



TO LET

Arable Land at Bearpark Hall Farm

Durham, DH1 4TJ

Approximately 102.82 acres (41.61 hectares) of arable land, available to let on 5 year Farm Business Tenancy from 1st September 2025.

Tender forms to be submitted electronically to H&H Land & Estates, via:
olivia.hodgson@hhlandestates.co.uk no later than 12pm on Wednesday 20th August 2025

Location and Directions

From the centre of Durham, bear right onto North Road and then turn left in 30 yards onto Sutton Street. Keep right onto Flass Street, then turn left onto the A167 (Newcastle Road). In 50 yards, turn right onto Toll House Road, then 1.2 miles later take a right onto Auton Court. Take the next left in 0.7 miles, and then the location is in 0.3 miles.

What3words location to the access is:
///event.roosts.revamped.

Description

In total the land extends to approximately 102.82 acres (41.61 hectares) of Grade 3 arable land which has been in a typical cereal rotation for numerous years. Access is to be taken from Colliery Road, Bearpark to the land down the private farm track.

Rights of Way and Wayleaves

The land will be let subject to all existing Wayleaves, Rights of Way and Easements. The Landlord and his agents reserve the right to walk on the land for inspection.

Viewings

The land may be viewed in daylight hours with a copy of these lettings' particulars in hand. Please close all gates where applicable. Please register your interest with H&H Land & Estates prior to viewing.

Further Information

Interested parties requiring further detail or clarification should contact **H&H Land & Estates. Tel: 0191 370 8530**

Tim Sedgewick – tim.sedgewick@hhlandestates.co.uk
07766104999

Olivia Hodgson – olivia.hodgson@hhlandestates.co.uk
07756268110

The Tenancy Agreement

The rent will be payable in full in advance, or in monthly instalments. The Tenant will be responsible for insuring their own crop and equipment. The Tenant will not be allowed to sub-let or part with possession of any part of the Holding or to share occupation of the holding without prior agreement from the Landlord. The Tenancy will be for an initial term of 5 years, with a rent review / break clause at year 3.

Tender

All tenders should be received at the office of H&H Land & Estates, Blackmoor Court, Durham Moor, Durham DH1 5ER by no later than **12pm on Wednesday 20th August**.

Lettings Procedures

Once tenders have been received the Landlords will consider all tenders.

Conditions of Tender

1. All tenders must be submitted on the attached form.
2. The Landlords and their Agents, H&H Land & Estates, do not bind themselves to accept the highest or indeed any Tender.
3. The decision of the Landlords will be final and binding.
4. These particulars are produced in good faith by H&H Land & Estates, and are set out as a guide only and do not constitute any part of a contract.

Sustainable Farming Incentive (SFI)

The land is subject to an SFI23 Agreement which includes the SAM1 option to assess soil, produce a soil management plan and test soil organic matter. The incoming Tenant will be expected to assist the Landlord in complying with this. The Landlord has other land, not included within the proposed FBT with other SFI23 Options. The incoming Tenant may be asked to establish these options on a contracting basis.





Important Information

H&H LAND & ESTATES Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

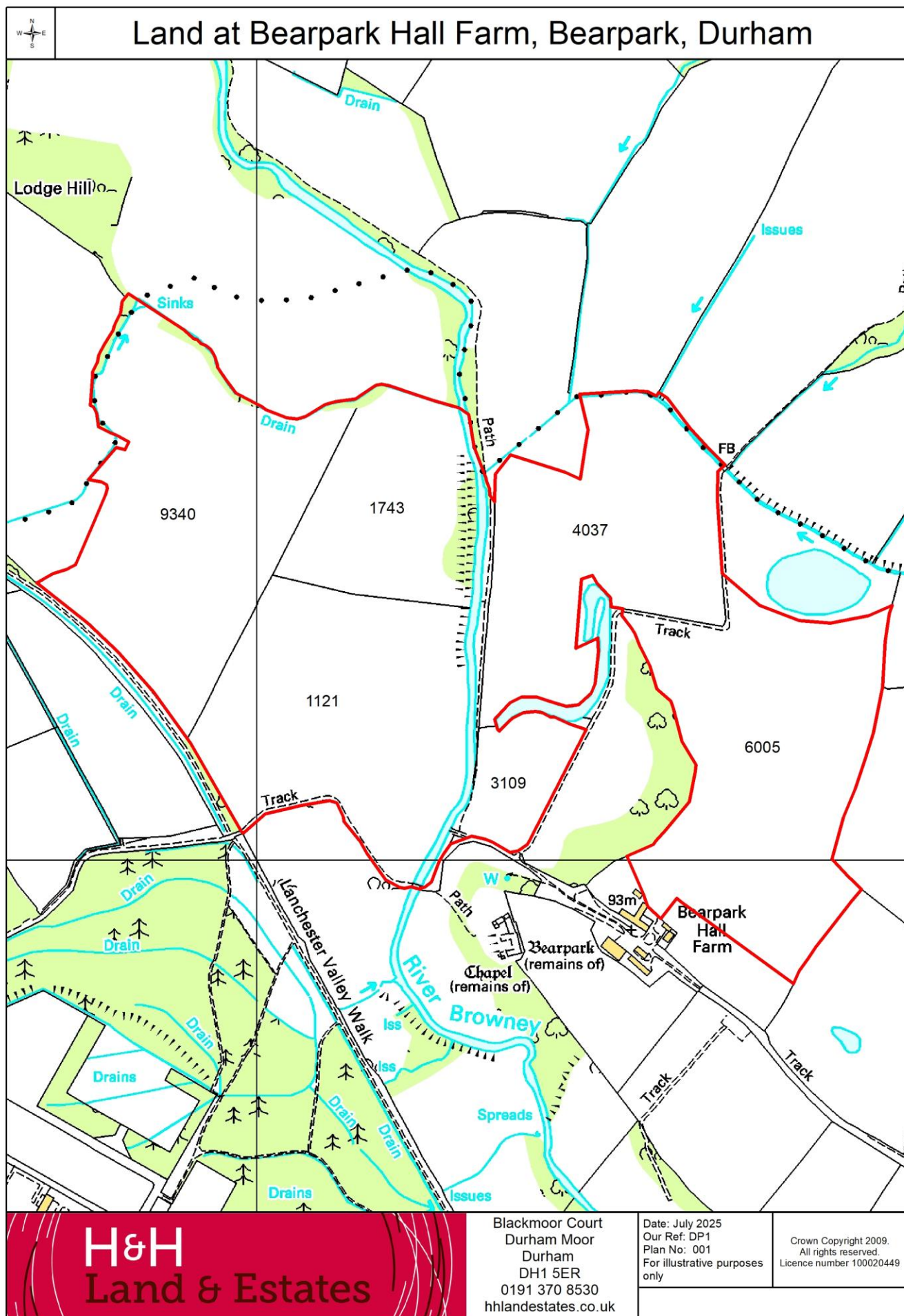
- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;
no employee of H&H LAND & ESTATES Ltd 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 whether by H&H LAND & ESTATES Ltd. or the Vendors or the Lessors of this property.
- (iii) The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND & ESTATES Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) 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.
- (vii) The property is sold subject to reserve(s).
- (viii) H&H LAND & ESTATES Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property. **Particulars prepared July 2025**

Field Schedule

Field No	Area (Hectares)	Area (Acres)	Land Use
9340	9.38	23.17	Arable
1743	4.94	12.22	Arable
1121	9.05	22.36	Arable
4037	7.27	17.96	Arable
3109	1.54	3.82	Arable
6005	9.43	23.31	Arable
Total Area	41.61	102.82	





Land at Bearpark Hall Farm, Durham – Tender Form

SUBJECT TO CONTRACT

Name:		
Address:		
Contact Details:	Mobile Number:	
	Home Number:	
	Email Address:	
<p>I wish to offer for the land (£ per annum):</p> <p>£.....</p> <p>.....</p> <p>(Please also write the sum in words)</p>		
<p>Please include a cover letter or other relevant supporting documents that provide a clear overview of your business background, current farmed area, and any other pertinent information.</p>		
<p>Signed</p> <p>Dated</p>		

Return to: Tim Sedgewick MRICS FAAV Director, Chartered Surveyor – tim.sedgewick@hhlandestates.co.uk

Olivia Hodgson, Rural Surveyor - olivia.hodgson@hhlandestates.co.uk

by no later than 12pm on Wednesday 20th August 2025.