



HIGH HOUSE & HOPE HOUSE FARM
Crawleyside, Stanhope, Bishop Auckland, DL13 2EQ





HIGH HOUSE & HOPE HOUSE FARM

CRAWLEYSIDE, STANHOPE, BISHOP AUCKLAND, DL13 2EQ

Stanhope 2 miles • Wolsingham 8 miles • Durham 20 miles
(all distances are approximate)

A DESIRABLE UPLAND FARM WITH A TWO-BEDROOMED COTTAGE,
SUBSTANTIAL DERELICT FARMHOUSE, MODERN GENERAL-PURPOSE
BUILDING AND PRODUCTIVE GRASSLAND

- Quaint stone-built cottage with 2 reception rooms, 2 bedrooms and 1 bathroom
- A substantial derelict farmhouse with scope for restoration, subject to obtaining the necessary consents
 - Versatile steel portal frame agricultural building
- Productive Grade 4/5 permanent grassland and native deciduous woodland, naturally split into two 131.73-acre and 13.48-acre blocks
- Fell rights for 120 ewes plus followers over Stanhope Common

About 145.21 acres (58.76 ha)
FOR SALE AS A WHOLE



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Offices also at:

Alnwick
Tel: 01665 568310

Barnard Castle
Tel: 01833 637000

Chester-le-Street
Tel: 0191 303 9540

Driffield
Tel: 01377 337180

Kirkby Lonsdale
Tel: 01524 880320

Richmond
Tel: 01748 829217





Situation

High House and Hope House Farm is situated in the heart of the picturesque North Pennines Area of Outstanding Natural Beauty (ANOB) and on the edge of Muggleswick, Stanhope and Edmundbyers Commons and Blanchland Moor.

Stanhope is the nearest village with a church, primary school, local shop and various country pubs.

The A689 provides fast access to the popular market town of Wolsingham which has an excellent range of local shops, mobile post office, garage, pubs and restaurants and other services. There are various nursery and primary schools and a well-respected senior school in Wolsingham with several independent schools and a world-renowned University located in Durham. The East Coast Main Line at Durham provides regular services to Newcastle, York and London.

There are many nearby amenities including Hamsterley Forest Park, the Weardale Railway, High Force and access to the moors of Weardale for walking and country sports.

Description

The farm is naturally split into two adjacent grassland holdings: High House Farm and Hope House Farm and has the benefit of two access roads.

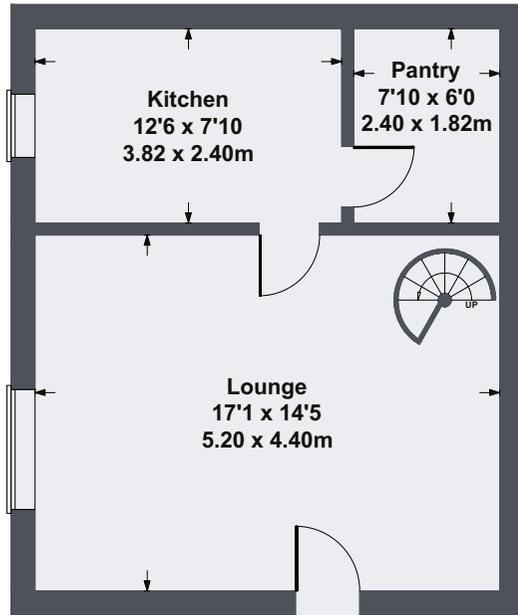
High House Farm is a ring-fenced grassland unit comprising 'Park Shops', a former stone-built farmhouse, a general-purpose agricultural building and productive grassland, extending in total to about 131.73 acres (53.31 ha). A considerable amount of investment has been made improving the grassland and maintaining boundaries to establish a desirable grassland unit.

High House Farm is currently let on an informal grazing agreement. Vacant possession will be available upon completion of sale.

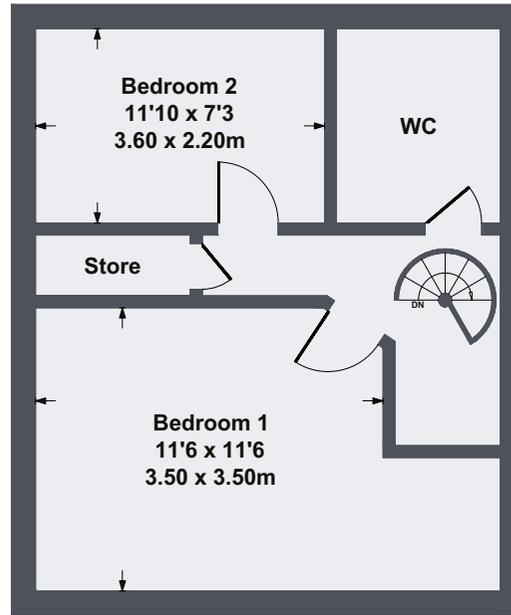
Hope House Farm is located about 300m North and is accessible over a privately owned, third party, access track. The farm comprises a two bedroomed farmhouse set within 13.48 acres (5.45 ha) of permanent pasture. Hope House is currently let on an assured shorthold tenancy (AST) agreement terminates on 01/02/2025.

Hope House, Crawleyside, Stanhope, Bishop Auckland, DL13 2EQ.

Approximate Gross Internal Area
861 sq ft - 80 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

HOPE HOUSE FARM

Hope House

Hope House is built of dressed stone with a pitched and slate clad roof. The house has accommodation over two main floors and comprises:

Ground floor: Kitchen, sitting room and pantry.

First floor: Two bedrooms and house bathroom.

The property is in an idyllic setting, situated above the banks of Stanhope Burn with far-reaching views over rolling heather moorland and upland landscape. It is connected to a private water supply and an old septic tank, but there is no mains electricity which is currently supplied by solar panels and battery storage which the tenant will remove. The property would now benefit from refurbishment throughout.

Hope House Farmland

Hope House land comprises about 13.48 acres of permanent pasture, all within a ring-fence and is enclosed by stone walls. The land is classified as Grade 5 with slowly permeable upland soils with a peaty surface and a humose loam texture. The land benefits from a natural water supply and is suitably enclosed for livestock.

Fell Rights

Hope House Farm enjoys a right of turbary, a right to cut bracken and the right to graze 120 ewes and followers over Stanhope Common.



HIGH HOUSE FARM

Park Shops House

A derelict stone-built farmhouse named 'Park Shops' is located on the Southeast corner of the farm that is accessible via a hardcore track. It is currently in a state of disrepair and would require significant investment to re-instate back to a dwelling. The property does provide a perspective purchaser the opportunity to establish a substantial house in a secluded and breath-taking location (subject to obtaining the relevant consents etc).

However, purchaser's should note that the building is located in close proximity to historic mine shafts. Further details available upon request from the Selling Agent.

Farm Buildings

The farm has the benefits of steel-portal frame agricultural building (40ft x 60ft) located adjacent the properties primary access point. This general-purpose building is in excellent condition and presents significant scope to establish a range of agricultural buildings and to extend the useable yard area, subject to obtaining the necessary consents.

High House Farmland

The farmland at High House extends in total to about 131 acres, within a ring fence and predominantly bound by stone walls. It comprises approximately 128 acres of permanent pasture, of which 35 acres is suitable for mowing with the remaining land associated with deciduous woodland and natural ponds. The land is generally south facing, gently undulating, and lying between 285m to 350m above sea level. It is classified as Grade 4 with slowly permeable seasonally wet clay loam soils. A considerable amount of time and money has been spent improving the grassland and maintaining boundaries to establish a desirable grassland unit.

GENERAL INFORMATION

Rights of Way and Easements

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

Services

The Hope House is served by a private water supply and private drainage. The house does not have central heating or mains electricity supply (currently utilising a solar PV and a diesel generator which belong to the outgoing tenants). There are no services connected to Park Shops House although there is a mains electricity supply adjacent to the house.

There are several natural water sources for livestock.

Local Authorities

Durham County Council, County Hall, Durham, DH1 5UL
Tel: 0300 026 0000

Council Tax

Hope House– Band A

EPC

Hope House– Band E



Designations

The farm is located in the North Pennines AONB.

Park Shops is a Grade II Listed building.

The area is renowned for its former mining of coal and lead with many examples of historic lime kilns and chimneys, underground workings and engineering buildings round about. Much of the ground beneath High Hopes Farm was mined for lead and there are a series of former mine shafts on the land which have been capped. These shafts and the surrounding mine workings remain the responsibility of The Coal Authority who maintain records of the area and any remedial works completed or required. Further details are available for the Selling Agents.

Rural Land Registry

The land has been registered under Rural Land Registry. The Basic Payment Entitlements Scheme (BPS) is now ended and any future de-linked payments from this scheme will be retained by the Seller.

Countryside Stewardship Scheme Agreement

There is a Countryside Stewardship Mid-Tier Scheme Agreement in operation on High House Farm that terminates on 31.12.2024. The purchaser will be obligated to take on this agreement to its completion and absolve the Seller of any liabilities resulting from amendments to the scheme post completion of the sale. Further details available from the Selling Agent upon request.

Method of Sale

The farm is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but the Seller reserves the right to agree a sale at any point without further reference to interested parties.

Fixtures, Fittings and Equipment

Only those items specially mentioned in these sale particulars are included in the sale.

Boundaries

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance responsibilities are indicated by T marks on the transfer plan.

Sporting Rights

Sporting rights are owned by a third party and are excluded from the sale.

Mineral Rights

Mineral rights are owned by a third party and are excluded from the sale.

Timber

All standing and fallen timber will be included in the sale.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser.

Ingoing Valuation

In addition to the purchase price, the purchaser will be required to take over at market value the following:

1. All clamped silage.
2. Hay and straw.
3. All purchased stores including seeds, sprays, fertilizers, feeding stuffs, fuel oil etc.
4. Any growing crops plus enhancement value, post-harvest cultivations, sprays, etc. in accordance with CAAV costings and contractor rates and invoiced costs.

Farm Dispersal Sale

The Seller reserves the right to hold a farm dispersal sale on the property up to one month following completion of the sale.





Solicitors

Swinburne Snowball & Jackson Solicitors
2 Edith Street, Consett, DH8 5DW
Tel: 01207 502532
Alan Brown acting.

Employees

We understand that no employees will be transferred with the sale of the farm.

Viewing

Appointments to view will be through the Selling Agents only by calling 01748 897 203. Given the potential hazards of a working farm we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

Directions

To reach the Farm, proceed West on the A689 towards Stanhope. Upon entering the village, continue West until you reach Stanhope Old Hall. Take the following right-hand turn, passing Stanhope Old Hall Allotments on the lefthand side. Continue for 1 mile before reaching Noah's Ark Farm. Proceed through the single timber farm gate along the track for a further 0.5 miles. High Hope Farm is located on the lefthand side and sign posted by a GSC Grays sale board.



Post Code

DL13 2EX

what3words

///grower.heavy.dreamers

Conditions of Sale Purchase Price

Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale does not entitle either party to compensation in respect thereof.

Overseas purchasers

Any offer by a purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

Lotting

It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Apportionments

The council tax and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of completion.



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: Winter 2024

Photographs taken: Winter 2024

