



**GRANGE FARM**  
Sunnyside, Bishop Auckland





# GRANGE FARM

SUNNISIDE, BISHOP AUCKLAND, DL13 4LZ

Sunniside 1 mile • Tow Law 3 miles • Bishop Auckland 6 miles  
(all distances are approximate)

A DESIRABLE EQUESTRIAN PROPERTY WITH A SUBSTANTIAL FARMHOUSE, AN ADJOINING ANNEX/OFFICE, A RANGE OF TRADITIONAL AND MODERN FARM BUILDINGS, DEDICATED STABLING FACILITIES AND PRODUCTIVE GRASS PADDOCKS, EXTENDING IN TOTAL TO ABOUT 15 ACRES

- A substantial and imposing stone-built country house with 4 bedrooms, 3 reception rooms and 2 bathrooms
  - Self-contained one-bedroomed annex / office
  - Extensive equestrian facilities and productive grass paddocks
- Range of modern and traditional farm buildings with scope for alternate use (subject to consents)

ABOUT 15.09 ACRES (6.11 HA) | FOR SALE AS A WHOLE



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Offices also at:

Alnwick  
Tel: 01665 568310

Chester-le-Street  
Tel: 0191 303 9540

Barnard Castle  
Tel: 01833 637000

Driffield  
Tel: 01377 337180

Boroughbridge  
Tel: 01423 590500

Kirkby Lonsdale  
Tel: 01524 880320



## Situation

Grange Farm is situated in a particularly attractive and accessible part of Country Durham, situated between the villages of Sunnyside and Stanley Crook with excellent access onto the A68 and A1 (M). The area is renowned for its beautiful open countryside that borders the North Pennines AONB and serves as a popular tourist destination.

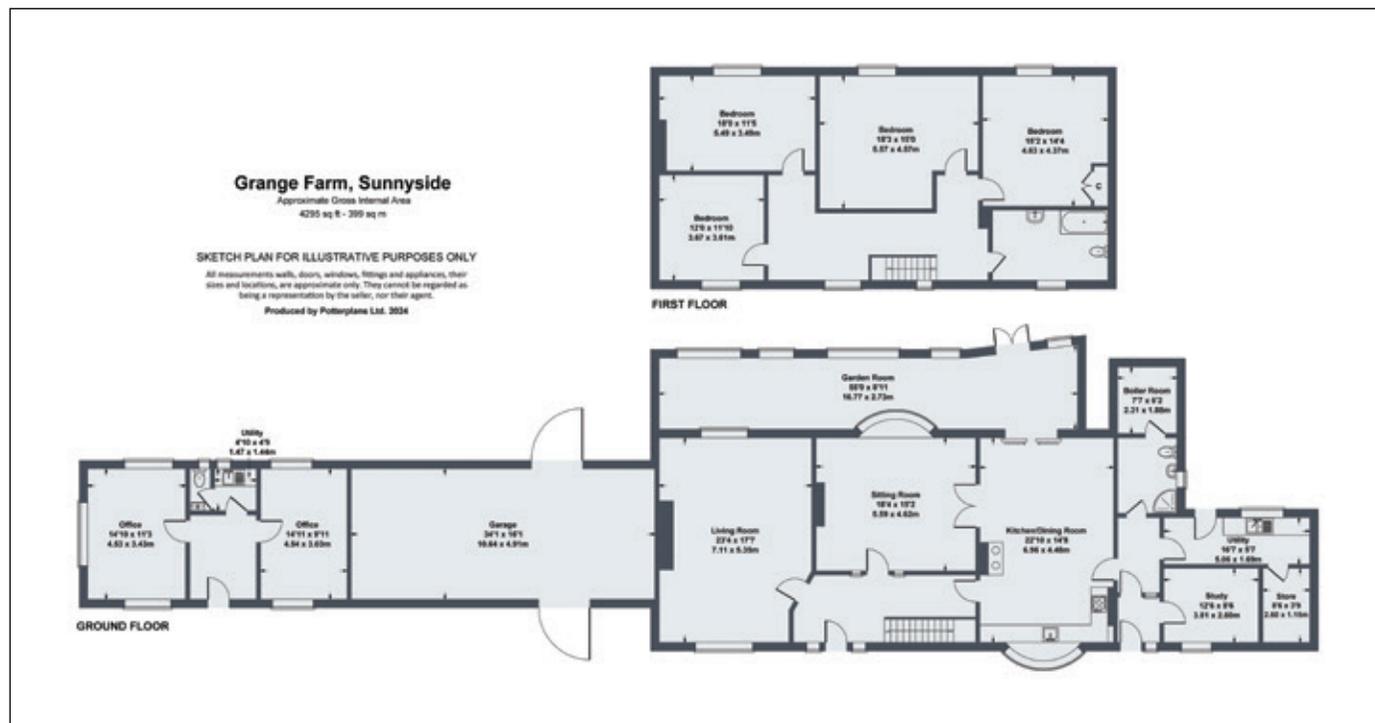
The nearby town of Tow Law (3 miles) and market town of Wolsingham (7 miles) provide good range of local shops, pubs and restaurants, leisure facilities and other services. There are various nursery and primary schools and a well-respected senior school in Wolsingham with independent schools in Durham City where there is also the world renowned University, and a main East Coast line railway station with regular services to Newcastle, York and London. Tow Law is the nearest village with a good selection of local shops and services.

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

Grange Farm is a desirable ring-fenced small holding with exceptional fixed assets comprising a substantial four bedroomed farmhouse, an adjoining one-bedroomed annex / office, a range of traditional farm buildings and modern equestrian facilities with productive grassland and amenity woodland, extending in total to about 15.09 acres (6.11 ha).

The property is being offered for sale due to relocation and is available as a whole.





### Grange Farmhouse

A substantial and well-presented house built of dressed stone under a pitched slate roof that extends in total to approximately 4,295 sq ft and provides spacious and bright accommodation over two storeys, comprising:

Ground floor: Entrance Hall, kitchen, sitting room, dining room, conservatory, utility, office / tack room, store and bathroom.

First floor: Four double bedrooms and house bathroom.

The house is situated in a prominent elevated position with a mature garden and far-reaching views over its own land. The house retains several characterful features, including a large farmhouse kitchen, an oil AGA and a stone-built decorative well located in the sitting room. The property would benefit from an element of schedule modernisation throughout.

There is also a substantial internal garage that has historically been utilised as a games room.

### Annex / Office

A useful single storey one bedroomed annex / office adjoins the main house to the eastern elevations and comprises: Entrance Hall, kitchenette, bedroom, office and bathroom.

We understand that the property has the benefit of planning consent for unrestricted residential use and consequently lends itself to a range of uses.

## Farm Buildings & Equestrian Facilities

Grange Farm has a good range of modern and traditional farm buildings and equestrian facilities, including an indoor flood-lit arena, substantial stabling facilities (12 loose boxes), a machinery workshop and several traditional stone barns that have potential scope for conversion (subject to obtaining the necessary consents).

Plan No.	Building Name	Description	Area Approx. (GEA)
1	Stone Barn	Traditional stone-built two storey barn with a damaged roof, and a concrete floor. The building is in a poor state of repair and offers scope for alternate use (subject to obtaining consents).	1,500 sq ft
2	Stabling Facilities	Lean-to building attached to Building 1 (southern elevations). Part stone-built / steel portal frame with profile steel roof and sides and a concrete floor. Four loose stables of concrete block construction. Mains electricity and water connections.	3,000 sq ft
3	Workshop	Steel portal frame, fibre cement sheet roof and sides, concrete block walls (c. 2m), and a concrete floor. Mains electricity and water connections.	2,675 sq ft
4	Indoor Arena	Steel portal frame, profile steel sheet roof and sides, concrete block walls (c,2m), and a concrete floor. Mains electricity and water connections.	4,700 sq ft
5	Stabling Facilities	Lean-to building attached to Building 4 (southern elevations). Steel portal frame, profile steel sheet roof and sides, concrete block walls, concrete floor. Eight loose boxes of concrete block construction. Mains electricity and water connections.	2,575 sq ft
6	Store	Lean to building attached to Building 4 (northern elevations) Timber frame with fibre cement sheet roof, concrete block walls (c.1m) with Yorkshire Boarding over, and a hardcore floor.	2,265 sq ft





### Land

The farmland extends in total to around 15.09 acres (6.11 ha), comprising 11.08 acres of permanent pasture, 1.05 acres of amenity deciduous woodland and 2.96 acres associated with the farm steading and internal tracks. The land all sits within a ring fence and is classified as Grade 4 with restored soils mostly from quarry and opencast spoil.

The land is generally south facing, gently undulating, and lying between 260m to 275m above sea level. It is all suitably well fenced for livestock and separated into several field enclosures by drystone walls and post and rail fencing.

### 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 property has mains water, electricity and gas, an AGA oil-fired cooker and domestic drainage to a mains sewer.

#### Local Authorities

Durham County Council

Tel: 0300 026 0000

#### Council Tax

Band G

#### EPC

Band E49

#### Designations

We are not aware of any environmental or historic designations.





### **Basic Payment Scheme**

Any future BPS payments are to be retained by the Vendor.

### **Countryside Stewardship / Sustainable Farming Incentive**

We are not aware of any countryside stewardship or SFI agreements in place.

### **Method of Sale**

The property 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 will be indicated by T marks on the transfer plan.

### **Sporting Rights**

Sporting rights are included in the sale in so far as they are owned.

### **Mineral Rights**

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

### **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. No election to tax has been made in respect of the property.



### Viewing

Appointments to view will be through the Selling Agents only by calling 01748 829203. 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 (DL13 4LZ)

To reach Grange Farm heading north on the A68 to Tow Law. Upon reaching the village, turn right onto B6299 sign posted to Willington. Continue on this road for a mile, the property is located on the righthand side and signposted by a GSC Grays sale board.

what3words: ///baking.imparts.surnames

### 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

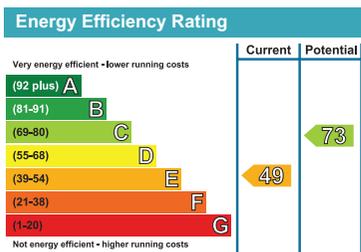
Any offer by a purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

### 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 correctness 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: June 2024

Photographs taken: June 2024

