



Leabank Farm

27 High Road, Redworth, Newton Aycliffe, DL5 6NU



RobinJessop



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A Beautifully Situated Grassland Farm Extending to 82.08 Acres (33.21 Ha) Approx – For Sale as a Whole or in Three Lots.

- Detached Three Bedroom Farmhouse
- Range of Traditional Farm Buildings
- Superb Accessible Location

- 82.08 Acres of Permanent Grassland
- Viewing by Appointment
- Guide Price as a Whole: £1,150,000

- Lot 1: £675,000
- Lot 2: £100,000
- Lot 3: £375,000 – **SOLD**

INTRODUCTION

Leabank comes onto the market for the first time in over 70 years.

Leabank Farm represents an increasingly rare opportunity to purchase a desirable grass farm conveniently situated on the northern edge of the village of Redworth. It is situated in a very pleasant rural position close to the adjoining village of Heighington with outstanding views over the open countryside and beyond.

The farm is complemented by a good range of traditional buildings with conversion potential together with three stables and 82.08 acres of permanent pasture.

SITUATION

Sildon 2 miles, Newton Aycliffe 3 miles, Darlington 8 miles, Bishop Auckland 6 miles, Barnard Castle 17 miles (all distances are approximate).

Leabank Farm is conveniently located on the northern edge of the village of Redworth. Redworth is a small village located close Newton Aycliffe, Sildon and Darlington. It is therefore well placed in relation to the A1(M) bringing Newcastle and Teesside within reasonable commuting distance.

DESCRIPTION

Leabank Farm is a small grassland farm. The farm stands well with a south facing aspect. The farm is of high amenity and landscape value which is enhanced by Redworth Wood which forms part of the land's southern boundary.

Leabank Farm is a desirable residential farm situated in a quiet rural location. It comprises a traditional detached three-bedroom dormer bungalow which has been modernised in areas, the property is ready to move into. The accommodation is spacious and well proportioned.

The property stands well along High Road. The traditional buildings are in a good state of repair and provide the unique opportunity to convert into other uses, subject to obtaining the necessary planning consents.

LOT 1: LEABANK FARMHOUSE, FARM BUILDINGS & 25.01 ACRES APPROX (SHADED RED)

Farmhouse Accommodation (see floorplan)

Leabank Farm includes a traditional dormer bungalow which extends to over 1356 sqft. The property has been modernised in areas

and has the potential to become a fantastic family home.

The ground floor accommodation consists of an entrance porch and kitchen which features a Rayburn and pantry.

The dining room and sitting room both feature an open fire; the first bedroom is to the ground floor which is complemented by a modern en-suite shower room.

The first floor extends to two double bedrooms and family bathroom which comprises of a bath, W.C and wash basin together with eaves storage.

The property offers a rare and an exciting opportunity to create a wonderful home specific to new owners tastes or anticipated needs.

Externally, the property features a wraparound garden which is laid to lawn together with a paved path and a number of mature shrubs.

The bungalow is enclosed via a well-maintained hedge which provides a secluded and private aspect to the property.

Farm Buildings

There is an attractive range of traditional farm buildings which are in a good state of repair.

Plan No.	Building	Area Approx. (m)
1	General Purpose Building	11.4 x 6.7
2	Loose Boxes	4.82 x 10.79
3	Open Sided Lean to	18.39 X 4.46
4	5 Bay Dutch Barn with Lean to	22.68 X 5.94
5	8 Stall Cow Byre	9.3 x 4.4
6	6 Stall Cow Byre	4.5 x 6.5
7	8 Stall Cow Byre	9.3 x 4.5
8	Former Dairy	4.6 x 2.6
9	3 Stables	4.15 x 4.07

Farmland

Lot 1 comprises a block of approximately 25.01 acres of permanent pasture land which is used for grazing and production of winter fodder.

The land is accessed via the steading area as well as benefitting from roadside frontage off Stony Bank.

The soils are predominately described on LandIS maps as freely draining slightly acid loamy soils which have been well managed.

LOT 2: 12.56 ACRES APPROX (SHADED BLUE)

Lot 2 comprises a block of 12.56 acres of permanent pasture which is used for grazing and production of winter fodder.

The land benefits from roadside frontage off Stony Bank.

The soils are predominately described on LandIS maps as freely draining slightly acid loamy soils which have been well managed.

LOT 3 – 44.51 ACRES APPROX (SHADED GREEN) – SOLD

Lot 3 comprises a block of approximately 44.51 acres of permanent pasture land which is used for grazing and production of winter fodder.

The land is accessed directly off the A6072 (Redworth Road).

The soils are described on LandIS maps as both freely draining and slowly permeable.

The land is relatively flat and classified as Grade 3 on the Agricultural Land Classification Map for England and Wales.

Lot	Field No.	Acres	Ha
1	Steading		
	6338	8.59	3.48
	7455	5.63	2.27
	3340	10.79	4.36
2	5129	0.14	0.05
	3430	5.36	2.17
	9940	7.06	2.86
3	7811	23.47	9.50
	6929	12.42	5.03
	5215	8.62	3.49
	Total	82.08	33.21

GENERAL REMARKS & STIPULATIONS

Viewing

Strictly by appointment with Robin Jessop Ltd – 01677 425950.

Fixtures & Fittings

Only those fixtures and fittings described within this brochure and included in the sale.

Tenure

Freehold with vacant possession given upon completion.

Farm Plan

The farm plan is for identification purposes only. The field numbers and areas given may vary from old Ordnance Survey sheets, previous field data sheets and Rural Land Registry maps and the Title Deed Plans.

Boundaries

The Vendors will only sell such interest (if any) as they have in the boundary fence, hedges, ditches, walls and other boundaries separating this property from other properties not belonging to them.

Easements & Rights of Way

The property is sold subject to and with the benefit of all rights of way, whether public or private, light, water, drainage, sewage, support, easements and other restrictive covenants and other proposed wayleaves for masts, pylons, stays, cables, drains, gas, water and other pipes whether mentioned in these particulars or not.

Services

The farm is supplied with mains electricity (single phase supply), mains water, oil fired central heating and domestic drainage to a septic tank.

De-Linked Payment

The Vendors will claim and retain the De-Linked Payment.

Environmental Schemes

The land is currently NOT entered into an Environmental Stewardship Scheme or SFI.

Nitrate Vulnerable Zone

The land is currently in an NVZ as per the Nitrate Vulnerable Zone 2020.

Sporting, Mineral & Timber Rights

The sporting, fishing, mineral and timber rights are understood to be included with the freehold as far as they are owned.

Asbestos

With regards to any asbestos on the holding, a detailed asbestos survey has not been carried out. On completion of the sale it will be the responsibility of the Purchaser(s) to comply with the Control of the Asbestos Act at Work Regulations 2012.

Drainage Rate

There are no drainage rates payable.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attracted 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.

Development Clawback Clause

There is a Development Clawback Clause on the land from the date of completion of 30% for a period of 30 years should the land ever be developed over and above the existing use.

Council Tax

Leabank Farmhouse – Band C.

Energy Performance Certificate

Leabank Farmhouse

Energy Efficiency rating Current – E - 51

Energy Efficient Rating Potential – C – 70

Method of Sale

The property is being offered for sale initially by private treaty. We reserve the right to conclude the sale by any other means at our discretion. If after viewing the property you are seriously interested, then please register your interest with either Andrew Dickins MRICS FAAV or Lauren Terry FAAV so that we can keep you informed of how we intend to conclude the sale

Money Laundering Regulations

The Purchaser(s) will be required to provide proof of identification to comply with Money Laundering Regulations.

Directions

As you enter the village of Redworth on the A6072 proceed down High Road for approximately 0.3 miles. The farm is situated on the on the lefthand side and will be sign posted by a Robin Jessop sale board.

WHAT3WORDS

///bead.duties.juror

Useful Addresses

Vendors Solicitors

Messrs Jacksons, 17 Falcon Court, Short Close, Preston Farm Industrial Estate, Stockton TS18 3TU – 01642 356500. Acting: Nicola Neilson. Email: neilson@jacksons.law.com

North Yorkshire Council

Town Hall, Feethams, Darlington, DL1 5QT – 01325 405111

Septic Tank Specialists

RA Dalton. Burtreeford, Bishop Auckland, County Durham, DL13 1DB. Tel: 01388 537030. Email info@radalton.co.uk

Building Plan



Produced on Land App, Nov 27, 2024
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10 m
Scale 1:400 (at A4)

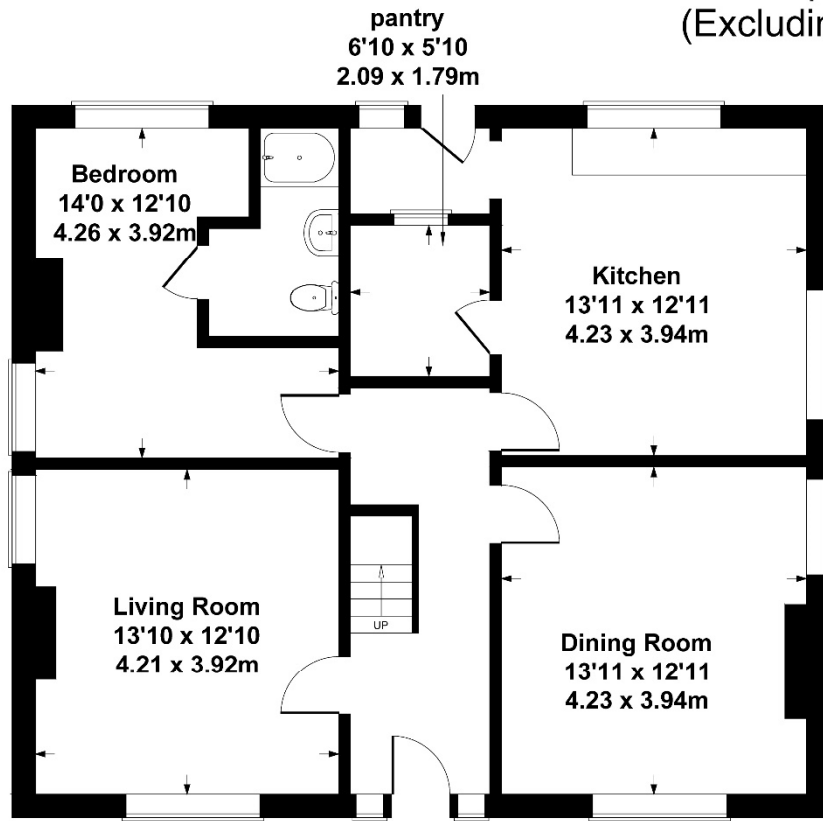


Leabank Farm, Redworth

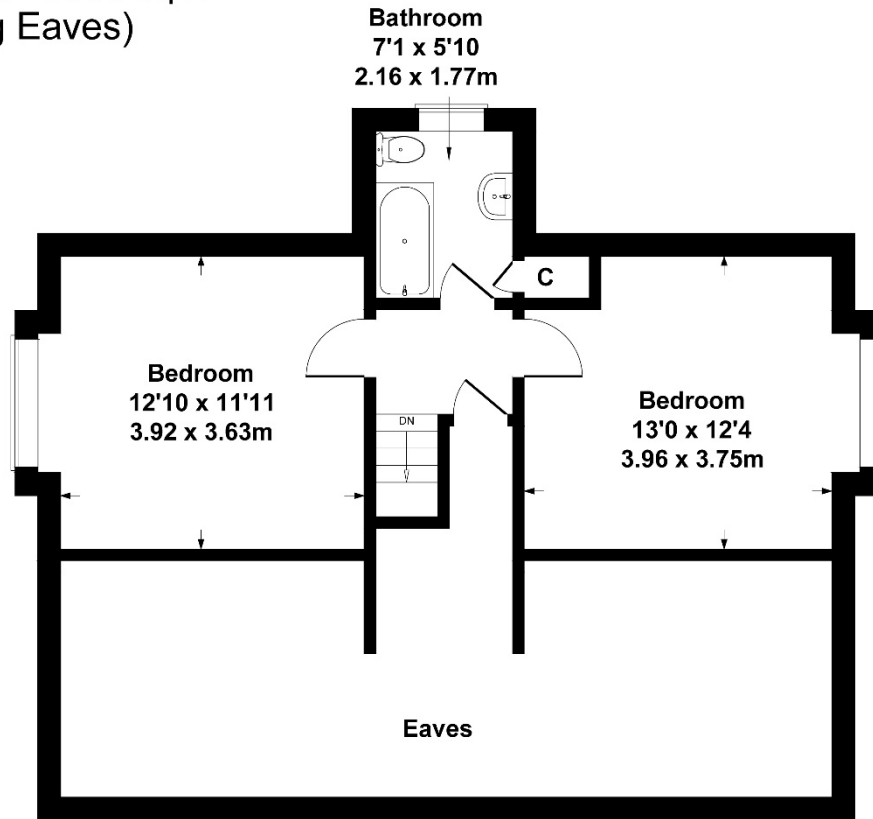
Approximate gross internal area

Total 126 sq m - 1356 sq ft

(Excluding Eaves)



GROUND FLOOR



FIRST FLOOR

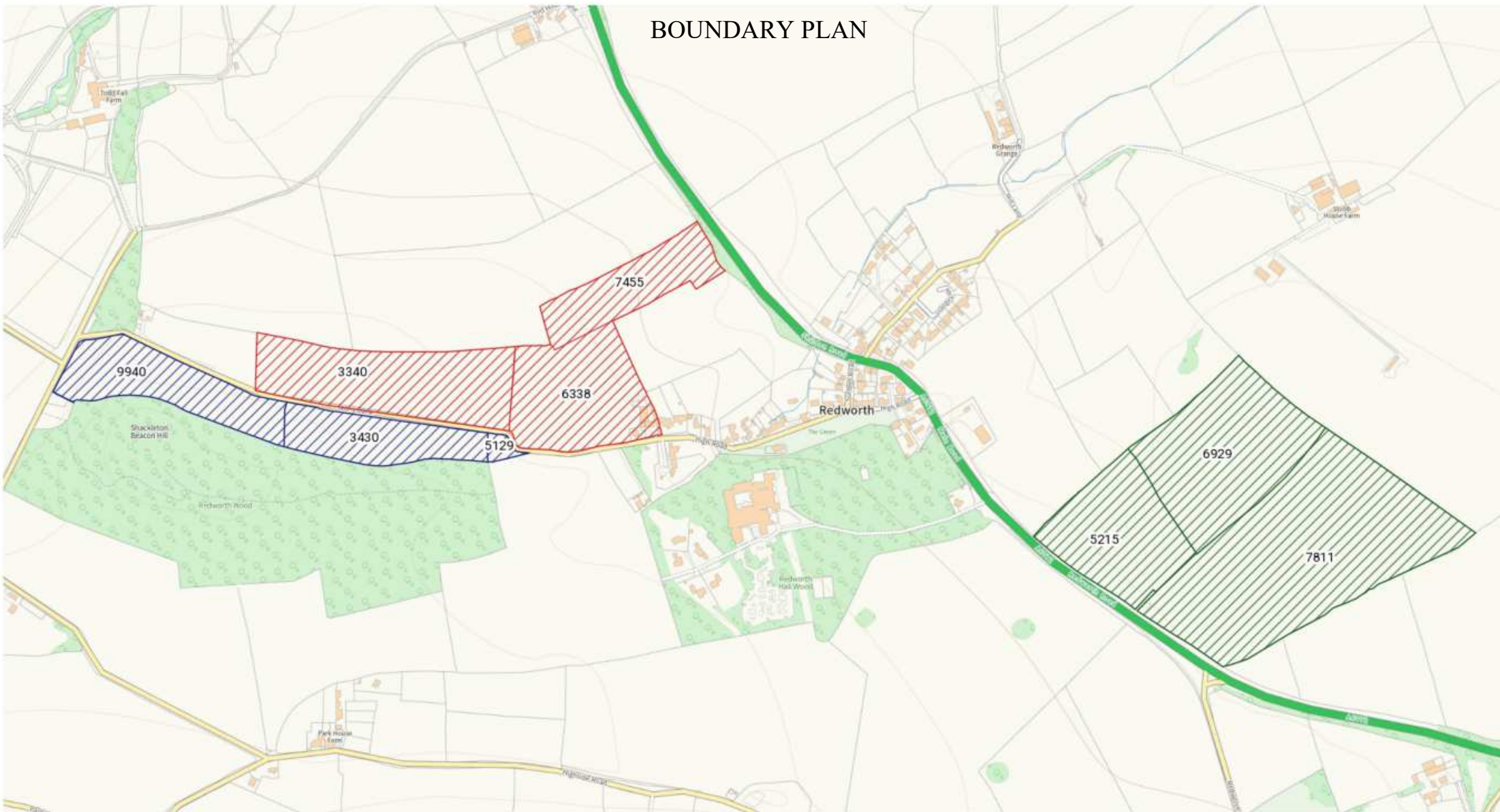
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

BOUNDARY PLAN





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