

WOODHOUSES FARM

Bishop Auckland, County Durham



RICHARD **BROWN**
& PARTNERS





WOODHOUSES FARM

Bishop Auckland, DL14 0LL

Barnard Castle - 12 miles, Darlington - 12 miles

**A productive arable farm in a strategic location
with potential for future development.**

South facing Grade 3 farmland, mainly down to arable cropping
with some permanent grassland.

Derelict farm steading with enormous potential to create
a desirable residential property.

Strategically located near urban fringe.

In all extending to 71.96 hectares (177.82 acres)
or thereabouts.

**OFFERED FOR SALE AS A WHOLE OR IN
UP TO FOUR SEPARATE LOTS**

**RICHARD BROWN
& PARTNERS**

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

The Office, South Bellshill, Belford, Northumberland, NE70 7HP

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GENERAL INFORMATION

A superb block of mainly arable land with a now entirely redundant and largely derelict farm steading. The property has great potential to create a wonderful residential development at the farm steading and thanks to the farm's strategic location on the edge of Bishop Auckland for possible future large scale development at the east end of the farm.

The property extends to 71.96 hectares (177.82 acres) or thereabouts and is mainly down to arable cropping with a little permanent grassland.

Situation

The farm is on the urban fringe and enjoys all the convenience that comes with such a location; however Woodhouses still remains a rural property situated at the gateway to the Durham Dales. Please see the location plan included later in the brochure.

Description

The farm is lotted for sale and available as a whole or in up to four separate lots.

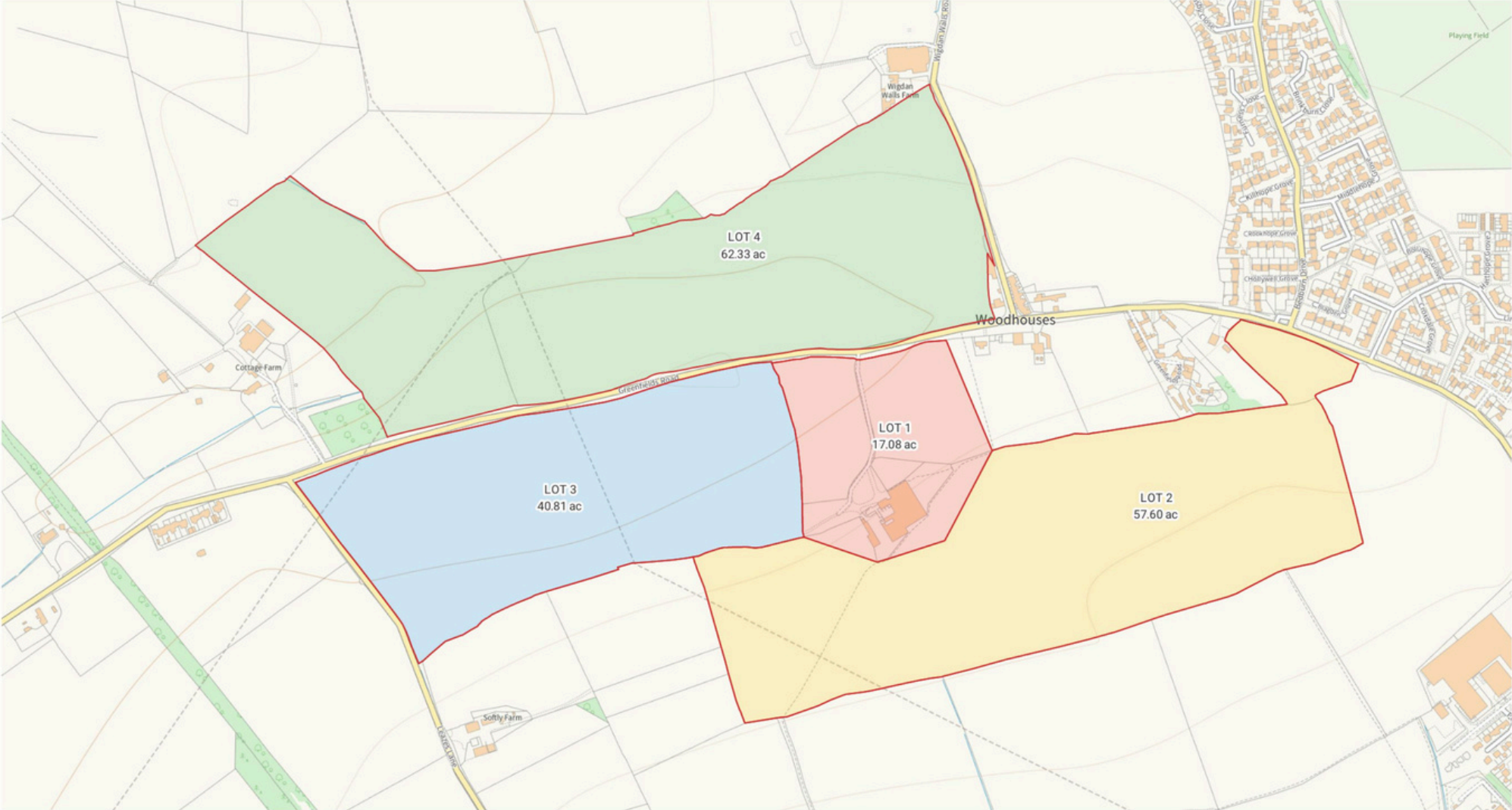
Lot 1 Comprising the former Woodhouses farm steading, with derelict farmhouse, traditional stone farm buildings plus an extensive yet dilapidated range of brick built, timber and steel framed farm buildings. Superb south facing aspect with enormous potential to create a residential and/or equestrian property. Including generous grass paddocks, Lot 1, extends to 17.08 acres.

Lot 2 57.6 acres of Grade 3 arable land with roadside frontage. This lot is currently farmed in part alongside rented neighbouring land. The successful purchaser would therefore be required to erect a permanent boundary upon completion. It is clear upon inspection the property has been well farmed and is in good order.

Lot 3 40.81 acres of Grade 3 arable land. Similar to the previous lot, this single parcel of superb arable land with good roadside frontage would make an excellent addition to any farm.

Lot 4 62.33 acres of Grade 3 arable and grassland. The largest of the four lots, comprising a 42.23 acre arable field and 20.11 acres of permanent pasture.

WOODHOUSES FARM



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200 m
Scale 1:7500 (at A4)





GENERAL REMARKS

Services

Lot 1 has a mains water and electricity supply.

Plans, Areas and Schedules

These are based on the areas provided by Ordnance Survey and are for reference only. Although they have been carefully checked the purchaser shall be deemed to have satisfied themselves as to the description of the property and any errors shall not annul the sale nor entitle either party to compensation in respect thereof.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefits of all rights of way whether public or private, water, light, drain, sewage, support and easements and other restrictive covenants and existing and proposed wayleaves for masts, pylons, cables, drains, water, gas and other pipes whether mentioned in these particulars or not. Without prejudice to the above, please note there is a line of pylons crossing Lots 2, 3 and 4. A public footpath crosses Lots 1 and 2.

Stewardship

The land at Woodhouses Farm is entered in part into a Mid Tier Stewardship agreement ending 31st December 2027 and a more recent Sustainable Farming Incentive Scheme which comes to an end 28th February 2027. Details available upon request. The successful purchaser will be required to take over the relevant schemes on completion of the sale.

Viewings

Strictly by prior appointment with the selling agents; Richard Brown & Partners, The Office, South Bellshill, Belford, NE70 7HP. Tel: 01668 213 546. No access without consent.

Health & Safety

Please be aware of the potential hazards and be as vigilant and careful as possible when making an inspection of the property. No unaccompanied access to the farm stading.

Development Overage

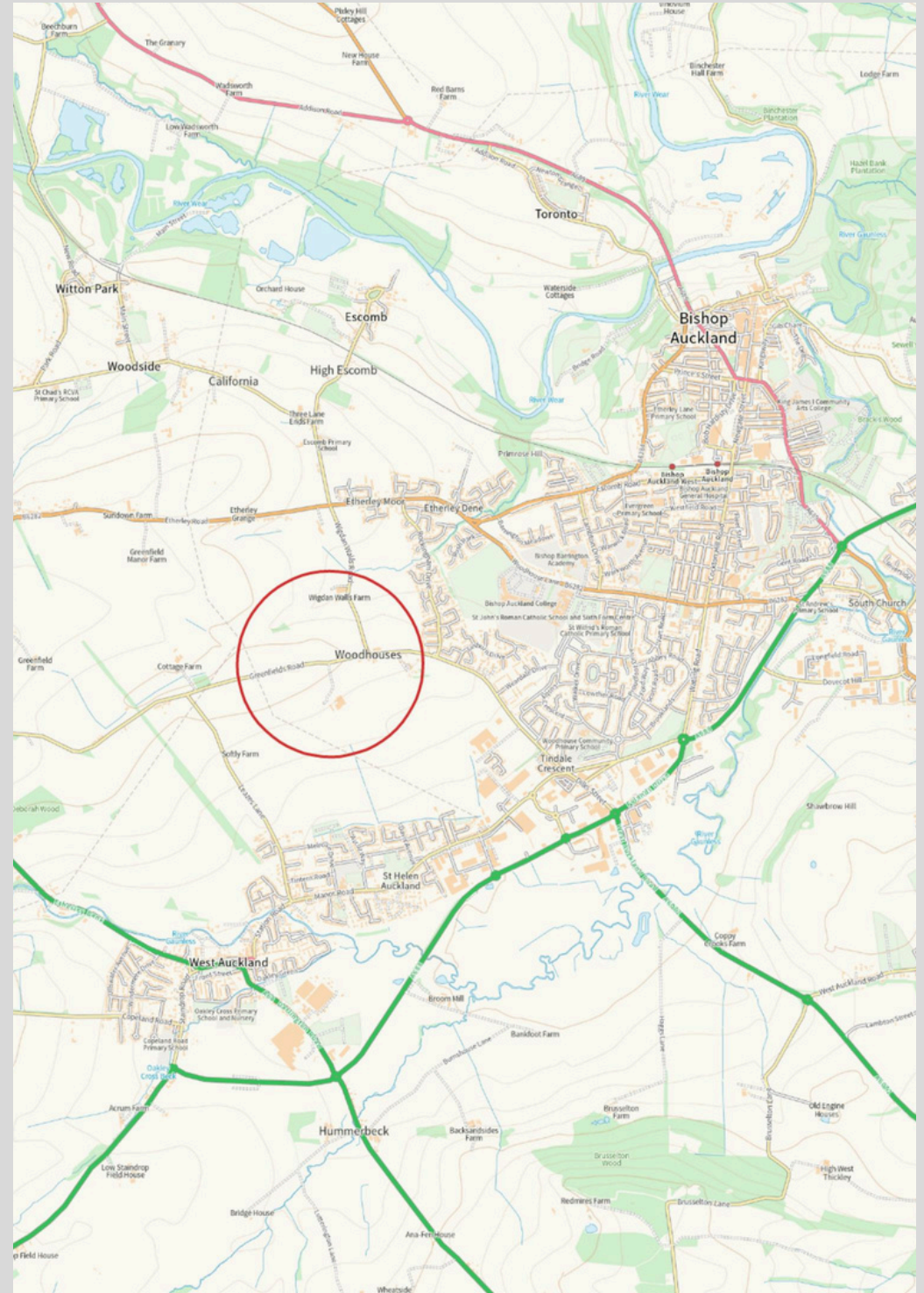
The property is offered for sale subject to a 50-year overage with the Vendor requiring a 50% share of any future uplift due to non agricultural development. Redevelopment of the farm stead in Lot 1 excepted.

Method of Sale

The property is initially being offered for sale as a whole or in lots with vacant possession upon completion with the exception of any arable cropping where it will be at the conclusion of the 2025 harvest.

Anti Money Laundering Regulations (AML)

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers.





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IMPORTANT NOTICE

Richard Brown & Partners does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff follow set procedures, but it is not possible for us to guarantee that everything written in our particulars is accurate. Please note that unless stated otherwise:

These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification. These particulars were prepared and photographs used were taken in August and September 2024. These particulars are set out as a general outline only for the guidance of interested parties and do not constitute, nor constitute a part of, an offer or Contract. All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendors or their Agents. We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee. Any plans may not be to scale and are for identification purposes only. Items included in the written text are included in the sale. All others are excluded regardless of their inclusion in any photograph. You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.