



Gillyflatts Farm

Bishopston, Stockton on Tees, TS21 1HH



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Gillyflatts Farm is a substantial ring fenced mixed arable and livestock holding with a range of traditional and modern buildings suitable for sheep and cattle production. There is a 6 bedroom farmhouse, 2 bedroom cottage and in total the property extends to 268 acres (108.5 ha). Situated just outside Bishopton within close distance to Darlington, Stockton on Tees, the A66 and A1 at Scotch Corner.

- Productive ring fenced arable and stock farm
- 268 acres in total
- Spacious 6 bedroom farmhouse
- 2 bedroom detached farm cottage
- Substantial range of farm buildings
- Accessible location
- For sale as a whole by private treaty



youngsRPS 

Sedgefield Office 01740 622100

LOCATION

Gillyflatts Farm is located on Folly Bank Road between Bishopton and Great Stainton. Darlington is 7 miles to the south, Stockton on Tees is 7 miles to the east and Sedgfield is 7 miles to the north. There is excellent access by road to the A66, A167, the A1(M) north and south bound and A19. The location is shown within the red circle on the Location Plan. There is an East Coast Main Line railway station at Darlington, with International Airports at Teesside (Middleton St George) and Newcastle.

DESCRIPTION

Gillyflatts Farm is a productive ring fenced arable and livestock farm extending to approximately 268 acres (108.5 ha) and includes a 6 bedroom farmhouse set in south facing gardens and separate 2 bedroom cottage. The arable land extends to circa 217.44 acres (88 ha), with the balance, in grassland, extending to 47.72 acres (17.29 ha). The land is classified as Grade III, Soilscape 18: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils mostly suited to grass production for dairying or beef; some cereal production often for feed.

The farm is offered for sale as a whole by private treaty.

FARMHOUSE

Gillyflatts Farmhouse offers a substantial principal dwelling which has been well maintained by the vendor and offers pleasant living accommodation. The property sits to the front of the steading and is south facing, with far reaching and uninterrupted views.

To the ground floor is a front entrance hall leading to a utility room and to the kitchen diner which is fully equipped with fitted units together with an oil fired AGA. Accessible from the kitchen is an office and separate boot room with side door to yard. The kitchen also leads to a large inner hallway connecting to a family living room with log burning stove, dining room and south facing sunroom overlooking the gardens.

To the first floor are six bedrooms, five of which are double, and one with an ensuite. There are an additional two bathrooms to the first floor. Above is an insulated loft space.

The farmhouse benefits from double glazing throughout and an oil fired central heating system.

There are two adjoining external stores and an attached garage with electric roller shutter door. There is ample parking for multiple vehicles within the farm yard to the rear of the farmhouse. The south facing garden to the rear of the property offers a mixture of patio and lawned areas.

FARM COTTAGE

Gillyflatts Farm Cottage is located adjacent to the farm steading and provides excellent secondary accommodation; offering a kitchen, two reception rooms, two bedrooms and a family bathroom. The property sits within a wrap-around garden and driveway and benefits from a small number of domestic outbuildings

The cottage benefits from double glazing throughout and an oil fired central heating system, however the property is in need of some modernisation. There are no occupancy restrictions upon the property.

FARM BUILDINGS

The buildings at Gillyflatts Farm comprise an extensive range of modern, semi modern and traditional buildings offering a well equipped, flexible steading. The holding has been run as a mixed farm and the buildings offer ample livestock housing, together with grain storage and crop storage. The steading is served by a mains water and mains electricity supply with the



majority of the buildings having concrete floors. There is an extensive yard area to the west of the buildings offering ample space for extension.

The traditional buildings may offer scope for conversion or alternative uses subject to the relevant consents.

There is a modern CCTV system in place over the steading which is included within the sale of the property.

REF	DESCRIPTION	SIZE
1	Dog Kennels	3.05m x 7.65m
2	Cattle Shed	5.8m x 17.3m
3	Traditional building 3: Stables 3a: Stables 3b: Chemical Store	3: 4.65m x 7.30m 3a: 12.30m x 4.90m 3b: 3.75m x 4.60m
4	Covered fold yard	12.90m x 19.50m
5	Cattle Shed 5: Cattle Shed 5a: General Store 5b: Lean-to	5: 7.9m x 23.8m 5a: 19.0m x 4.55m 5b: 14.25m x 2.05m
6	Dutch Barns 6: Straw Shed & Cattle Sheds 6a: Lean-to	6: 28.0m x 20.0m 6a: 12.10m x 28.0m
7	Traditional Building	13.20m x 4.80m
8	General Store	12.8m x 7.5m
9	General Store	12.8m x 7.5m
10	Workshop 10: Dutch Barn 10a: Lean-to	10: 6.95m x 28m 10a: 5.7m x 27.5m
11	Grain Store 11: Grain Store 11a: Lean-to	11: 24.3m x 14.5m 11a: 24.3m x 8.5m
12	Cattle Shed	36.4m x 11.85m
13	Straw Shed	30.0m x 18.0m
14	Cattle Shed 14: Dutch Barn 14a: Lean-to	14: 22.3m x 6.5m 14a: 22.3m x 15.8m
15	Cattle Shed	23.1m x 22.3m
16	Brick Building	4.7m x 11.2m plus 2.7m x 4.7m
17	Lagoon	-

LAND

The land at Gillyflatts Farm extends to 267.98 acres lying in a ring fenced block which is well served by the centrally located steading and farm lane. The holding generally lies at 45-60m above sea level. The land is classified as Grade 3 agricultural land being predominantly arable land, with permanent pasture grazing paddocks surrounding the steading.

The land is generally well fenced, having a mixture of stock fencing and hedgerows, and is well serviced by a mains water supply to the grazing land.

REF	FIELD NUMBER	SIZE (HA)	SIZE (AC)	2024 CROPPING
1	9053	10.03	24.77	Winter Wheat
2	9128	8.23	20.33	Winter Wheat
3	9593	10.23	25.26	Temporary Grass
4	9868	1.69	4.17	Permanent Grass
5	8256	39.95	98.68	Spring Barley and Fallow
6	3041	12.58	31.07	Oil Seed Rape
7	0951	0.57	1.40	Permanent Grass
8	2056	0.65	1.61	Permanent Grass
9	1858	0.56	1.38	Permanent Grass
10	1357	0.11	0.26	Permanent Grass
11	2864	3.48	8.59	Permanent Grass
12	2289	9.80	24.21	Winter Wheat
13	1327	7.43	18.35	Winter Wheat
14	Steading /Track	3.19	7.88	N/A
Total		108.49	267.98	

HOLDOVER AND INGOING VALUATION

It is not anticipated that there will be a requirement for holdover. The arable land is all currently sown to winter wheat, spring barley and grass which is to be taken over at valuation by the purchaser with payment made on completion and at a figure assessed by the vendor's valuer based on CAAV or contractor rates where applicable and invoiced for cost of seeds, fertilisers and sprays applied plus enhancement value.

EARLY ENTRY

Early entry for sowing 2025 harvest crops may be available by negotiation.

TENURE

The property is offered for sale freehold and with vacant possession to be given upon completion.

ACCESS

Access is taken from the public highway to the privately owned farm track. There is a solar powered electric gate at the entrance to the farm.

PUBLIC RIGHTS OF WAY AND EASEMENTS

This property is sold subject to and with the benefit of all rights of way whether public, 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.

There is a public footpath which runs initially up the farm lane before crossing field parcels 3 and 5.

SERVICES

The farm is served with a mains water supply, mains electricity (single-phase supply) and drainage to private septic tanks. There is oil central heating in both the farmhouse and cottage.



We have made no investigations as to the compliance of the septic tanks with the general binding regulations and the property is being sold on this basis.

LOCAL AUTHORITY

Darlington Borough Council.

COUNCIL TAX

Gillyflatts Farmhouse is scheduled within council tax band E. Gillyflatts Farm Cottage is scheduled within council tax band B.

EPC

Gillyflatts Farmhouse has an EPC rating of E. Gillyflatts Farm Cottage has an EPC rating of E.

AGRI-ENVIRONMENTAL SCHEMES

There are no current stewardship schemes associated with the property.

BASIC PAYMENT SCHEME

The land has been registered with the Rural Payments Agency. Basic Payment Scheme (BPS) entitlements are being de-linked, and any payments retained by the Seller.

METHOD OF SALE

Gillyflatts Farm is offered for sale by private treaty with Vacant Possession on completion.



FIXTURES AND FITTINGS

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

SPORTING RIGHTS

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

MINERAL RIGHTS

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

OVERAGE

No restrictive covenants or overage agreements are to be imposed upon the property by the vendor.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of this sale or any rights attached to it become chargeable then this will be payable by the purchaser. We are not aware that any option to tax has been made at this time.

DESIGNATIONS – NVZ

The property is located within a Nitrate Vulnerable Zone.

PURCHASE PRICE

On 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 a 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 and does not entitle either party to compensation in respect thereof.

OVERSEAS PURCHASERS

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

LOTING

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.

ADDITIONAL INFORMATION

The following additional information is available upon request:

- Registered Title and Filed Plan
- Historic cropping records
- Wayleave agreement
- EPC
- Soil analysis

VIEWING

Viewing of the property is strictly by appointment only. Arrangements can be made by contacting:

YoungsRPS, Sedgefield - 01740 622100
chris.arundel@youngsrps.com
emma.smith@youngsrps.com

MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Money Laundering Regulations in the form of a copy of the purchaser's passport, together with a copy of the purchaser's driving licence or a recent utility bill as proof of residence.

NOTES

Particulars prepared and photos taken April and May 2024.



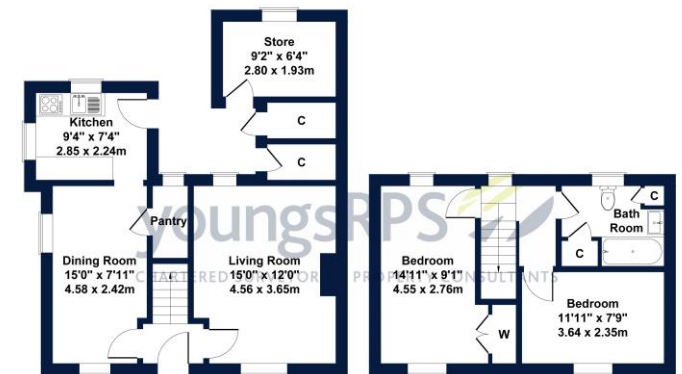


Gillyflatts Farm, Bishopton, TS21 1HH
 Approximate Gross Internal Area
 3305 sq ft - 307 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

The Cottage, Gillyflatts Farm, Bishopton, TS21 1HH
 Approximate Gross Internal Area
 893 sq ft - 83 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

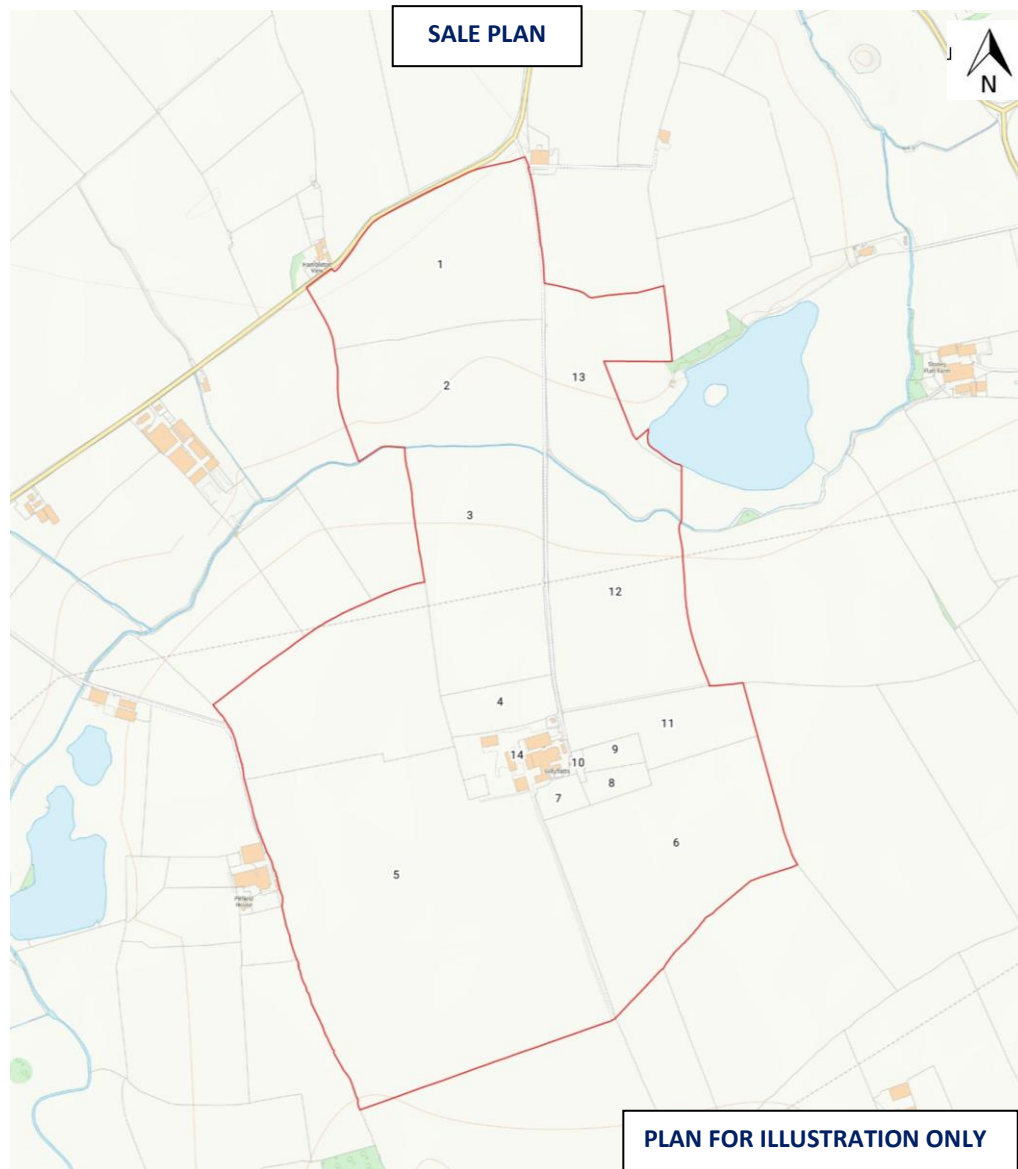
ENERGY EFFICIENCY RATING
Gillyflatts Farmhouse

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Gillyflatts Farm Cottage

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		





IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

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