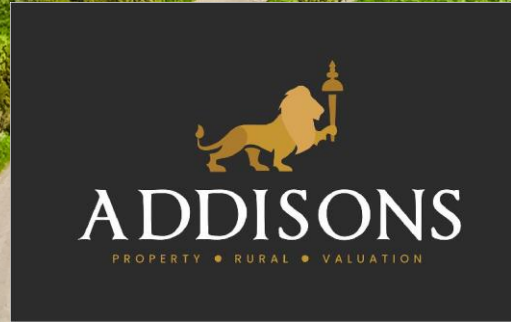




High Bank Farm

Southside, Butterknowle



ABOUT THE PROPERTY

LOCATION

High Bank Farm is located on Loop Lane, on the outskirts of South Side near Butterknowle village. Local amenities are available in Cockfield. A wider range of shops and services is available in Bishop Auckland and Barnard Castle.

Lot 1

What3words: ///protest.landlords.consoles

Lot 2

What3words: ///tried.hounded.bulge

Lot 3

What3words: ///mincing.riots.baguette

DESCRIPTION

An opportunity to purchase a three bedroom farmhouse, with a range of stone barns, grounds, garden areas and adjoining grassland in a ring fence. In total the property extends to approximately 16.02 hectares (39.57 acres) and is available as a whole or in three lots.

Lot 1 - THE FARMHOUSE

This charming three-bedroom detached farmhouse beautifully balances period character with modern comforts. The property stands on a private plot, enclosed by walled and lawned gardens to the front and a generously sized, mature rear garden.

Step through the gated entrance into a welcoming entrance hall, where original flagged floors and beamed ceilings await. The spacious accommodation unfolds over two storeys, offering versatile living spaces perfect for both family life and entertaining.

To the right, discover a beautifully appointed utility room complete with original flooring and handy guest cloakroom. The heart of the home is an expansive kitchen/dining room, boasting a beamed and boarded ceiling, tiled floors, and a striking inglenook fireplace with multifuel stove. There's ample space for a large dining table and a charming window seat overlooks the front garden, bathing the room in natural light.

The adjoining kitchen provides modern convenience with excellent storage, wood-effect worktops, integrated appliances, and a view across the rear garden. From here, a door opens onto the garden.



The property features two generous reception rooms: a dual-aspect sitting room with peaceful outlooks, and a substantial living room centred around a second inglenook fireplace and multifuel stove.

Upstairs, the long landing could be used as a study or reading nook, benefitting from a bright, recessed space. There are three comfortable double bedrooms, with the principal suite enjoying front aspect views and an en suite shower room with underfloor heating. The family bathroom is both spacious and indulgent, featuring a walk-in shower, bath, and underfloor heating.

Outside, the rear garden is mainly laid to lawn and edged with mature shrubs, a stone outbuilding with wood-burning stove, electricity and water offers ample potential for a home office, studio or workshop.

OUTBUILDINGS

1. Stone Barn comprising Ground floor Boiler Plant room with Biomass boiler (4.33m x 4.66m) with first floor loft over. Ground floor storeroom (5.66m x 4.62m) with first floor loft over (connects with loft over boiler room). With electric lighting, electric sockets and water.
2. Stone Barn 2 (4.42m x 8.36m) open to roof. With electric lighting, electric sockets and water.
3. Summer House - (3.49m x 2.77m). With electricity, water and solid fuel stove.
4. Stone Garage comprising: - Main garage (3.72m x 5.83m) with stone walls, dual pitch roof, pedestrian door and garage door. Storeroom (2.22m x 2.58m). WC (1.47m x 2.56m) wc, wash basin.
5. Stone Outbuilding - (2.20m x 8.23m) mono pitch roof with stone/block walls with electric lighting, electric sockets.

EXTERNAL

The farm track from the adopted road is hardcore and leads to the house, outbuildings, grounds and land. Solar panels are located on ground to the rear of the property.

Lot 2

An opportunity to purchase a block of grazing land which extends to approximately 5.73 Hectares (14.16 acres) in total. The land has the benefit of road frontage and a natural water. The land is in a ring fence and has access directly off Loop Lane.

Lot 3

An opportunity to purchase a block of grazing and meadow land which extends to approximately 9.14 Hectares (22.57 acres) in total. The land has the benefit of road frontage and a natural water. The land is in a ring fence and has access directly off Loop Lane.

SALE PLAN

Lot 1 is shown edged red on the attached sale plan.

Lot 2 is shown edged green on the sale plan.

Lot 3 is shown edged orange on the sale plan.

Where known the responsibility for repairing and maintaining a boundary is shown by an inward facing "T."

SERVICES

Lot 1 - Mains water supply and mains electricity are connected. Private drainage to a sewage treatment plant (STP). A biomass boiler runs the central heating system and provides hot water.

Lot 2 and Lot 3 – There are no services connected. There is a water course present on the land. No warranty is given or implied regarding water quality or continuity of supply.

COUNCIL TAX

High Bank Farm is no longer assessed for Council Tax.

BUSINESS RATES

The property is assessed for business rates www.taxservice.gov.uk. The website lists the rateable value with effect from 1 April 2026 at £2,700. The use is described as self-catering holiday accommodation and premises. Interested parties should confirm the Rateable Value and the rates payable with the Local Rating Authority.

EPC RATING

E48

SPORTING AND MINERAL RIGHTS

The land included in title DU330871 and DU213262 was formerly copyhold of the Manor of Wolsingham.

The sporting and mineral rights are excluded from the sale.

TENURE

The property is freehold and is registered under titles DU330871 and DU213262.

The land included in titles DU330871 and DU213262 was formerly copyhold of the Manor of Wolsingham.

The property is available with vacant possession.

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.

The vendor is not aware of any public rights of way over the land.

The sewage treatment plant is situated in Lot 1, however, the outfall is located in Lot 2. Lot 2 is sold subject to the necessary rights for the existing outfall and its repair and maintenance.

The vendor is not aware of any other private rights over the land.

OVERAGE

The property (and 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 25% of the uplift in value arising on the grant of a planning permission for anything other than an agricultural or equestrian use for a term of 50 years.

METHOD OF SALE

The land is offered for sale by private treaty. All interested parties are advised to register their interest so they can be advised on how the sale will be concluded. We reserve the right to proceed to final offers.

GUIDE PRICES

LOT 1 £575,000

LOT 2 £140,000

LOT 3 £200,000

COSTS

Each party is to bear their own costs.

LEGAL FORMALITIES

Exchange of contracts will take place as soon as possible, but in any event no later than the expiry of 8 weeks from instruction of solicitors, with completion 7 days thereafter.

VIEWINGS

Viewings will be arranged by the selling Agent.

LOCAL AUTHORITY

Durham County Council, County Hall, Aykley Heads, Durham DH1 5UL.

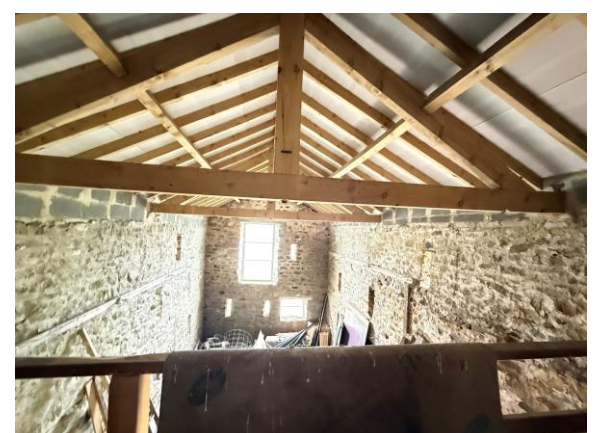
Telephone 0300 026 0000

BROCHURE

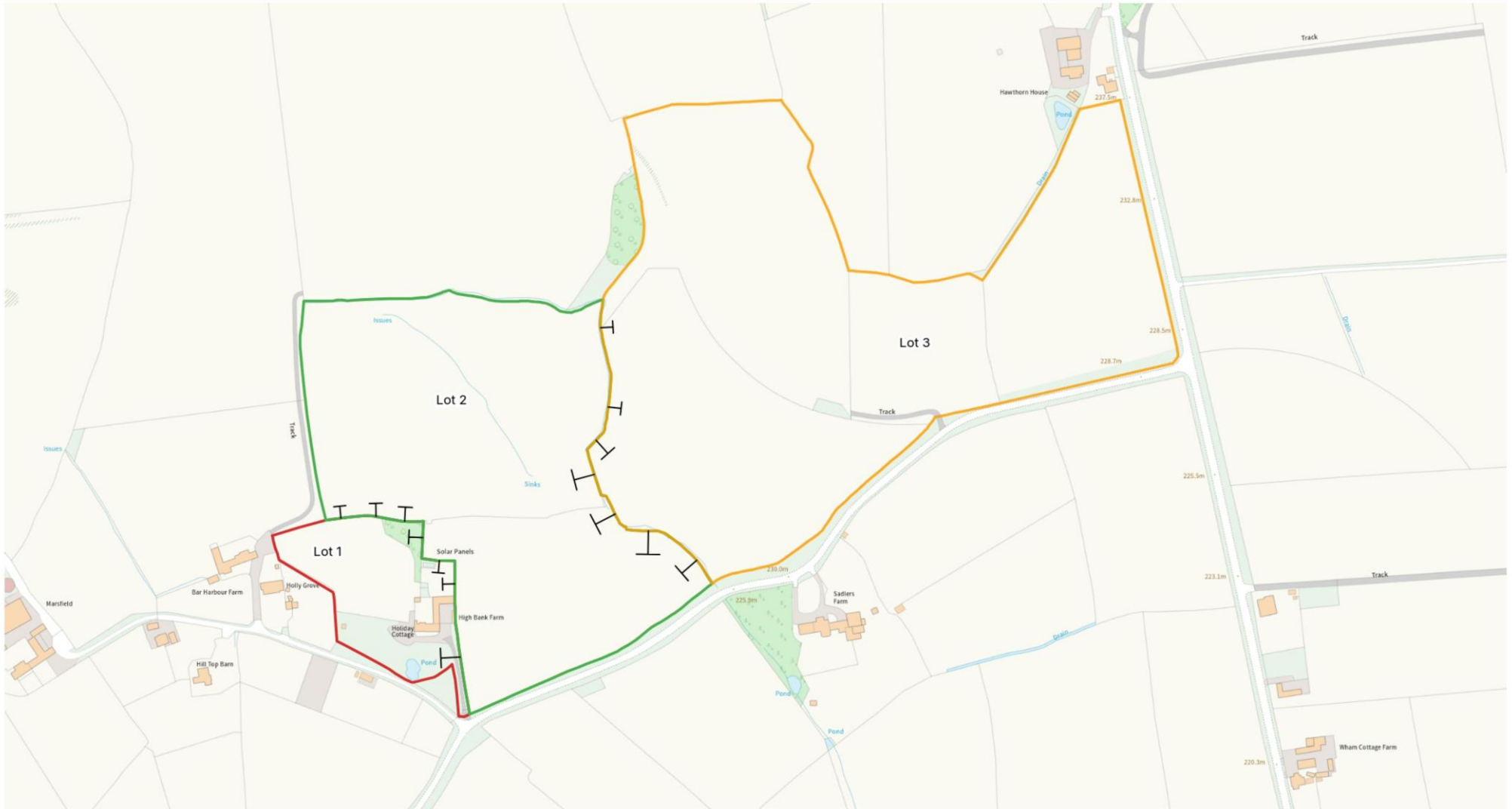
Brochure prepared June 2026



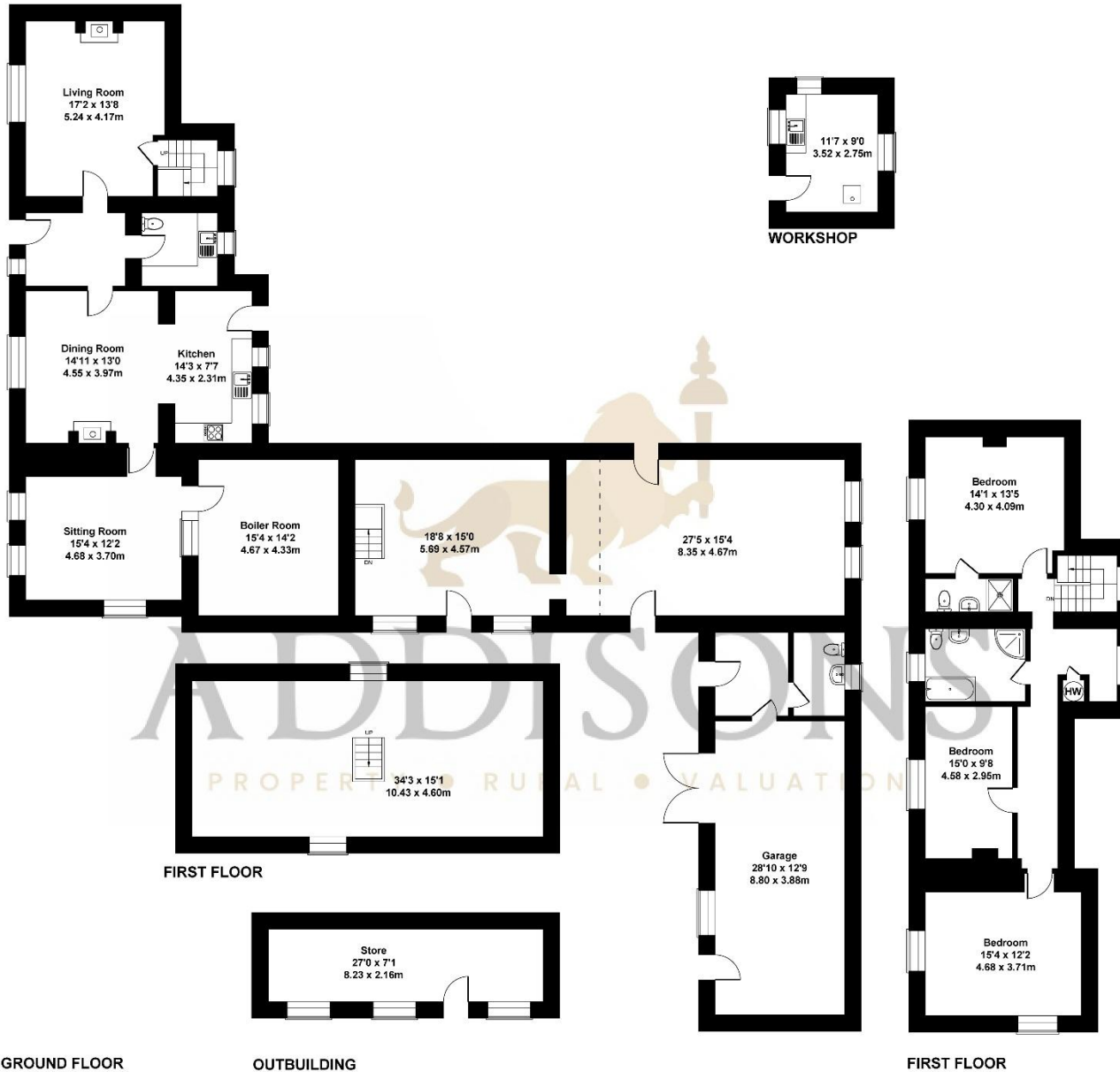




Plan



Floor Plan



Score	Energy rating	Current	Potential
91	A		
81	B		
76	C		76 C
68	D		
54	E	54 E	
38	F		
0	G		

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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