

An aerial photograph showing a large green field with a yellow field to the left. In the background, there is a residential area with many houses and a church. The sky is blue and the landscape is hilly.

# EQUESTRIAN SMALLHOLDING FOR SALE

High Jobs Hill Farm  
CROOK, DL15 0SF





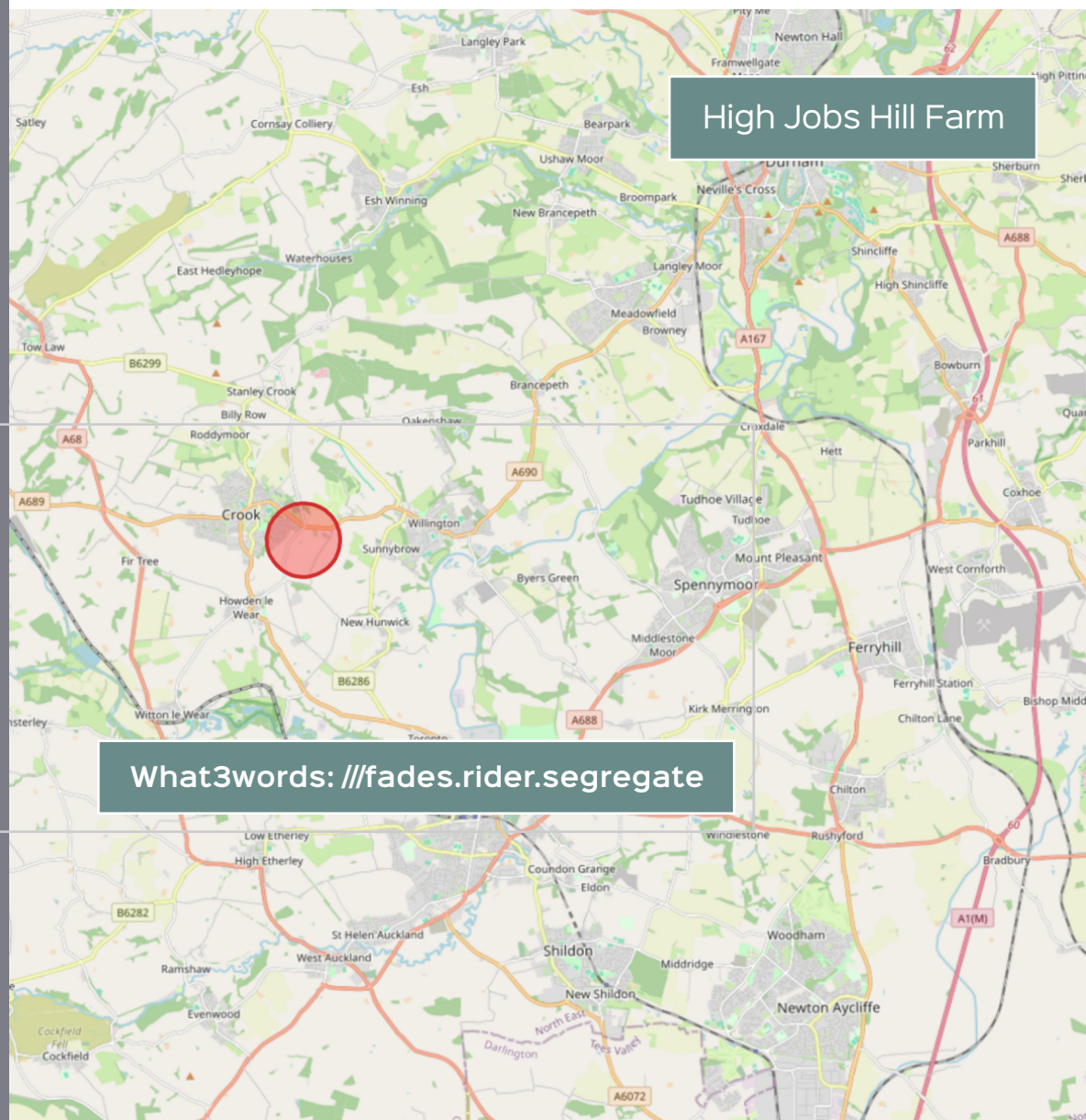
## INTRODUCTION

High Jobs Hill Farm provides an excellent opportunity to acquire a smallholding of 26 acres (10 hectares) or thereabouts together with farmhouse, stables and large traditional stone barn with the benefit of planning permission to convert into a dwelling.

## LOCATION & SITUATION

High Jobs Hill Farm lies between Crook and Willington. From the A690 main road, turn South onto Rumby Hill Lane and the entrance to the farm is approximately 200 yards on the left.

**GUIDE PRICE - £750,000**





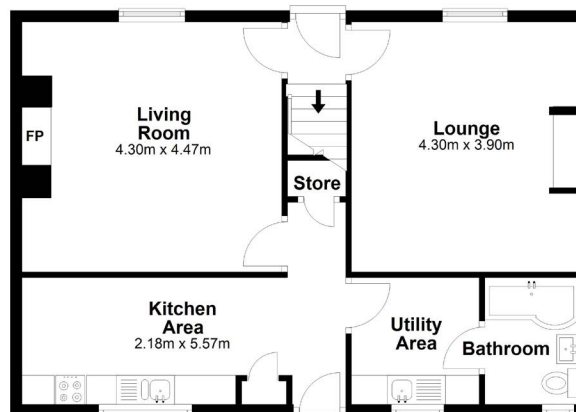
## PROPERTY DESCRIPTION

High Jobs Hill Farmhouse is a substantial dwelling with two bedrooms, bathroom, utility, kitchen and two reception rooms both enjoying marvellous Southerly countryside views. There is an attached garage and garden to the front elevation.

A large two storey under slate former byre with loft over carries the benefit of planning consent for conversion to create a large second dwelling. Purchasers are encouraged to reference planning application DM/23/00547/FPA with the local authority for further information.



Ground Floor



First Floor



## THE LAND

Arranged in a number of conveniently sized paddocks the 26 acres or thereabouts of permanent grassland carries both mowing and grazing facilities to the present equine occupier. Also utilising a number of both pony and horse stables, various outbuildings and a two-bay hayshed.

The entirety of the land is free from any environmental scheme and is available to be entered into the Sustainable Farming Incentive, subject to compliance and the re-opening of the scheme.







## SERVICES

The property is serviced by a mains supply of electricity, water and gas whilst drainage is provided by a septic tank.



## RIGHTS, EASEMENT AND WAYLEAVES

The land is sold subject to and with the benefit of all rights of way, water, drainage, watercourses and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all existing matters registered by any competent authority, subject to Statute.

Note – The owner of High Jobs Hill House and the owner of the telecommunications mast enjoy a right of access over the driveway to the property.



## MINERAL, TIMBER AND SPORTING RIGHTS

All standing and fallen timber will be included within the sale. The mineral rights and sporting rights are included in so far as they are owned.



## PUBLIC RIGHTS OF WAY

There is a public footpath crossing the land at High Jobs Hill Farm. Full details can be found on the Local Authority definitive public rights of way map.



### EPC RATING

High Jobs Hill Farmhouse: EPC Rated D

### COUNCIL TAX

High Jobs Hill Farmhouse: Council Tax Band C

### LOCAL AUTHORITY

Durham County Council





## METHOD OF SALE

High Jobs Hill Farm is registered with the HM Land Registry as Title Number DU286603 and is offered for sale via the method of private treaty, freehold with vacant possession upon completion. The Vendor reserves the right to conclude the sale as they wish.

## VIEWINGS

It is thought this attractive prospect is to be of interest to a wide range of potential purchasers, it is encouraged interest is registered at an early stage with the selling agents. Viewings are strictly by prior appointment only. Please contact selling agent George White.

**George White FRICS FAAV**

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# MICHIE GROUP

CHARTERED SURVEYORS AND TOWN PLANNERS

## ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Regulations, the purchaser will be required to provide proof of identification, proof of residence and proof of funds to the selling agents once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

## BOUNDARIES

Boundaries are indicated on the sale plan and the responsibility and maintenance for these will be included within the sale in so far as they are owned.

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the selling agents will be responsible for defining the boundaries nor their ownership.

## PLANS AREAS & SCHEDULES

These particulars have been prepared as carefully as possible and are based on the information provided by the Vendor and the HM Land Registry information available. These plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

## IMPORTANT NOTICE

The Michie Group LLP for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by The Michie Group LLP for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. Dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. The Michie Group LLP, and any person in its employ, does not have the authority, whether in these particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by The Michie Group LLP for any error, omission of misstatement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. The Michie Group LLP is the trading name of The Michie Group LLP 5F Linnet Court, Cawledge Business Park, Alnwick, NE66 2GD. These Particulars were prepared in May 2025.

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