



MIDDLE HORSLEYHOPE FARM

Waskerley, Consett, County Durham





MIDDLE HORSLEYHOPE FARM

WASKERLEY, CONSETT, COUNTY DURHAM, DH8 9DE

Consett 3 miles • Durham 16 miles • Corbridge 15 miles
(all distances are approximate)

A SUBSTANTIAL, WELL EQUIPPED, LIVESTOCK FARM
OVERLOOKING THE DERWENT VALLEY IN AN
ATTRACTIVE AND ACCESSIBLE LOCATION

- Detached traditional two-storey, four bedroom farmhouse.
- Diverse range of modern and traditional farm buildings offering versatile livestock housing and extensive storage/general agricultural use.
- Mixed agricultural land, including productive meadows, pasture and woodland, extending in total to approximately 329.02 acres (133.14 ha).
- Desirable location boarded by Derwent Gorge and Muggleswick Woods.

Lots 1 and 2 together offer the sale of 329.02 acres in total (133.14 hectares)

FOR SALE AS A WHOLE OR IN TWO LOTS



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Situation

Middle Horsleyhope Farm is situated between the market towns of Stanhope and Consett, in a productive agricultural area overlooking the picturesque Derwent Valley. The farm lies in an accessible location with direct access to the A68. It is approached over a privately owned, gated access road providing an enviable element of rural seclusion.

Both Stanhope and Consett offer a good range of local shops and services, with primary schools in each location and secondary schooling available nearby to Consett, although the two settlements have a different character. Stanhope is rural and scenic with small town charm and lies on the Weardale Way while Consett is a larger town with an industrial past. The City of Durham is only 16 miles away offering a wider range of amenities and cultural opportunities.

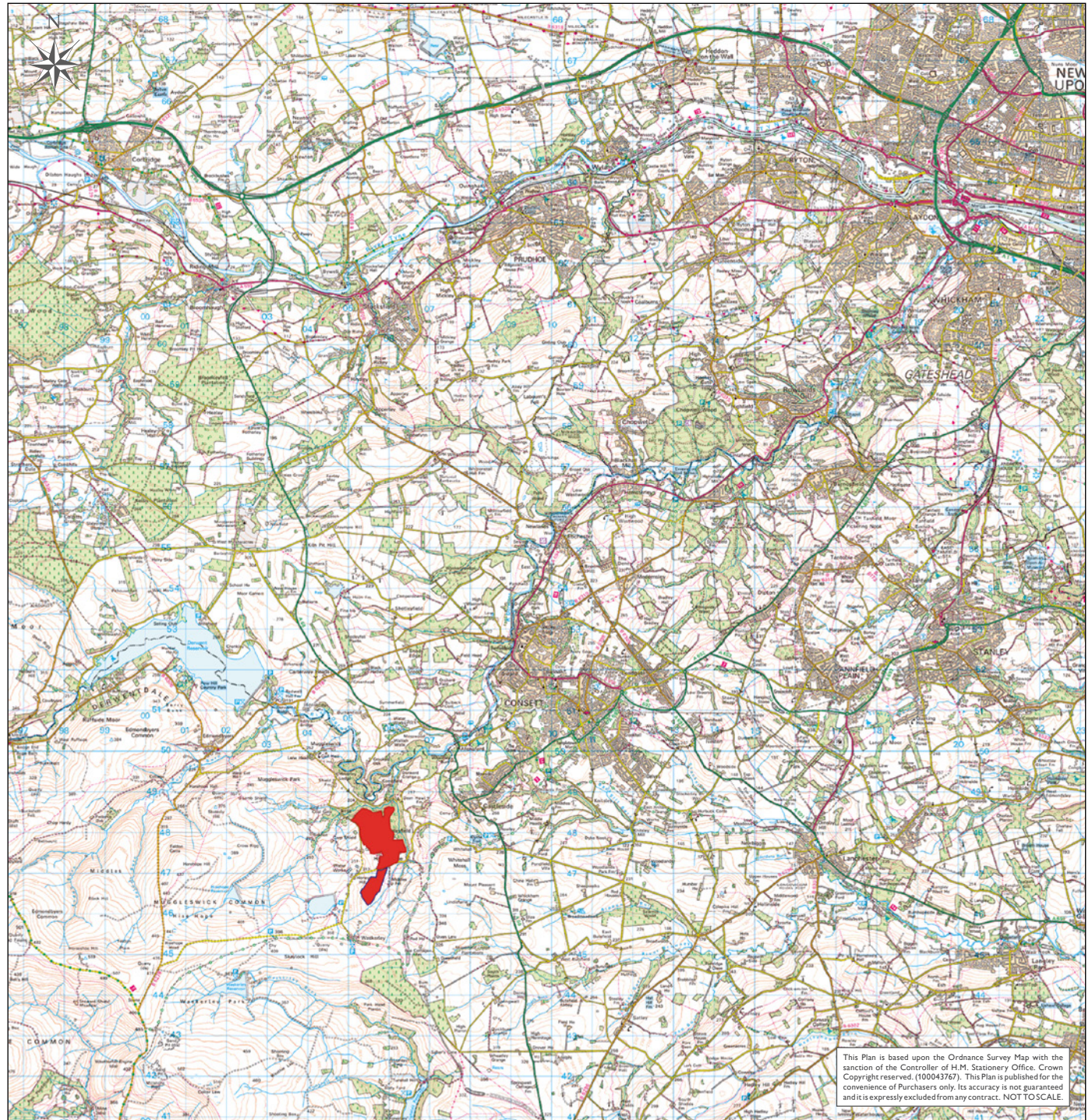
Description

Middle Horsleyhope Farm is a substantial and desirable livestock farm with a characterful, two-storey, stone-built farmhouse, a range of modern livestock buildings, useful traditional stone buildings and land extending in all to about 329.02 acres.

The farm is divided into two blocks by the Healeyfield Lane and is being offered for sale as a whole or in two lots.

Lotting

| Lot | Description | Area (ac) |
|-------|---|-----------|
| 1 | Lot 1 comprises a substantial block of mainly Grade 4 mixed agricultural land, including permanent pasture, meadow, rough grazing, and areas of woodland. All extend across numerous parcels and offers a diverse range of agricultural buildings alongside the main farmhouse. | 262.28 |
| 2 | Lot 2 comprises two parcels of Grade 5 rough grazing land. | 66.74 |
| Whole | | 329.02 |





Field Schedule

| Lot 1 | Totals (ha) | Totals (ac) |
|---------------|-------------|-------------|
| Meadow | 31.63 | 78.16 |
| PP | 51.11 | 126.30 |
| Rough Grazing | 18.86 | 46.61 |
| Woodland | 3.74 | 9.24 |
| Track | 0.42 | 1.04 |
| Yard | 0.38 | 0.94 |
| Lot 2 | Totals (ha) | Totals (ac) |
| Meadow | 0.00 | 0.00 |
| PP | 0.00 | 0.00 |
| Rough Grazing | 27.01 | 66.74 |
| Woodland | 0.00 | 0.00 |

Farm Buildings

The steading comprises a traditional farmhouse accompanied by a varied range of modern and traditional agricultural buildings, including livestock sheds, stone barns, an open fronted shed, a former stable block, timber clad outbuildings and a Dutch barn, providing extensive and versatile accommodation for farming use.



| Plan No. | Building Name | Description | Area Approx. (GEA) |
|----------|-----------------------|---|---|
| 1 | Farmhouse | Traditional two storey farmhouse with rear extension and lean to garage | 9x11m house; 11x3m extension; 3x7m garage |
| 2 | Livestock Shed | Steel portal frame livestock building | 24x15 m |
| 3 | Stone Barn | Traditional agricultural stone barn | 11x6 m |
| 4 | Former Stable Block | Former stable block now used for storage | 5x20 m |
| 5 | Open-Fronted Shed | Three sided, open fronted livestock shed | 6x18 m |
| 6 | Livestock Shed | Mixed construction livestock shed with concrete and stone elements | 23x19 m |
| 7 | Stone Barn | Traditional stone outbuilding/barn | 6x25 m |
| 8 | Agricultural Building | Timber clad agricultural barn | 7x20 m |
| 9 | Dutch Barn | Rectangular Dutch barn | 5x13 m |

The Farmhouse

The farmhouse is a detached, traditional two storey house set in a decent area of garden ground.

It sits in an elevated position with far reaching views overlooking rolling countryside and the neighbouring grouse moor of Muggleswick. It retains several original and characterful features and would now benefit from a programme of refurbishment and modernisation.

The accommodation is over two floors providing bright and spacious accommodation, comprising:

Ground floor: Kitchen, dining room, sitting room, utility, pantry, boot room, toilet, storerooms

First floor: Four bedrooms and family bathroom

Farmland

The land extends in total to 329.02 acres (133.14 hectares), separated by the Healeyfield Lane in two 262.28 acre and 66.74 acre blocks. Lot 1 comprises of roughly 78 acres of meadow grassland suitable for mowing hay or silage and subsequent grazing, 126 acres of permanent pasture, 47 acres of rough grazing, with potential for improvement through management, and 9 acres of semi-natural amenity woodland, 3.43 acres of which is designated as ancient woodland.

Lot 2 comprises of 66.74 acres of Grade 5 rough grazing, capable of supporting livestock with the potential for improvement through management.

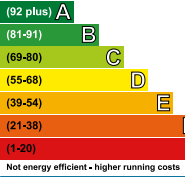
It is bound by a combination of stone walls and sheep net fencing with a private spring water trough access for livestock (which we understand can be limited through the summer months).

The farm is currently farmed on a Farm Business Tenancy Agreement which terminates in October 2026 at which point vacant possession will be provided.



Energy Efficiency Rating

Very energy efficient - lower running costs



| Current | Potential |
|---------|-----------|
| | |

Not energy efficient - higher running costs

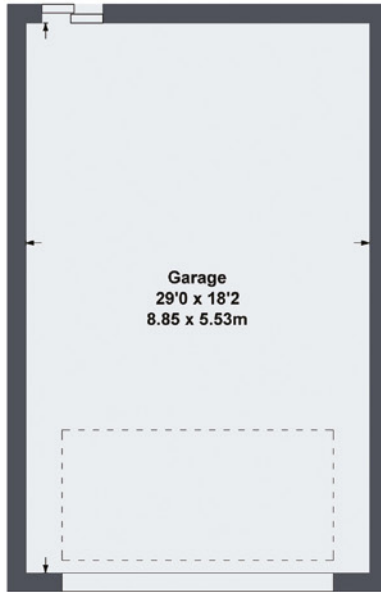
Middle Horsleyhope Farm, Waskerley

Approximate Gross Internal Area
 Main House 2131 sq ft - 198 sq m
 Garage 527 sq ft - 49 sq m
 Total 2658 sq ft - 247 sq m

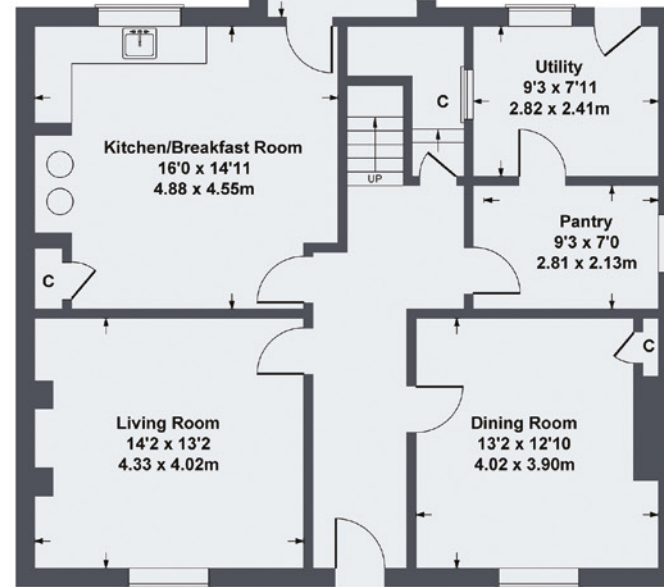
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

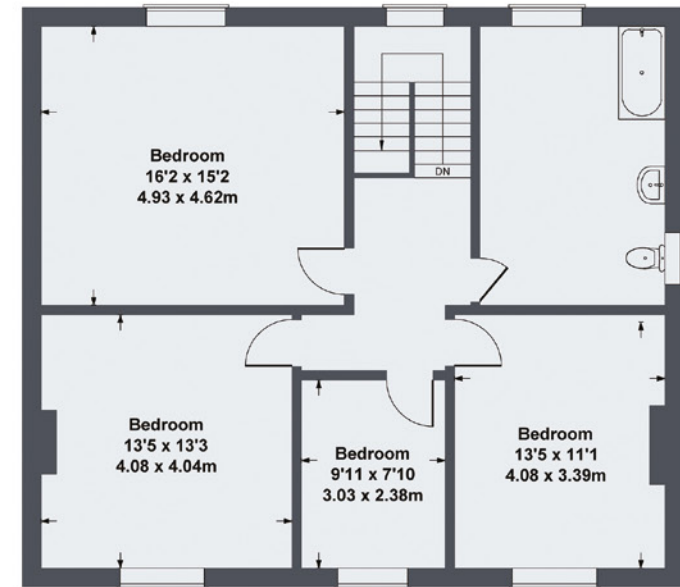
Produced by Potterplans Ltd. 2026



GARAGE



GROUND FLOOR



FIRST FLOOR

Environmental Schemes

There are no Environmental Land Management (ELM) schemes or other stewardship schemes associated with the land.

The property offers the opportunity to enter into future land management schemes like the Sustainable Farming Incentive or woodland creation and management schemes, as well as also offering wider natural capital opportunities such as Biodiversity Net Gain (BNG) or carbon projects.

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.

There are various public rights of way crossing the farm.

Services

The farm is served with mains electricity and a private water supply. The farmhouse is heated by oil central heating and open fires with drainage to a septic tank (assumed non-compliant).

Local Authorities

County Durham Local Planning Authority

Council Tax

Farmhouse – Band C

EPC

Rating E(45)

Basic Payment Scheme

Any remaining delinked BPS payments will be retained by the Seller.

Fixtures, Fittings and Equipment

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

Designations

There are no environmental designations on the farm. Middle Horsleyhope Farm does however, border Derwent Gorge & Horsleyhope Ravine SSSI.

The entire farm is situated within the North Pennines National Landscape (historically referred to as Areas of Outstanding Natural Beauty).

Method of Sale

Middle Horsleyhope Farm 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.

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 are indicated by T marks on the transfer plan.

Sporting Rights & Mineral Rights

Sporting and mineral rights are not owned.

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 option to tax has been made in respect of the property.



Ingoing Valuation

In addition to the purchase price, the purchaser will be required to take over at market value the following:

1. All clamped or baled silage.
2. Hay and straw.
3. All purchased stores including seeds, sprays, fertilizers, feeding stuffs, fuel oil etc.

Farm Dispersal Sale

The Seller reserves the right to hold a farm dispersal sale on the property up to one month following completion of the sale.

Employees

There are no employees to be retained.

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 (DH8 9DE)

From the A68 at Castleside turn west onto Church Street heading out of the village. At the T junction turn right onto Healeyfield Lane following this road for 1.3 miles and the entrance to Middle Horsleyhope is on the right hand side.

what3words: ///elbow.skyrocket.lectures

CONDITIONS OF SALE

Purchase Price

A 10% deposit will be paid on exchange of contracts and will be non-refundable if the purchaser withdraws for any other reason than the fault of the Seller or their Agent. 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.

Purchaser's Identification

Any offer by a Purchaser(s) who is a resident outside 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.

Anti-Money Laundering

In accordance with current anti-money laundering regulations, all offers to purchase the property - whether from within the UK or overseas, and whether cash or subject to finance - must be supported by appropriate evidence of source of funds. Acceptable documentation may include a bank statement evidencing the purchase price, a financial reference from a bank or funding provider, or written confirmation from a solicitor verifying that sufficient funds are available to complete the transaction.

Purchasers will also be required to provide certified copies of identification (such as a valid passport) together with proof of residential address, in a form compliant with anti-money laundering legislation. These requirements apply to all individuals who will be named on the title deeds, as well as any parties holding a beneficial interest in the property.

An administrative fee of £37.50 per person will be charged to cover the cost of the necessary verification checks.

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 corrections 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.



| Lot | Grid Reference | Feature Type | Description | Agricultural Land Classification | Area (ha) | Area (ac) |
|-----|----------------|--------------|-------------------------------|-------------------------------------|-----------|-----------|
| 1 | NZ0647 0149 | Yard | Other | N/A | 0.38 | 0.94 |
| 1 | NZ0547 8334 | Land | Permanent Pasture | Grade 4 | 1.50 | 3.70 |
| 1 | NZ0547 8518 | Land | Permanent Pasture | Grade 4 (1.68ha) & Grade 5 (2.46ha) | 4.14 | 10.24 |
| 1 | NZ0547 9339 | Land | Permanent Pasture | Grade 4 | 0.30 | 0.75 |
| 1 | NZ0547 9333 | Land | Permanent Pasture | Grade 5 | 0.83 | 2.06 |
| 1 | NZ0547 9844 | Land | Permanent Pasture | Grade 4 | 0.10 | 0.25 |
| 1 | NZ0647 0247 | Land | Permanent Pasture | Grade 4 | 0.07 | 0.17 |
| 1 | NZ0647 1736 | Land | Meadow | Grade 4 | 2.99 | 7.39 |
| 1 | NZ0548 5532 | Land | Meadow | Grade 4 | 3.57 | 8.82 |
| 1 | NZ0547 3774 | Land | Rough Grazing | Grade 4 | 0.53 | 1.31 |
| 1 | NZ0547 5166 | Land | Permanent Pasture | Grade 4 | 1.39 | 3.43 |
| 1 | NZ0548 6509 | Land | Permanent Pasture | Grade 4 | 1.52 | 3.76 |
| 1 | NZ0547 9157 | Land | Meadow | Grade 4 | 1.50 | 3.70 |
| 1 | NZ0547 5955 | Land | Rough Grazing | Grade 4 | 2.08 | 5.13 |
| 1 | NZ0548 3315 | Land | Permanent Pasture | Grade 4 | 2.14 | 5.29 |
| 1 | NZ0548 3028 | Land | Permanent Pasture | Grade 4 | 1.77 | 4.37 |
| 1 | NZ0548 5817 | Land | Permanent Pasture | Grade 4 | 2.47 | 6.11 |
| 1 | NZ0547 9344 | Land | Permanent Pasture | Grade 4 | 0.60 | 1.48 |
| 1 | NZ0547 4777 | Land | Permanent Pasture | Grade 4 | 2.03 | 5.03 |
| 1 | NZ0547 6489 | Land | Rough Grazing | Grade 4 | 5.52 | 13.64 |
| 1 | NZ0548 7619 | Land | Meadow | Grade 4 | 3.45 | 8.52 |
| 1 | NZ0547 6873 | Land | Rough Grazing | Grade 4 | 2.69 | 6.65 |
| 1 | NZ0547 9663 | Land | Permanent Pasture | Grade 4 | 1.05 | 2.60 |
| 1 | NZ0547 8744 | Land | Permanent Pasture | Grade 4 | 0.31 | 0.76 |
| 1 | NZ0647 2855 | Land | Meadow | Grade 4 | 2.92 | 7.21 |
| 1 | NZ0647 0564 | Land | Permanent Pasture | Grade 4 | 2.15 | 5.32 |
| 1 | NZ0548 9019 | Land | Permanent Pasture | Grade 4 | 3.19 | 7.89 |
| 1 | NZ0548 9913 | Land | Meadow | Grade 4 | 5.05 | 12.49 |
| 1 | NZ0548 9848 | Land | Permanent Pasture | Grade 4 | 4.86 | 12.01 |
| 1 | NZ0548 7241 | Land | Meadow | Grade 4 | 3.64 | 8.99 |
| 1 | NZ0547 8597 | Land | Meadow | Grade 4 | 4.89 | 12.08 |
| 1 | NZ0547 8597 | Track | Other | N/A | 0.15 | 0.37 |
| 1 | NZ0547 7459 | Land | Rough Grazing | Grade 4 | 3.89 | 9.62 |
| 1 | NZ0647 2665 | Land | Permanent Pasture | Grade 4 | 4.97 | 12.27 |
| 1 | NZ0547 9883 | Land | Permanent Pasture | Grade 4 | 1.29 | 3.19 |
| 1 | NZ0647 1265 | Land | Permanent Pasture | Grade 4 | 1.53 | 3.79 |
| 1 | NZ0547 8876 | Land | Meadow | Grade 4 | 3.63 | 8.96 |
| 1 | NZ0548 4326 | Land | Permanent Pasture | Grade 4 | 2.08 | 5.15 |
| 1 | NZ0547 4094 | Land | Permanent Pasture | Grade 4 | 5.11 | 12.62 |
| 1 | NZ0548 4709 | Land | Permanent Pasture | Grade 4 | 1.39 | 3.43 |
| 1 | NZ0548 2234 | Land | Rough Grazing | Grade 4 | 4.12 | 10.18 |
| 1 | NZ0548 2417 | Land | Rough Grazing | Grade 4 | 0.03 | 0.07 |
| 1 | NZ0548 8518 | Land | Permanent Pasture | Grade 4 | 0.33 | 0.82 |
| 1 | NZ0548 8518 | Track | Other | N/A | 0.02 | 0.05 |
| 1 | NZ0647 0432 | Land | Permanent Pasture | Grade 4 (3.25ha) & Grade 5 (0.72ha) | 3.97 | 9.82 |
| 1 | NZ0647 0432 | Track | Other | N/A | 0.14 | 0.35 |
| 1 | NZ0548 4547 | Land | Semi-Natural Amenity Woodland | Of which 1.39ha is Ancient Woodland | 3.74 | 9.24 |
| 1 | NZ0547 9970 | Track | Other | N/A | 0.11 | 0.27 |
| 2 | NZ0546 5454 | Land | Rough Grazing | Grade 5 | 22.39 | 55.33 |
| 2 | NZ0546 8199 | Land | Rough Grazing | Grade 5 | 4.61 | 11.40 |

