



West Bushblades Farm
Tantobie, County Durham, DH9 9UA

West Bushblades Farm
Tantobie
Co. Durham
DH9 9UA

Lot 1: Offers in excess of £750,000

Lot 2: Offers in excess of £100,000

- Agricultural and lifestyle smallholding
- Significant equestrian and amenity potential
- South facing with stunning views
- 4 bedroom detached home
- Modern agricultural building and yard
- 2 stables
- Productive grassland
- Energy Efficiency Rating D

youngsRPS 

Sedgefield 01740 617377



LOCATION

West Bushblades Farm is situated in a rural fringe area, approximately 1 mile north west of the town of Stanley and 5 miles north of the pleasant service village of Lanchester. The location provides a rural lifestyle, but with the significant urban facilities of Newcastle, Team Valley/Metro Centre and Durham City lying in close proximity. The A1(M), J63, is located 8 miles to the east, providing excellent road connections.

DESCRIPTION

West Bushblades Farm is a well presented south facing agricultural smallholding, providing the purchaser with further significant amenity, equestrian and lifestyle opportunities (subject to any consents that may be required).

The farm extends to 44.19 acres (17.88 hectares), and is presented to the market in two lots, as follows.

LOT 1

Lot 1 comprises the main ring fenced farm and steading, extending to 33.25 acres (13.46 hectares), with direct road frontage.

- A well presented four bedroom detached farmhouse.
- Approximately 31.73 acres (12.84 hectares) of productive, well fenced, permanent grassland, served with a troughed water supply.
- A useful steel portal framed general purpose shed with concrete floor, electricity, water supply and two internal stables.
- An open fronted lean to with secure lock up.
- Hard standing/yard area.

Lot 1 is shown edged and shaded red on the Sale Plan.

LOT 2

Lot 2 consists of a 10.94 acre (4.43 hectare) parcel of permanent grassland, with natural water supply.

Lot 2 is shown edged red and shaded blue on the Sale Plan.

FARMHOUSE

West Bushblades Farmhouse is a well presented detached four bedroom residence sitting in a commanding position overlooking the farm and with stunning wider countryside views.

The house is accessed through a front utility/porch, leading into the well laid out kitchen with a range of modern units and log burner providing a cosy ambience. The centrally positioned main hallway leads to two bedroom a bathroom and lounge on the ground floor. The spacious lounge provides further views south, with access to the lawn via french doors. There is additional external access to the rear of the property via a back door directly off the central hallway.

The first floor comprises a handy seating area on the landing leading to two naturally light bedrooms, the master bedroom being particularly spacious. An easily accessible shower room serves the upstairs bedrooms and there is also the benefit of a well concealed storage room.

Externally there is a simple raised patio area to the south of the property and informal lawned area to all sides.

PLANNING

The farmhouse is subject to an agricultural occupancy condition, as follows: *The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in section 336 of the Town and Country Planning Act 1990, or in forestry, or a dependant of such a person residing with him or her, or a widow or widower of such a person.*

The farm also previously benefited from planning permission for the erection of a two storey detached garage and studio (Ref: 1/2003/0429/DMFP). This permission was not implemented and has therefore lapsed.

SERVICES

Lot 1 benefits from mains electricity, mains water, private treatment works drainage and oil fired central heating (supplemented by log burner). Electricity and water also supply the main shed, with water also supplying the fields.

Lot 2 has no services, but does benefit from a natural water supply.

RESTRICTIVE COVENANT/CLAWBACK

The vendor is **not** imposing any restrictive covenants nor clawbacks on the property.

THIRD PARTY RIGHTS

The farm is sold subject to and with the benefit of all rights of way, water, drainage, watercourses, 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.

TENURE

Freehold with vacant possession upon completion.

BASIC PAYMENT SCHEME

The farm has been registered for Basic Payment Scheme purposes. The entitlements will be transferred to the purchaser (if required) following completion of sale. Entitlements are included in the purchase price.

ENVIRONMENTAL SCHEMES

The farm is not included in any environmental schemes.

PUBLIC RIGHTS OF WAY

There are no public rights of way crossing the farm.

SPORTING RIGHTS

Sporting rights are included in the sale.

BOUNDARY LIABILITIES

Boundary liabilities, to the best of the vendor's knowledge, are shown by means of inwards facing T marks on the Boundary Plan (available upon request).

VIEWING

Strictly by appointment with the sole selling agents, YoungsRPS.

OFFERS

Offers are requested on the attached Offer Form to be submitted to YoungsRPS’ Sedgefield office. A closing date may be set therefore early expressions of interest are recommended.

ACCEPTANCE

The Vendor reserves the right not to accept any nor the highest offer and to withdraw the property from the market with or without notice.

LEGAL FORMALITIES

Exchange of contracts will take place as early as possible but in any event no later than the expiry of the 8 week from instructing solicitors, with completion occurring 14 days thereafter.

ACREAGES

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

ANTI MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide appropriate documentation to the selling agent to comply with anti money laundering requirements.

COSTS

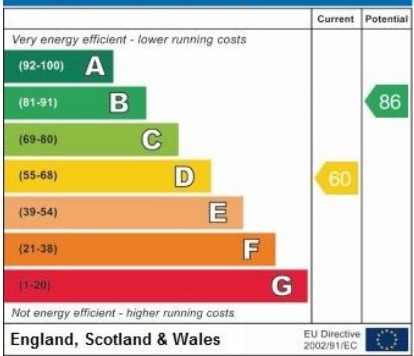
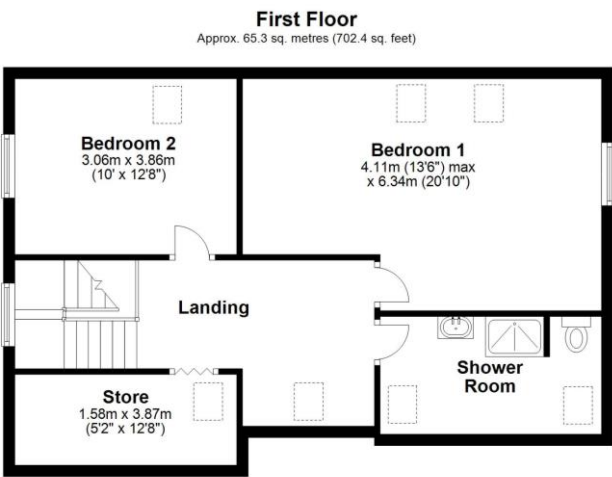
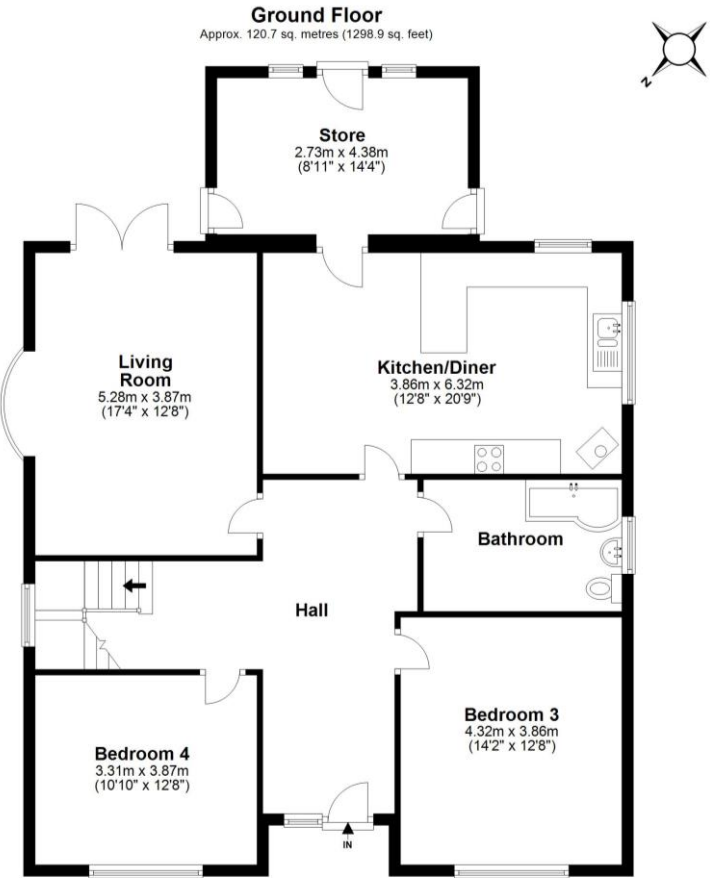
Each party to bear their own costs.

LOCAL AUTHORITY

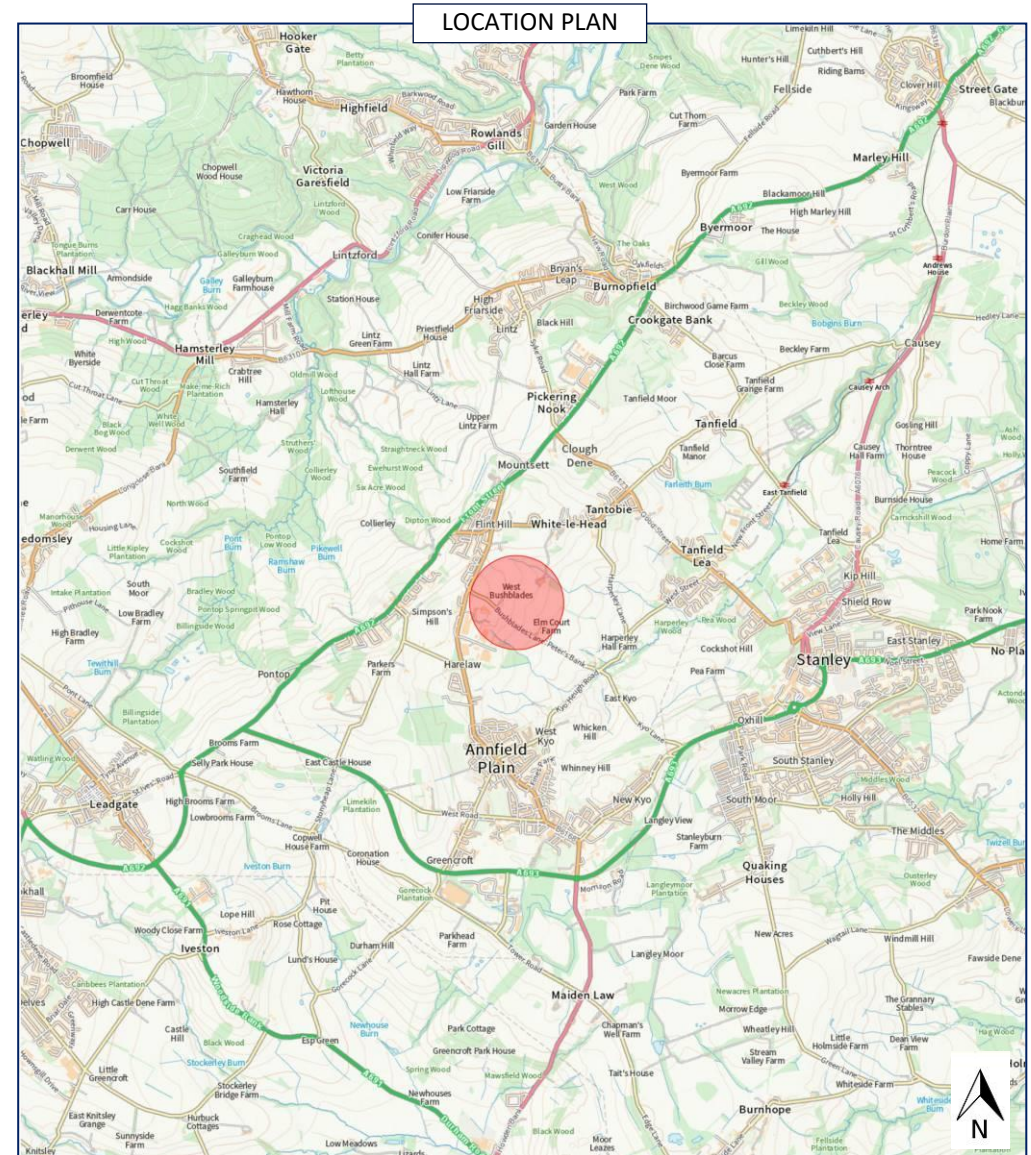
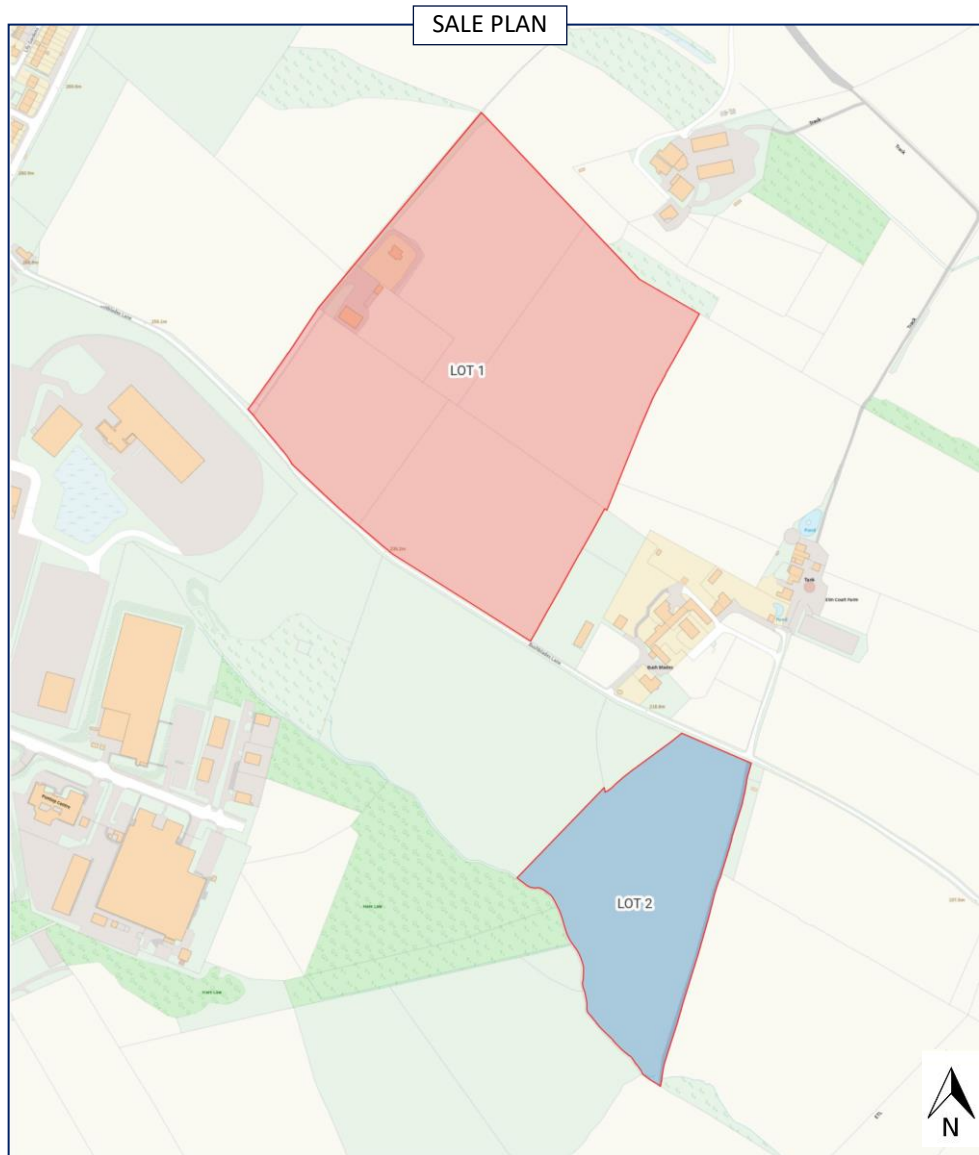
Durham County Council

NOTES

Particulars prepared - April 2021
Photographs taken – April 2021







NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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