



**Pilmour House Farm,**  
Butterwick, Sedgefield



# Pilmour House Farm

Butterwick

Sedgefield

TS21 3EP

An excellent opportunity to purchase a ring-fenced arable farm to the east of Sedgefield comprising 68 acres of arable land, three bedroom farmhouse and a range of traditional and modern farm buildings. In all extending to approximately 69.55 acres (28.14 hectares).

For sale as a whole or in two lots by Private Treaty

- Productive arable farm
- 3 bedroom detached farmhouse
- Accessible location
- Suitable for agriculture or equestrian purposes
- Range of useful outbuildings
- Large Garden



**youngsRPS**

Sedgefield 01740 622100

## LOCATION

The farm is situated two miles to the east of Sedgfield, in the hamlet of Butterwick in the south of County Durham benefitting from excellent road links via the A689 to the A19 at Wolviston 4.6 miles to the east, and the A1(M) at Bradbury 5.5 miles to the west. Connections to East Coast mainline services are at Darlington (14.8 miles south) and Durham City (13.4 miles north). The location is shown by means of a red circle on the Location Plan.

## DESCRIPTION

Pilmour Farm is a productive ring fenced arable farm extending to 69.55 acres (28.14 hectares), comprising a three bedroom farmhouse, set within a large and well- maintained lawned garden, modern and traditional farm buildings and 68.44 acres of productive arable land split into three parcels with good roadside access.

## FARMHOUSE

South facing Pilmour farmhouse is a brick built detached house which is in good condition however would benefit from some modernisation, providing the ideal opportunity for a purchaser with a desire to make improvements to the property. The front door via the porch leads into a central hall with staircase to the first floor and access to the lounge, living room and dining room. The lounge and living room are located to the front of the property with the lounge benefitting from a bay window and tile surround open fire. The dining room provides access to the kitchen, shower room and utility, which leads out to the rear farm yard. The kitchen is fitted with low and high level units and single drainer sink. The shower room contains wc, pedestal wash basin and large shower cubicle with electric shower. The utility benefits from low level units, single drainer sink and washing machine point. To the first floor are three large double bedrooms, two of which benefit from southerly views to the south.

## FARM BUILDINGS

The farm buildings are located to the rear of the farmhouse and are a mixture of traditional and modern buildings which may provide a development opportunity (subject to obtaining the necessary consents). In their current form the buildings provide useful storage space and would be ideal for housing livestock and/or equestrian purposes.

## THE LAND

The land at Pilmour Farm is currently farmed in an arable rotation with the cropping of each field shown in the below table.

Field No.	Size (Ha)	Size (Acres)	2023 Cropping
9394	7.38	18.24	Oil Seed Rape
9614	3.94	9.73	Oil Seed Rape
7445	16.38	40.47	Winter Wheat

The land is subject to a one year Farm Business Tenancy which terminates on 30<sup>th</sup> September 2023.

## METHOD OF SALE

The property is offered for sale by Private Treaty as a whole or in up to two lots.

### Lot 1:

Farmhouse, buildings and 4 acres of land as shown blue on the sale plan.

### Lot 2:

64.44 acres of arable land shown yellow on the sale plan.

## EPC

The current Energy Efficiency Rating is G (1).

## PUBLIC RIGHTS OF WAY

There are believed to be no public rights of way exercised on the farm, but enquiries of the relevant authority must be relied upon.

## EASEMENTS AND WAYLEAVES

The land and property are sold subject to and with the benefit of rights of way, water, drainage, water courses, light and other easements, quasi reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

In particular a right of way exists to a borehole at the south west corner of the farm in favour of Hartlepool Water.

## BASIC PAYMENT SCHEME

Basic Payment Scheme Entitlements are not included in the sale.

The 2023 Scheme year payment shall be retained by the Tenant in full and the purchaser following completion and expiry of the Farm Business Tenancy will indemnify the vendor against any penalties imposed following completion (until 31<sup>st</sup> December 2023) resulting from the purchaser's actions.

## ENVIRONMENTAL SCHEMES

The farm is not part of any environmental schemes.

## MINERAL RIGHTS

The mine and mineral rights are largely excepted from the sale but included where they are owned.

## SPORTING RIGHTS

The sporting rights are in hand and included with the freehold interest.



## SERVICES

The farm is served by mains water and electricity connections. The farmhouse benefits from oil-fired central heating and septic tank drainage.

## BOUNDARY LIABILITIES

Boundary liabilities, to the best of the vendor's knowledge, are shown by means of inward facing T-marks on the sale plan. The northern boundary of Lot 1 does not currently exist on the ground and the location of the boundary shall be marked in field prior to completion of the sale.

## TENURE

The farmhouse and buildings are available freehold with vacant possession.

The land is subject to a one year Farm Business Tenancy which terminates on 30<sup>th</sup> September 2023.

## ACREAGES

The gross acreages have been assessed in accordance with Ordnance Survey data and interested parties should satisfy themselves to this regard.

## COSTS

Each party is to bear their own costs.

## MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Money Laundering Regulations.

## LOCAL AUTHORITY

Durham County Council.

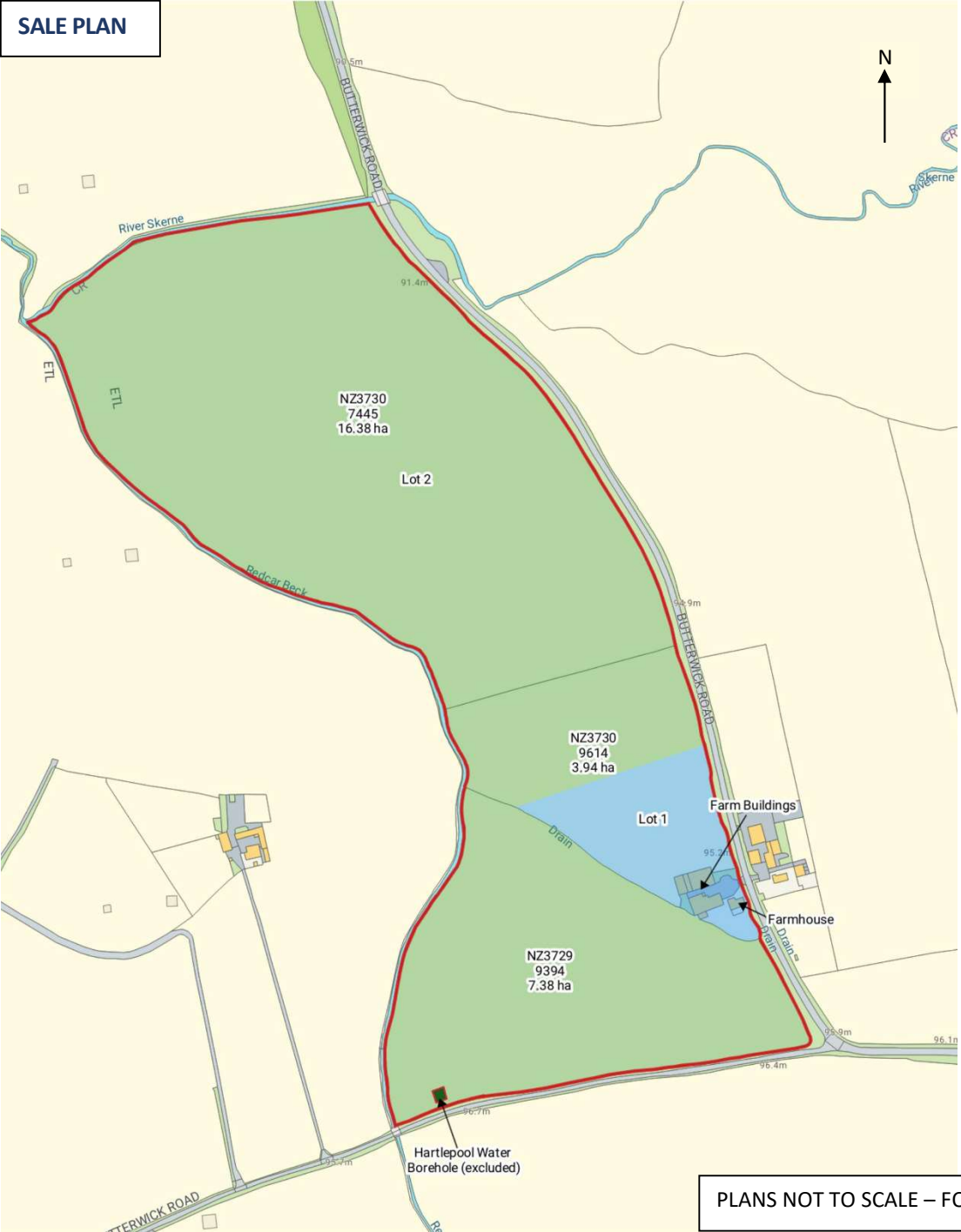
Particulars prepared: February 2023

Photographs taken: November 2022

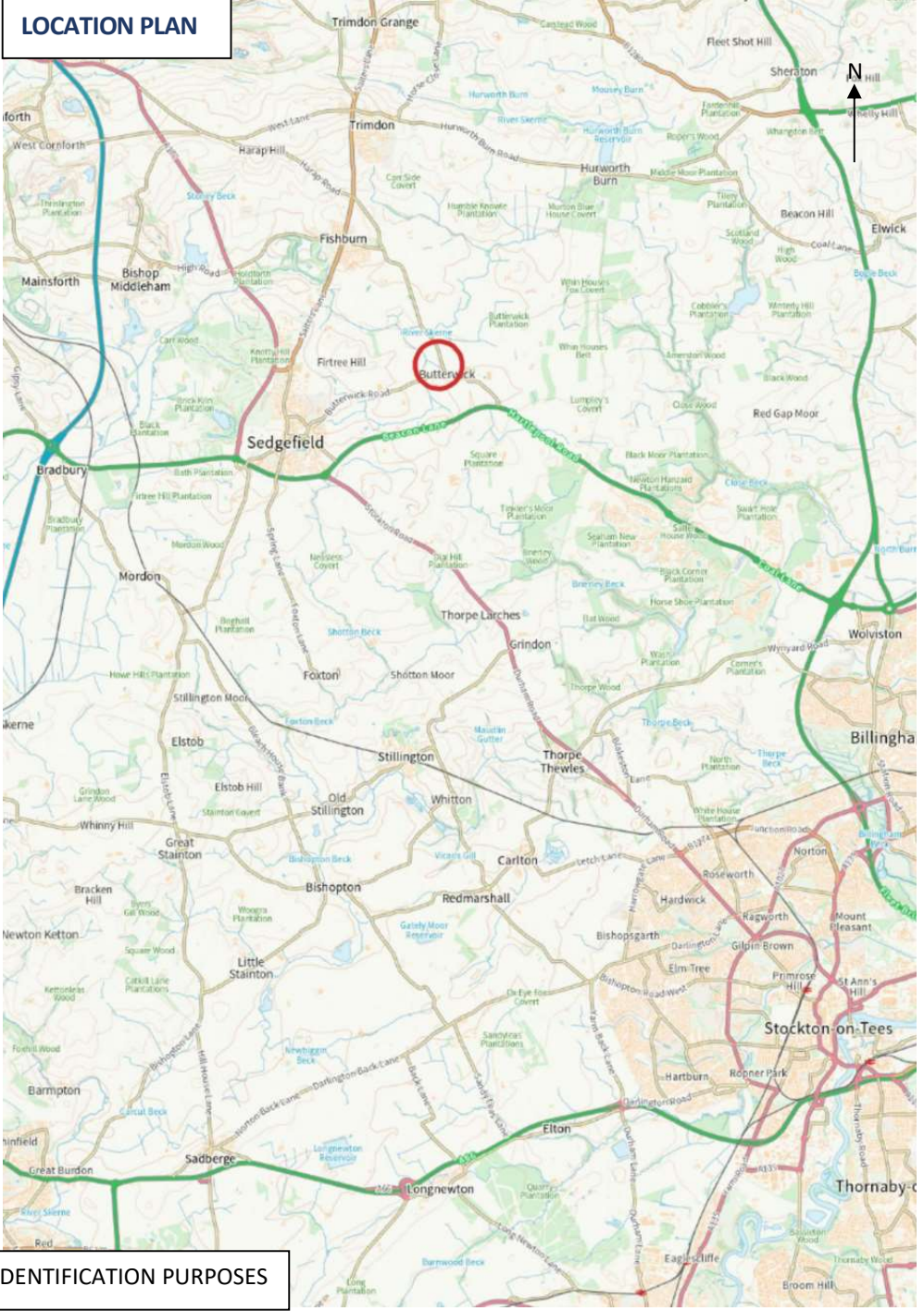




# SALE PLAN



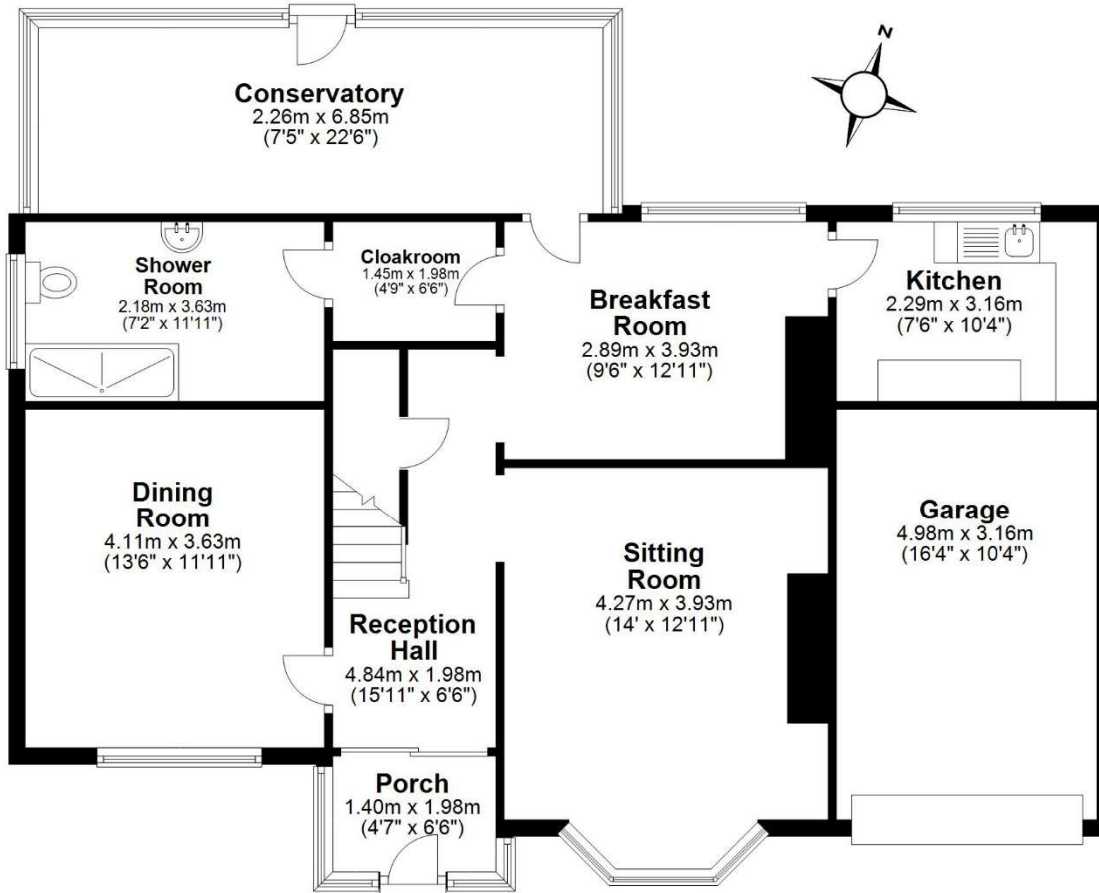
# LOCATION PLAN



PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES

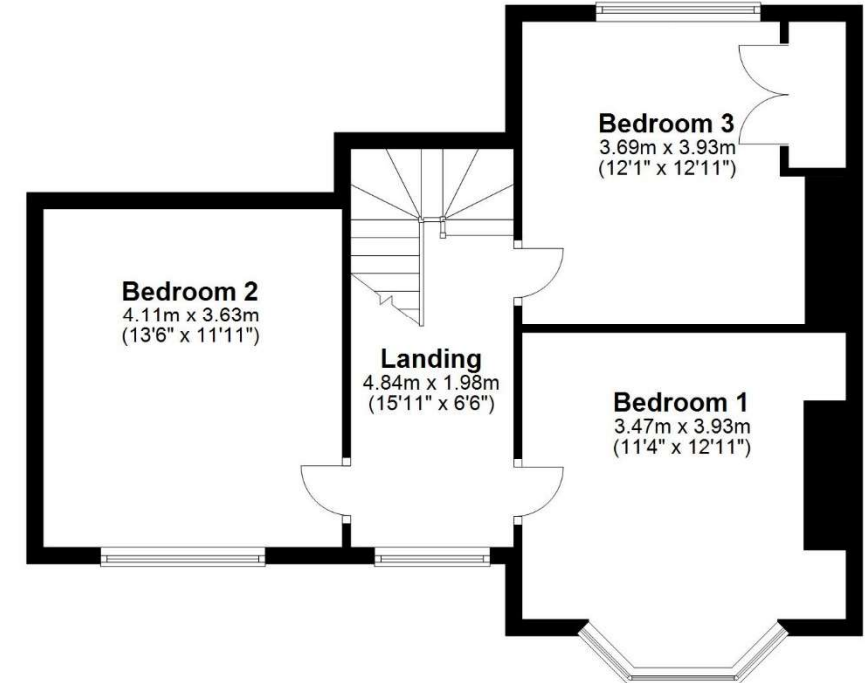
## Ground Floor

Approx. 109.2 sq. metres (1175.9 sq. feet)



## First Floor

Approx. 54.3 sq. metres (584.2 sq. feet)



Total area: approx. 163.5 sq. metres (1760.1 sq. feet)

## Pilmour House Farm, Sedgefield

### NORTHALLERTON

General: 01609 773004  
Land Agency: 01609 781234

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### SEDGEFIELD

General: 01740 622100

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### NEWCASTLE

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### HEXHAM

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### DUMFRIES

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