHEMES

The land has previously been used to claim Basic Payment Scheme and is therefore registered with the Rural Payments Agency. Any delinked payments will be retained by the Vendor.

The land has been included in agreements under the Sustainable Farming Incentive commencing in 2023 with widespread options across the holding. These agreements will be terminated on completion of a sale.

DESIGNATIONS

The land is within the existing Lustrum Beck Catchment Nitrate Vulnerable Zone (NVZ).

BOUNDARIES

Boundary liabilities to the best of the Vendor’s knowledge are shown by means of inward facing “T” marks on the Sale Plan.

The Vendors will erect and thereafter maintain a fence between points B and C and points D and E, within two months of completion of the sale, as shown on the sale plan in these particulars.

LAND REGISTRY

Title Number CE203097

MINERAL RIGHTS

The mines and minerals are owned and included with the sale of the freehold interest.

TENURE

The Land will be made available freehold with vacant possession, available on completion.

EASEMENTS AND WAYLEAVES

The Land is sold subject to and with the benefit of all rights of way, water, drainage, water courses, light and other easements, quasi or reputed easements, and rights of adjoining landowners (if any) affecting the same, and all matters registerable by any competent authority pursuant to statute.

The land is crossed by a Northumbrian Water Limited water pipe on an easement. This water pipe runs over the North of the farmland.

A gas pipe crosses the south east corner of Lot 1 and is held on an easement.

A Northern Powergrid electric line crosses the Property on wooden poles. This is subject to a wayleave.

THIRD PARTY RIGHTS OF WAY

There is a right of way along the track on the eastern boundary of Lot 1, in favour of Bewley Hill Farm. This right of way is for use by horses, cattle, carriages and vehicles and is for agricultural purposes only. The route must be kept in a reasonable state of repair (for agricultural purposes) by the owners of Bewley Hill Farm.

SERVICES

Whilst there are some water troughs in the field, these are not currently connected to the mains supply. If the Purchaser requires a mains water supply, they will be expected to install their own sub meter at their own cost shortly after completion of the sale.

LEGAL FORMALITIES

Exchange of contracts will take place as soon as possible but, in any event, no later than the expiry of 12 weeks from instructing solicitors with completion 7 days thereafter.

ANTI MONEY LAUNDERING REGULATIONS

The Purchaser will be required to provide proof of identification to comply with Anti Money Laundering Regulations in the form of a copy of the Purchaser’s passport, together with a copy of the Purchaser’s driving licence or a recent utility bill as proof of residence.



DEVELOPMENT OVERAGE (CLAWBACK)

The Property is sold subject to a clawback in favour of the Vendor (and their successors in title) entitling them to a further payment on the grant of planning permission for anything other than agricultural use, on a bite and bite again basis, equivalent to 40% of any uplift in value for a period of 60 years.

LOCAL AUTHORITY

Stockton Borough Council.

OTHER MATTERS

In April 2024, the vendors were served a notice by Northumbrian Water Ltd (NWL) regarding NWL's intentions to lay a new water main at the far eastern end of Lot 1. A copy of the notices served can be provided to prospective purchasers on request.

ACREAGES

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

SPORTING RIGHTS

Sporting rights are in hand and are included with the freehold interest insofar as they exist or are capable of being utilised.

COSTS

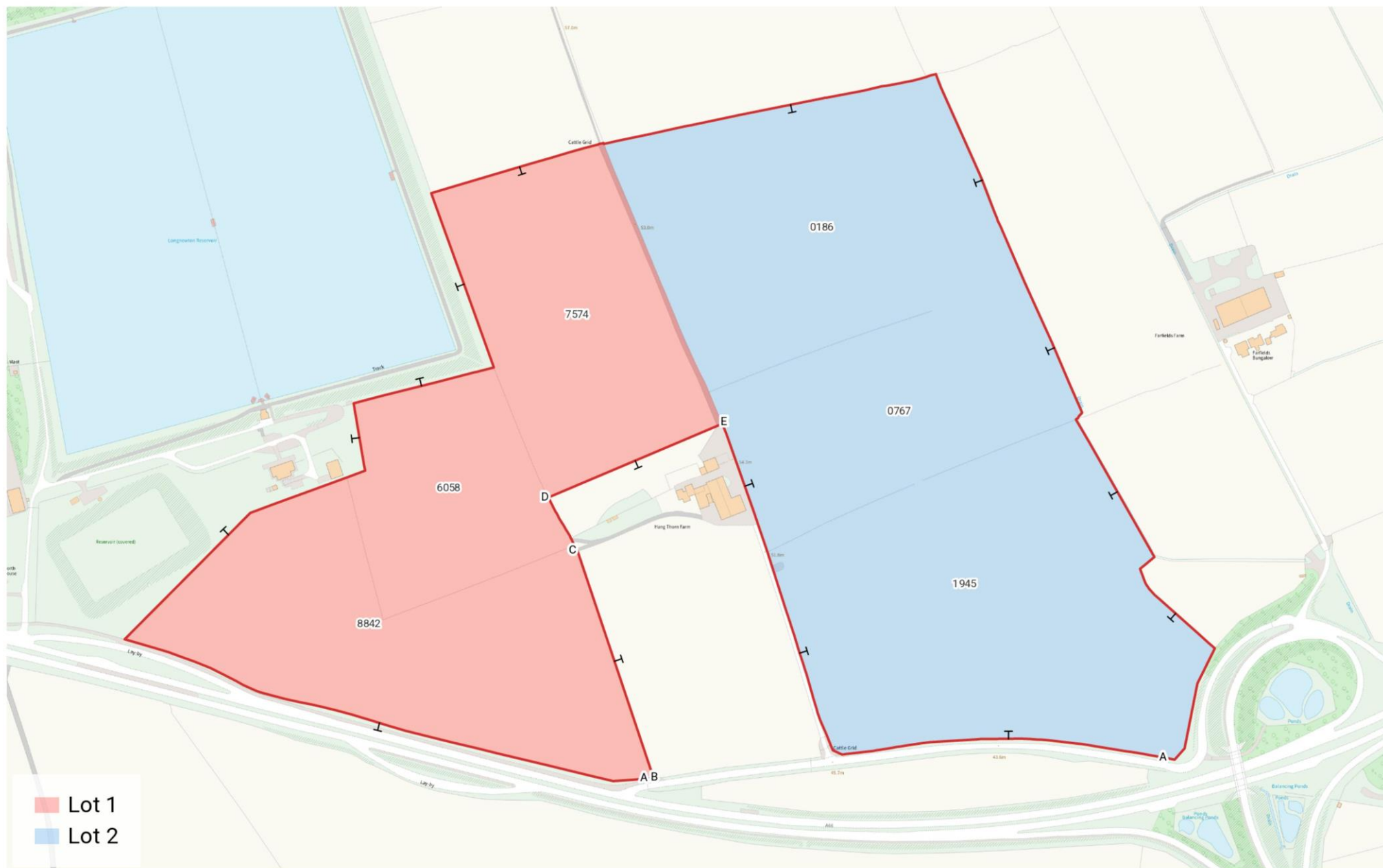
Each party is to bear their own costs.

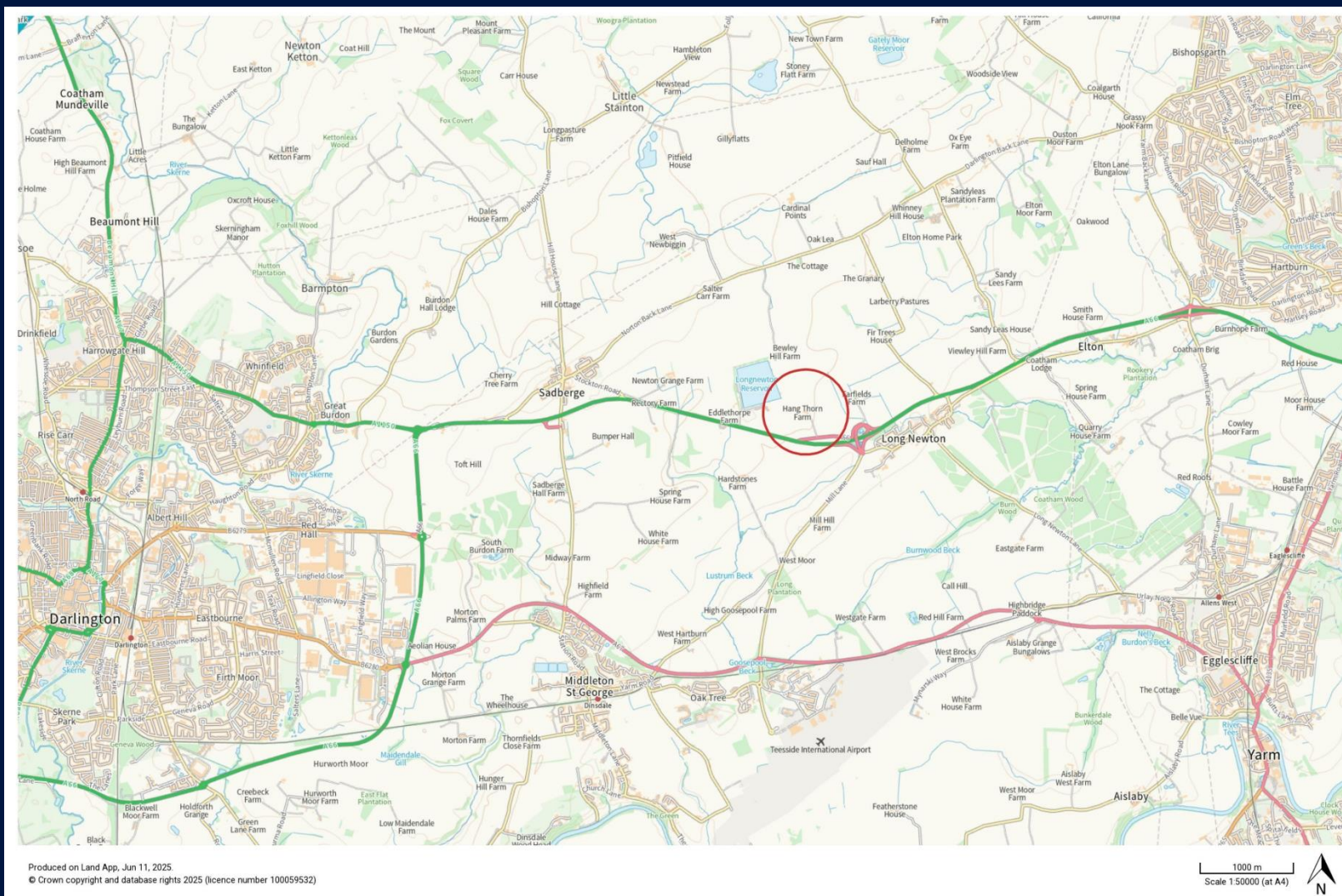
VIEWINGS

Viewing is strictly by appointment only. Arrangements can be made by contacting youngsRPS Sedgefield on 01740 622100.

NOTES

Particulars prepared June 2025.





www.youngsrps.com
Sedgefield 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.