



Hornlea Farm, Norton, Stcckton-on-Tees  
Offers In The Region Of £650,000

Vickers  
& Barrass

— Est. 1973 —

Land and Estate Agents

# Hornlea Farm, Norton

Vickers & Barrass are pleased to offer for sale a small residential farm extending to approximately 11.65 acres or thereabouts. Comprising of a 4- bedroom detached farmhouse with large attractive gardens and a range of buildings in suburban town of Norton, Stockton on Tees.

## LOCATION

Hornlea Farm is located approximately 1.3 miles to the north of Norton Town Centre and 2.5 miles to the west of Billingham. The property benefits from excellent road links via the A19 at North and the A1 (M) at Bradbury. There is a main line train station at Darlington offering direct links to Edinburgh and London via the East Coast Main Line. The nearest airport is Durham Tees Valley. Norton is a small town located in the suburbs of Stockton on Tees, close to Wynyard with a wide tree lined high street with a number of shops, comprising hairdressers, boutiques and cafes. At the north end of the village there is a Large Green with a duck pond surrounded by mostly Georgian houses and cottages

## THE FARMHOUSE

Downstairs the farmhouse comprises two reception room to the front offering generous living accommodation, along with kitchen, dining room, utility room and a large games room/ lounge with a beautiful outlook onto the land.

Upstairs, the farmhouse comprises of four good sized bedrooms and a large newly installed family bathroom. The farmhouse has recently undergone some modernisation including a new family bathroom, new UPVC double glazed windows and repointing. Hornlea

Farmhouse is fully double glazed throughout. The farmhouse benefits from oil fired central Heating and a spacious attic room.

Hornlea Farm is located off a private road on Junction Road and is accessed across the railway crossing forming part of the Durham Coastal Railway. Although Hornlea Farm is located off a private road the property benefits from a good network of roads providing easy access to Norton, Stockton on Tees, Billingham, Sedgefield and further afield via the A19 and the A689 trunk roads.

Offered for sale with the benefit of no onward chain, an internal inspection is highly recommended to appreciate the property.

## GROUND FLOOR

### Rear Entrance Hall

UPVC entrance door boot storage area.

### Utility Room

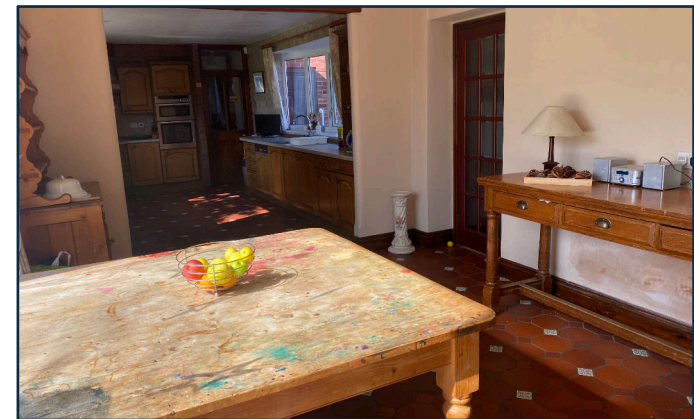
2.27m x 3.20m

Work surface with under counter space for additional white goods including washing machine point.

### Kitchen / Breakfast Room

9.96m x 3.30m

Fitted with a range of modern wall and base units and contrasting work surfaces over with integrated sink drainer unit, tiled splash backs. Built in oven and hob with extractor hood over, central heating radiator, tiled flooring, and windows to the side elevation.



**Dining Room**

4.45m x 4.33m

Spacious reception room with ample space for large family dining table and a beautiful feature fireplace.

**Sitting Room**

4.20m x 6.19m

Spacious room with conservatory doors leading to the garden.

**Main Front Entrance Hallway**

2.22m x 5.24m

**Games Room / Lounge**

6.36m x 5.81m

Glazed French windows looking over the land attached to the property. The games room/ lounge is a beautiful family room with exposed wooden ceilings, full sized snooker table with lighting above.

**FIRST FLOOR****Landing****WC****Bedroom 1**

6.37m x 3.04m

Windows to the front elevation with the benefit of fitted wardrobes and central heating.

**Bedroom 2**

4.80m x 3.03m

Windows to the rear elevation with ample space for fitted wardrobes and central heating radiator.

Stairs leading to second floor.

**Bedroom 3**

3.67m x 3.04m

Window to the front elevation the benefit of fitted wardrobes and central heating.

**Bedroom 4**

2.76m x 3.04m

Window to the west elevation single bedroom. Benefits from fitted wardrobes.

**Bathroom/ WC**

2.99m x 2.63m

Newly fitted bathroom suite.

**SECOND FLOOR****Attic Room**

4.80m x 2.97m

Spacious Attic Room benefiting from an en-suite.

**EXTERNALLY**

Externally there is a large front garden laid to lawn. An extensive concrete driveway provides on-site parking facilities for several vehicles such as horse transport vehicles and agricultural machinery.

The farm buildings are to the north and west of the property and comprises of a range of traditional brick buildings being used as storage facilities. The land is primarily laid to grass.

**BUILDINGS**

There are a range of traditional buildings to the north and west of the farmhouse. The buildings either benefit or can be connected to mains electricity and water. The buildings are currently used for general storage purposes.

Briefly, the buildings comprise as identified on the Steading Plan included within these particulars:

**1. Stables**

9.17m x 3.43m

Brick built with pane tile roof. Electricity connection

**2. Concrete Block Timber Frame**

14.36m x 4.78m

Concrete Block timber frame building under a single sloping felt roof.

**3. Workshop**

3.90m x 8.26m

Brick built, timber frame.

**4. Former Pig Byre**

4.02m x 4.65m

This building has no services connections to it. Brick built under a pane tile roof. Currently used for storage.

**5. Outside WC****6. Cattle Byre**

Water and Electricity connection. Brick built under a timber frame. New boiler system located in this building.

**LAND**

The property includes approximately 11.65 acres (4.70 hectares) of land located within a ring fence around the farmhouse and buildings.

| Field Number | Acres        | Ha          | Description       |
|--------------|--------------|-------------|-------------------|
| 1            | 3.30         | 1.33        | Permanent Pasture |
| 2            | 4.41         | 1.78        | Permanent Pasture |
| 3            | 1.69         | 0.68        | Permanent Pasture |
| 4            | 2.09         | 0.85        | Permanent Pasture |
| Woodland     | 0.16         | 0.06        | Amenity Woodland  |
| <b>Total</b> | <b>11.65</b> | <b>4.70</b> |                   |

## **BOUNDARIES**

The Vendors will only sell such interest if any, as they have in the boundary fences, ditches, walls and hedges and have other boundaries separating the property from other properties being sold in lots any boundaries between lots will be shared on a 50/50 basis.

## **RIGHTS OF WAY**

To the understanding of the selling agent there are no public or private rights of way across the land or property.

## **TENURE**

We are verbally informed by the current vendors that the property is freehold.

The land is currently occupied by a local farmer on an informal license agreement which will be terminated on completion of a sale. The whole of the farm is therefore available freehold with vacant possession on completion.

## **SERVICES**

The farm is served by mains electricity and mains water. Foul drainage is to a septic tank in the field to the rear of farmhouse.

## **EASEMENTS & WAYLEAVES**

The land is sold subject to and with the benefit of all rights of way, water, drainage, water courses, light and other easements, quasi or reputed easements and all other rights of adjoining owners (if any) affecting the same and all matters registrable by any competent authority subject to statute.

It is noted that there is an overhead electricity line across the land.

## **OVERAGE/ CLAWBACK PROVISIONS**

A 40% up lift in value overage clause is placed over the whole property for any uplift in value from any development other than for agricultural or equestrian use from a term of 40 years.

## **COUNCIL TAX BAND**

Council Tax Band F (Stockton on Tees Council).  
Due to the access to Hornlea being over railway line the Local Authority do not collect the any waste from the property and this would have to be disposed of by the new the occupier.

## **MINERAL RIGHTS**

The mineral rights are reserved to a third party and are therefore excluded from the sale.

## **SPORTING RIGHTS**

The Sporting Rights are in hand and included with freehold interest.

## **ACCEPTANCE**

The vendor reserves the right not to accept any nor the highest offer.

## **ENERGY PERFORMANCE CERTIFICATE**

Current Energy Efficiency Rating E (46); Potential 66 (D).  
A copy of the full report is available from the selling agents on request.

## **COSTS**

Each party is to bear its own costs.

## **VIEWING**

Viewing is strictly by appointment via the sole selling agent.



### WHAT 3 WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.  
//train.sudden.cape-

### ACREAGES

The gross acreages have been accessed in accordance with Ordnance Survey and interested parties should satisfy themselves in this regard.

### 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 or exclude either of the lots shown at any time and to generally amend the particulars or method of sale. The property is sold subject to reserve(s).

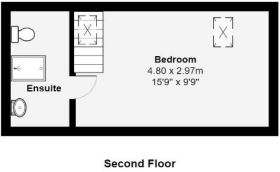
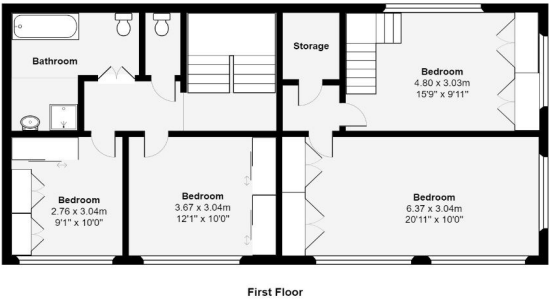
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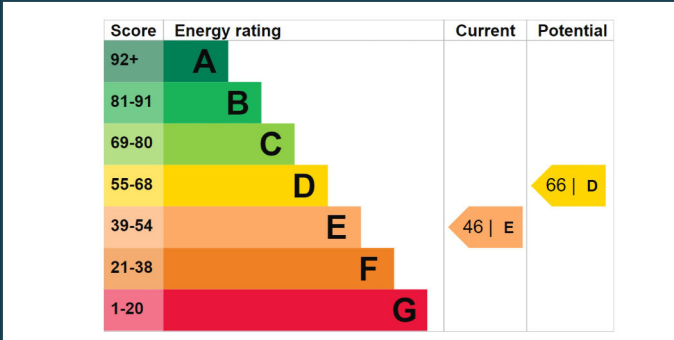
# Floor Plan



## LOCATION PLAN



## ENERGY PERFORMANCE CERTIFICATE



Vickers and Barrass Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Vickers and Barrass Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

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