



LAND TO THE NORTH OF PETWELL LANE, EASINGTON

SR8 3DN



LAND TO THE NORTH OF PETWELL LANE

Easington, SR8 3DN

The land north of Petwell Lane comprises 129.35 acres (52.35 hectares) in a ring fenced block with roadside frontage. The land is suitable for agricultural cultivations, including arable cropping or it could be put down to grassland. In total the land extends to 118.35 acres of arable land and 11 acres of woodland.

- 129.35 acres (52.35 hectares) of arable land
- Ring fenced block
- Roadside frontage

ASKING PRICE £950,000
FOR SALE BY PRIVATE TREATY

GET IN TOUCH

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

01740 622100

sedgefield@youngsrps.com





LOCATION

The land north of Petwell Lane, Easington is located in a rural/urban fringe location, between Hawthorn and Easington. Petwell Lane runs along the southern boundary of the land and Hallfield Burn to the north. In addition to access directly off Petwell Lane at three points, access to the land is also through Lea Lane via Sunderland Road (B1432). The A19 dual carriageway is easily accessible at the Easington Junction, 1.2 miles (1.93 kilometers) to the west. The A1(M) at Durham is 11.2 miles (18.02 kilometers) to the west.

DESCRIPTION

The land north of Petwell Lane comprises 129.35 acres in a ring fenced block with roadside frontage. The land is suitable for agricultural cultivations, including arable cropping or it could be put down to grassland. In total the land extends to 118.35 acres of arable land and 11.0 acres of woodland. The land is classified as Grade 3 by the provisional Agricultural Land Classification. The soil type is of the Duneswick series which is characterised by slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

2025 Winter Wheat
2024 Winter Wheat
2023 Oil Seed Rape
2022 Winter Barley

ACCESS

Access is available at 3 points from Petwell Lane and also from Lea Lane. Access points are marked "A" on the sale plan.

PUBLIC RIGHTS OF WAY

The land is cross by Durham County Council public footpaths 3 and 2. A plan can be provided to show the location of the footpaths.

ENVIRONMENTAL SCHEMES

The land is registered with the Rural Payments Agency. The land is currently entered into an SFI agreement and a Countryside Stewardship Mid-Tier Agreement which terminates December 2026. The SFI agreement is non-transferable and so will be



terminated whilst the buyer will be required to comply with the Mid-Tier Agreement. Further details of these can be provided.

BOUNDARY LIABILITIES

Boundary liabilities, to the best of the vendors knowledge are shown by means of inward facing “T” marks on the sale plan.

LAND REGISTRY

Title Number DU294775

MINERAL RIGHTS

The mines and minerals are reserved to a previous owner of the property.

SPORTING RIGHTS

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

TENURE

The land is available freehold with vacant possession

SERVICES

The property does not benefit from any mains service connections

LOCAL AUTHORITY

Durham County Council

EASEMENTS AND WAYLEAVES

The land is sold subject to and with the benefit of all rights of way, water, drainage, watercourses, 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.

A Northern Powergrid low voltage overhead cable runs across the land on wooden poles. This is subject to a wayleave.

METHOD OF SALE

The land is offered for sale by private treaty. The seller reserves the right to withdraw or exclude any of the property shown at any time or to generally amend the particulars.

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 Purchasers passport, together with a copy of the purchasers driving licence or recent utility bill as proof of residence.

DEVELOPMENT OVERAGE/OPTION AGREEMENT

The land is subject to an option agreement which will be retained by the vendor as it also affects wider property retained by the vendor. If the option is exercised, 20% of the agreed purchase price, as set out in the Option will be payable to the purchaser. Further information is available on request.

MEASUREMENTS

The areas have been assessed in accordance with Ordnance Survey data. Interested parties should satisfy themselves in regard to areas and distances as appropriate.

COSTS

Each Party is to bear their own costs.

VIEWINGS

Interested parties may view the land at any time during daylight hours with a copy of these particulars. No vehicular access into the land is permitted. Interested parties are asked to be respectful of the growing crop in the field when viewing.

Interested parties are requested to register their details with the selling agent to ensure they are kept updated on the sale. For all enquiries please contact the Sedgfield office 01740 622100.

NOTES

Particulars prepared April 2026. Photographs taken March 2026. All plans included in the particulars are not to scale.

Land to the north of Petwell Lane, Easington



Produced on Land App, Apr 15, 2026.
© Crown copyright and database rights 2026 (Ordnance Survey licence number 100059532)

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.