West Brocks Farm Eaglescliffe



# ABOUT THE PROPERTY

### FOR SALE AS A WHOLE OR IN TWO LOTS Farmhouse, Farmbuildings and Land

A wonderful opportunity to purchase this desirable four bedroom farmhouse together with farm buildings and approximately 55.72 acres of land.

Located on the outskirts of Eaglescliffe on a good sized plot, close to Durham Tees Valley International Airport. Local shops and schools are available in Eaglescliffe and a good network of roads provide quick access to Yarm, Stockton-on-Tees and Darlington where there is a Main Line Railway Station with direct trains available to London Kings Cross and Edinburgh.





13 Galgate Barnard Castle, County Durham, DL12 8EQ 01833 638094 info@addisons-surveyors.co.uk

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## ACCOMMODATION

#### LOT ONE (Coloured Red)

Farmhouse, Farm Buildings and 45.74 Acres of thereabouts

#### **The Farmhouse**

The farmhouse is beautifully presented and briefly comprises:

Entrance Hall, Cloakroom, Rear Entrance/Utility, Large Open Plan Kitchen/Dining Kitchen, Inner Hall, Study and Living Room. First Floor: Landing, Four Bedrooms and Family Bathroom.

Planning Permission has been granted for the expansion of the current accommodation to provide for a garden room, double garage, further living accommodation including two additional bedrooms.

#### **GROUND FLOOR**

#### **Entrance Hall**

Quarry tiled flooring, radiator, doors leading to the cloakroom, rear entrance/utility room and kitchen.

#### Cloakroom

Low level wc, pedestal hand wash basin, tiled splashback, quarry tiled flooring and obscured glazed window to the front elevation.

#### **Rear Entrance/Utility Room**

Solid wood worktops and upstands, Belfast sink unit, tiled flooring, plumbing for washing machine and radiator. Built-in cupboard, windows to dual aspect and door leading out to the rear garden.

#### **Kitchen**

Fitted with a range of bespoke wall and floor units with granite and oak worktops, upstands, windowsill and splashback. Inset sink with mixer tap, halogen four ring hob, inset lighting and oak flooring. The focal point of the kitchen is the island unit providing additional storage with granite worktop, dresser style kitchen unit with solid wood worktop. Through access to rear dining kitchen.

#### **Rear Dining Kitchen**

Bespoke wall and floor units with solid wood worktop, oil fired Aga set within an inglenook fireplace with oak mantle and tiled splashbacks. Space for large dining table and chairs, oak flooring, central ceiling light, radiator and sliding patio door to the garden. Door accessing the inner hallway





#### **Inner Hallway**

Radiator, stairs rising to the first floor accommodation and understairs storage cupboard. Doors leading off to the study and sitting room.

#### Study

Built-in seating with storage below, shelving to alcove, central ceiling light, window to the rear elevation and radiator.

#### **Sitting Room**

Well-proportioned living room with inglenook fireplace with open grate and oak mantle. Window looking out over the garden, two radiators and central ceiling light.

#### **FIRST FLOOR**

#### Landing

Providing access to the first floor accommodation, window to the side elevation, radiator, loft hatch and central ceiling light.

#### **Bedroom One**

Double bedroom with built-in wardrobes to alcoves with part glazed doors, radiator, central ceiling light, wall lights and window with views over the garden.

#### **Bedroom Two**

Double bedroom with radiator, central ceiling light, eaves storage and views over the rear garden.

#### **Bedroom Three**

Double bedroom with radiator, central ceiling light and window overlooking the rear garden.

#### **Bedroom Four**

Single bedroom with recessed bookshelves, radiator, central ceiling light and window overlooking the rear garden.

#### **Bathroom/Wet Room**

Freestanding bath, back to wall low level wc, wall mounted hand wash basin, wet room with overhead shower, heated towel radiator and under floor heating. Windows to dual aspect, Velux window, inset lighting and airing cupboard.

#### EXTERNALLY

To the rear of the property there is a large garden which is predominately laid to lawn with planted borders and trees.

#### Garage

pedestrian and main garage door

#### **Farm Buildings**

An **open fronted storage shed** 10.87m x 4.6m with through entry to a **Large open shed** formerly used for cattle housing. 27m x 10.91m Further brick built **two storey barn** 6.23m x 4.17m Further brick built **long house attached to the eastern extent** 13.90m x 3.67m **Lockable store** in brick-built construction 4.8m x 3.12m

Across the yard to the east are the principal buildings including a: **Grain Store** 17.47m x 11.38m with retaining walls to 2.5m or thereabouts with large up and over roller shutter door and pedestrian access.

An open fronted **Dutch barn** with lean-to otherwise enclosed to the north, east and southern elevations. Overall 20.16m x 13.72m

To the north section of the yard a range of **four former small pig accommodations** formerly flat decks for weaners.

#### LAND

The land is more particularly coloured around red being lot one extending to 45.74 acres of productive arable land with access from the farmstead, Mynarski Way and Carters Lane crossing the railway line.

#### LOT TWO (Coloured Blue)

A further 8.7 acres of good quality arable land within a single ring fence with access from Mynarksi Way.

#### **METHOD OF SALE**

The property is offered for sale by private treaty. We reserve the right to proceed to best and final offers.

#### **EASEMENTS, WAYLEAVES & RIGHTS OF WAY**

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

There is a lease in favour of Teesside Airport in respect of landing lights to the northern section of Lot One with a rental income of £4,250 per annum, subject to annual review.

a NEDL wayleave effects both lots.

#### **CROPS**

The sale does not include the growing crops. For the avoidance of doubt there will be a right of holdover to allow for the harvest of the crops in the event that the sale is not completed in advance.

#### **OVERAGE**

The land is sold subject to a development clawback provision (in favour of the vendors and their successors in title). The payment due being equivalent to 50% of the uplift in value arising on the grant of planning permission for anything other than an agricultural or equestrian use for a term of 50 years.

#### COSTS

Each party is to bear their own costs.

#### **PLANNING**

Granted: 9th March 2017 Application Reference: 16/3140/FUL

The planning permission provides for a double garage, utility room, office, corridor, and summer lounge. Two first floor bedrooms and shower room. The planning details can be viewed on Stockton Borough Council's planning portal www.stockton.gov.uk or at the agents' offices.

We are advised by the seller that works were commenced within three years of the granting of the planning permission. These works included the footings of corridor and summer lounge. Steel work which was purchased in advance will be include within the sale.

#### **SERVICES**

Mains water, mains gas and mains electricity. Septic Tank Sewerage.

#### PRICE

Offers over £2,000,000.

BROCHURES Photographs and details July 2025























# Farm Buildings



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Shed Store 37'5 x 57'1 17.40 x 11.40m 11 11 1.1 11 11 11 11 11 Tarctor Shed 63'8 x 44'0 19.40 x 13.40m 11 Ш 711 11 11 11 UATION 11 11 11

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. 2025





















# Floor Plan

West Brocks Farm, Eaglescliffe



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### T: 01833 638094