



Leap Mill Farm, Busty Bank, Burnopfield, Newcastle upon Tyne, NE16 6BJ
Guide Price £695,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

A rare opportunity to acquire a charming Grade II* three bedroom property with adjoining 18th Century watermill and farm buildings extending to approximately 14.5 acres (5.86 hectares) in a private and idyllic setting.

- Stone built farmhouse
- Two reception rooms
 - Three bedrooms
- Adjoining 18th Century water mill
 - Farm buildings
- Grassland extending to 11.86 acres (4.25 hectares)
 - Energy Performance Rating F 22



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LOCATION

Burnopfield is a village located to the south west of Newcastle. The village offers a range of local amenities and is well located for the commuter, with the A1(M) being approximately 5 miles away and both Newcastle and Durham have east coast main line train stations with direct links to Edinburgh and London. There are international airports at Newcastle and Teesside.

DESCRIPTION

The property is approached via a track from Busty Bank. The farmhouse has original features throughout including exposed beams to the ceilings and traditional shutters to the windows. From the farmyard, steps lead up to the entrance door which opens to a back kitchen with pantry. From the back kitchen a door opens to the main kitchen with a window overlooking the farm yard. The kitchen has a range of white shaker style units with tiled splash back and integrated oven and electric hob with extractor fan over, a fridge and under counter space for a washing machine. From the kitchen a door

opens to a living room with a window providing views over the sunken private garden. The room has a large multifuel stove that provides heating and hot water for the property. A door opens from the living room to the inner hallway which has a door returning to the back kitchen and another to the second reception room which has stone flooring and a stone fireplace with brick décor and stone hearth. Views can be enjoyed over the garden from the window. A door opens to an entrance porch with the front door to the property.

Returning to the inner hallway, stairs rise to the first floor where there are three bedrooms. The larger two bedrooms both have cast iron fireplaces with the largest bedroom having useful fitted wardrobes, a window to the side of the property and roof light. The second bedroom also has a roof light along with a low level window and exposed beams adding to the character and charm of the room. The third bedroom also benefits from useful fitted storage and roof light. The family bathroom is fully tiled with a mosaic border and comprises a bath, WC and

wash hand basin along with useful storage cupboard.

The mill is accessed from the property whilst also having external access. From the living room a door opens to a room housing the mill stones with a ladder down to the room below where the cogs are located. Within this room there is a door that leads out to the front garden of the property and another that leads through to a store. From the first floor landing, a door provides access to the space above the mill stones.

To the front of the property lies a lawned garden with mature shrubbery and beyond this is the mill pond which feeds into a launder to carry the water onto the mill wheel and on into the Leap Mill Burn.

The farm buildings comprise of a byre with loft above and a stable with slated roofs, a small pigsty/henhouse adjoins the main farmhouse with small outdoor enclosures. A further outbuilding lies next to the farm track providing storage space. A fuel store and poultry shed lie on the opposite side of the



farmyard. There is also a three bay, timber framed hay shed under an asbestos roof.

The farm has three field parcels over Busty Bank road extending to 3.07 hectares (11.43 acres) which gently undulates and is classed as Grade 3 land, two of these field parcels do have a small area of woodland included. On the enclosed plan there are two areas highlighted in orange which are currently unregistered but have been used as part of the field parcels for many years. An overhead electricity cable and pylon runs through this block of grassland.

There is approximately 0.43 hectares (1.18 acres) of grassland surrounding the farm track leading up to Leap Mill Farm.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating F 22.

HISTORIC ENGLAND NATIONAL HERITAGE LIST

Leap Mill Farm is subject to both Grade II and Grade II* listings across various parts of the property.



The farmhouse, aqueduct wall with attached pigsty/henhouse is Grade II* Listed.

The farm outbuildings east of the farmhouse and mill race reservoir retaining wall and sluice south of the farmhouse are Grade II Listed.

Further information on the listings can be obtained from Vickers & Barrass.

SERVICES

The property is served by mains water and electricity. Heating and hot water is via the multifuel stove in the living room with an emersion heater available when the stove is not in use. Drainage is to a septic tank.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity and other rights, obligations and easements and quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays,



cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars.

The purchaser will be held to have satisfied themselves as to the nature of such wayleaves, easements or rights of way.

OVERAGE

The land land lying to the North of Busty Bank will be subject to an overage agreement applicable to any non-agricultural development with a 50% uplift in value, in perpetuity. Details of the overage may be negotiable with the vendors.

COUNCIL TAX BAND

Durham County Council Tax Band G.

LOCAL AUTHORITY

Durham County Council

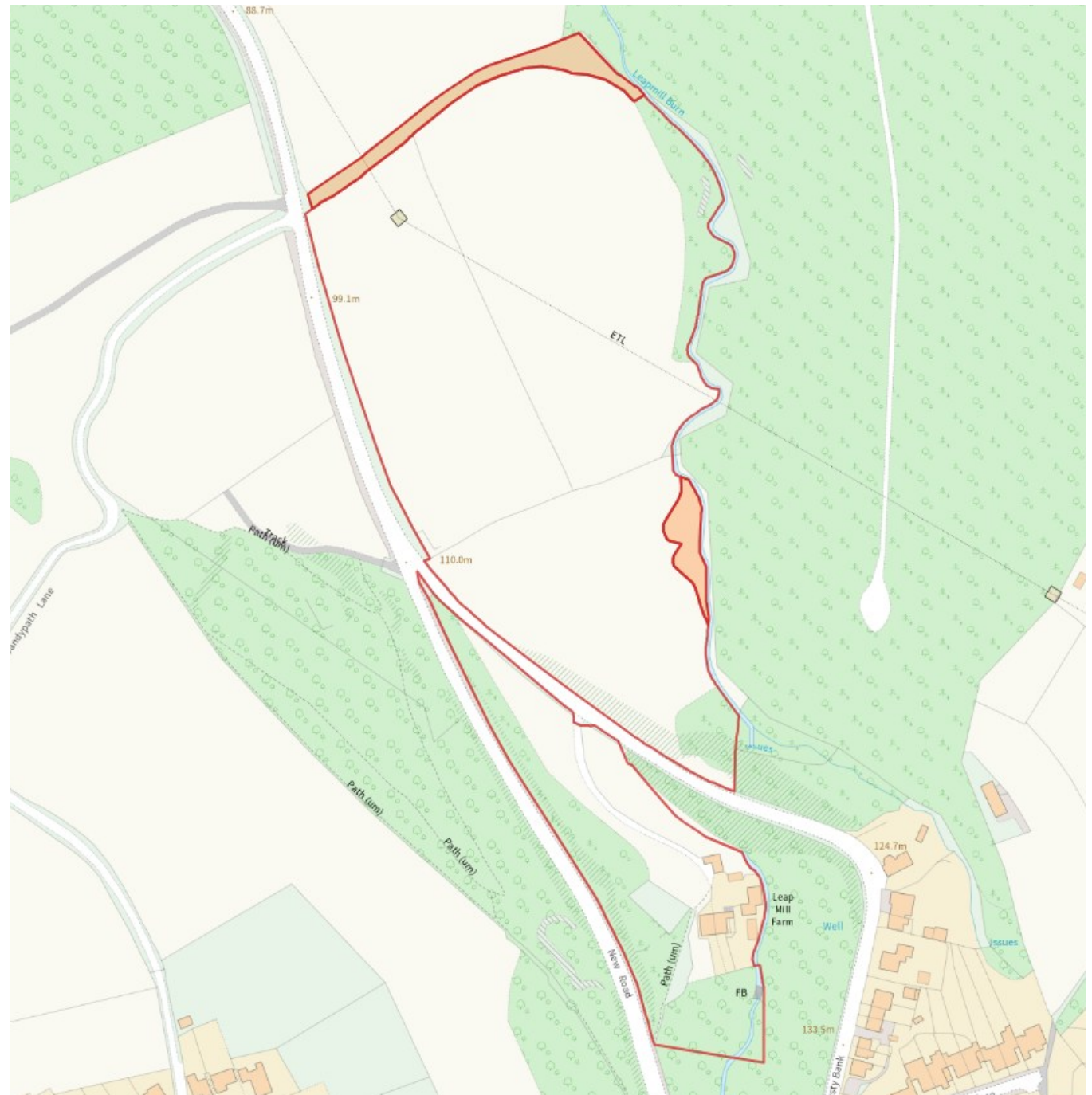
www.durham.gov.uk

03000 26 0000



It is understood from Ofcom Broadband and Mobile Phone Signal checker that the property has access to a superfast broadband connection and has external mobile phone signal in this area with limited indoors signal on some networks. We would advise prospective purchasers to perform their own due diligence in respect of availability.

A photograph showing the interior of a traditional stone mill. A large, circular millstone is mounted on a wooden frame. The room has stone walls and a wooden floor. A window is visible on the left wall, and a wooden structure, possibly a hopper or part of the mill mechanism, is on the right.



a very low risk of flooding from rivers and sea and a medium risk of flooding from surface water. The property is within an area that has experienced historical mining works. A mining search is recommended as part of your conveyancing which a solicitor can advise on.

The property does have areas containing Japanese Knotweed. These areas are undergoing a treatment plan.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the property is held freehold. on titles DU249237 and DU309379.

METHOD OF SALE

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

COSTS

Each party is to bear their own costs.

NOTES

Particulars prepared – April 2025

Photographs taken – April/July 2024

ESTATE AGENT ACT 1979

This property is marketed on behalf of a “connected person” as defined in section 32(1) of the Act.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be

assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw and to generally amend the particulars or method of sale.

The property is sold subject to reserve (s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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