



Low Day Gill Farm, Morley, Bishop Auckland
Guide Price £600,000

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

Low Day Gill Farm

Morley

Bishop Auckland

A rare opportunity to purchase a farm extending to approximately 21.06 hectares (52.04 acres) in total.

The farm provides a blank canvass for many different uses and comprises of a three-bedroom stone under slate farmhouse with traditional agricultural buildings, which are in need of renovation, a garage and 20.71 hectares (51.16 acres) of grassland and an amenity woodland.

Situated in a rural, convenient accessible location.

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

- Three bedroom farmhouse
- Range of outbuildings
- 20.71 hectares (51.16 acres) of grassland and an amenity woodland
- Accessible location
- Set in a ring fence



LOCATION

The property is located to the south of the hamlet of Morley and is accessed by a private farm track. The location is rural, private and convenient to local amenities.

Toft Hill is situated approximately two miles to the north east of the farm and has local amenities and a primary school. The larger town of Bishop Auckland lies approximately six miles to the east and offers a wider range of educational, hospital, recreational and shopping facilities.

The property is well situated for commuting by car with easy access onto the A68 and the A1(M) leading to all major North East towns and city centres. Rail services are available at Bishop Auckland and Durham. International airports are located at Teeside and Newcastle.

DIRECTIONS

From the west end of Toft Hill, turn left onto the B6282 known as Toft Hill Lane, follow the road around the bend then take the second right onto Dobinson's Lane, at the junction turn left. The un signposted farm track entrance lies approximately 300 metres along this road on the left hand side.

The What3Words location for the farm entrance is dogs.hoping.peroxide.

DESCRIPTION

The property is ring fenced and extends to 21.06 hectares (52.04 acres) in total and comprises a three-bedroom stone farmhouse, two ranges of farm buildings, and eight fields, four of which are mowable. There is also a large area of amenity woodland, which is grazable and has Day Gill Beck running through, which makes it very picturesque.

The house is in need of modernisation and the buildings are dilapidated, but they provide an exciting and unique development opportunity on an excellent footprint.

The farmhouse is south facing with a walled garden to the front, the rear porch leads into the dining room and on to the kitchen, which benefits from a large under stairs cupboard. There are two reception rooms to the front of the house. Stairs lead to the first floor from the front entrance and there are three bedrooms and a family bathroom. There is also an external store, accessed from the outside, which is used as an outhouse, it is set within the footprint of the house and contains the oil boiler.

The farmhouse has mains water and electricity, septic tank drainage and oil-fired central heating.

Externally there are two ranges of traditional outbuildings which are located to the east of the house. They are all dilapidated and in need of structural and roofing repairs. To the north of the main farm buildings there is a brick built former store and a steel sheet clad garage / store. The buildings are identified on the Steading Plan.

The land is classified as Grade 3 agricultural land which is predominantly permanent grassland described as slowly permeable, seasonally wet, acid loamy and clayey soils. The boundaries are in reasonable condition and comprise post and wire fencing and hedges.

There are water connections to some of the land parcels and electricity and water is available to connect to the buildings.

ACCESS

The main farm access is off an unnamed road via a metalled track.

There is a second right of access to the south east of the property, which provides access to field number NZ1326 1485 from the B6282.

FIELD SCHEDULE

Parcel ID	Hectares	Acres	Comprising
NZ1227 6523	3.21	7.93	Meadow
NZ1227 8114	0.66	1.63	Meadow
NZ1226 7495	1.37	3.38	Meadow
NZ1226 8087	0.83	2.05	Pasture
NZ1227 9601	6.50	16.06	Meadow
NZ1326 1485	8.07	19.94	Pasture and woodland
NZ1226 8691	0.06	0.15	Pasture
NZ1226 7187	0.01	0.02	Pasture
	0.35	0.88	Farm steading and track

COUNCIL TAX BAND

Durham County Council tax band C.

BASIC PAYMENT SCHEME & STEWARDSHIP

The land is registered for Basic Payment Scheme purposes, however there are no entitlements available to transfer on completion.

The land is not entered into any Countryside Stewardship, Environmental Stewardship or similar schemes.

PUBLIC RIGHTS OF WAY

There is a public right of way from the adopted highway which runs along the main farm access track and then heads to the east of the farmhouse and bisects field number NZ1226 8087. A second right of way crosses the north of field parcel NZ1227 9601. These are shown with a dashed brown line on the Sale Plan.

MINERAL RIGHTS

The mines and minerals are understood to be excepted.

SPORTING RIGHTS

They are assumed to be owned and in hand.

EASEMENTS AND 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 rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

LEGAL FORMALITIES

Exchange of contract will take place as soon as possible, but in any event no later than expiry of eight weeks from the instructing solicitors, with completion seven days thereafter.

COSTS

Each party is to bear their own costs.

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.

ACREAGES

The gross acreages have been assessed in accordance with Ordnance Survey data, interested parties should satisfy themselves in this regard.

TENURE

The property is currently unregistered but is going through an application for first registration. Vacant possession will be available upon completion.

VIEWINGS

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

LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000

NOTES

Particulars prepared – February 2023
Photographs taken – February 2023

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.

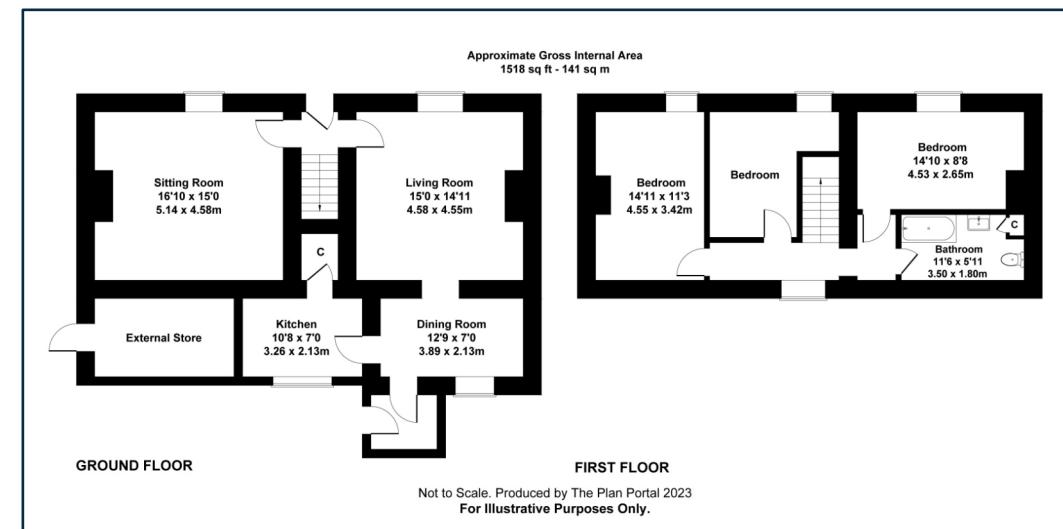
Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

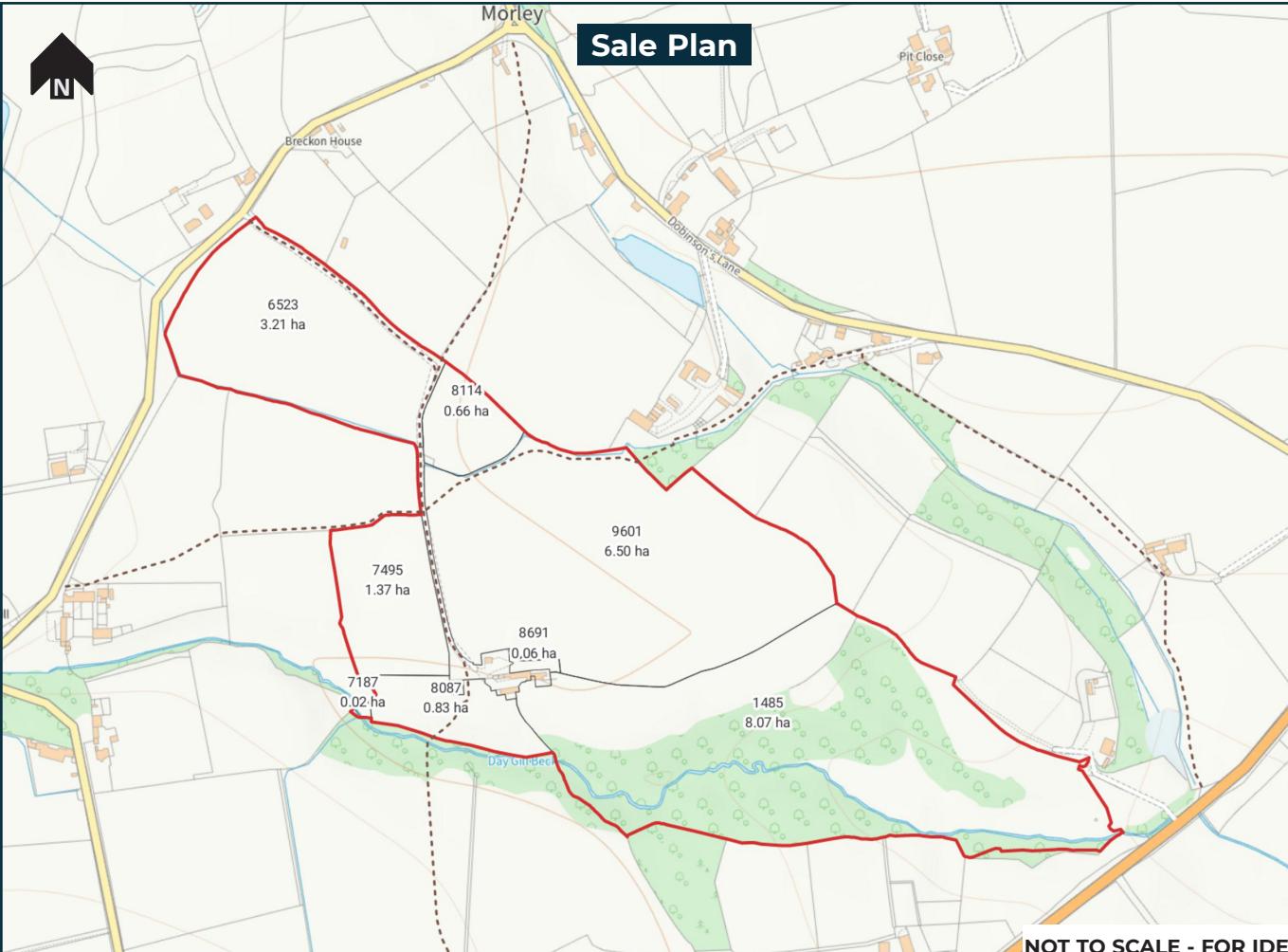
The Vendors reserve the right to amalgamate, withdraw or exclude any of the lots shown at any time and to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). 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.

Score	Energy rating	Current	Potential
92+	A		87 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		35 F
1-20	G		





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Tow Law Office
16/17 Castle Bank
Tow Law, Bishop Auckland
DL13 4AE
T: 01388 730095
E: info@vickersandbarrass.co.uk

Darlington Office
Humbleton Park
West Auckland Road, Darlington
DL2 2YH
T: 01325 728 084
E: darlington@vickersandbarrass.co.uk



www.vickersandbarrass.co.uk

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