



# Greenfield Farm

Rowley, Consett, Co Durham, DH8 9HP

youngsRPS 

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For Sale By Private Treaty

An opportunity to acquire a productive and ring-fenced grassland farm, set within an accessible and stunning location.

As a whole the property comprises circa 44.15 ha (109.09 acres) and includes a modern three-bedroom farmhouse, two recently converted cottages currently utilised as holiday lets and a modern agricultural building.

Lot 1 includes Greenfield Farmhouse, two cottages, a modern agricultural building and approximately 4.94 ha (12.20 ac) of land.

Lot 2 includes 39.21 ha (96.88 ac) of productive, ring fenced and accessible pasture land.

## Guide Prices -

Whole: £1,675,000

Lot 1: £1,100,000

Lot 2: £575,000

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Hexham Office: 01434 609000



## LOCATION

Greenfield Farm is situated within the stunning North Pennines Area of Outstanding Natural Beauty. The nature of the property offers the perfect rural idyll with breath-taking views and scenery, all of which can be enjoyed with the benefit of an easy commute from the major regional centres and their associated transport networks.

The property is within 2 miles of the A68 ensuring it is highly accessible. Durham and Newcastle are within 15 and 31 miles respectively whilst Consett is within 7 miles. Consett offers a range of local shops as well as national supermarkets, a full range of professional and health services and schooling for all ages.

The property and the current holiday lets are ideally located to capitalise on the local tourism market. Derwent Water, Durham City and Weardale offer immediate local attractions whilst the Tyne Valley (19 miles), Kielder, Hadrian's Wall and the Scottish Borders are also highly accessible.

## DESCRIPTION

Greenfield Farm is located in a stunning rural location and, whether as a whole or in individual lots, would suit a variety of purchasers. It is currently a productive commercial farm which benefits from an existing diversified income. The option of Lot 1 offers a property with significant lifestyle, equine/smallholder appeal complemented by a diversified income. Whilst Lot 2 offers potential for an existing agricultural business to add productive land to their holding or alternatively an opportunity for investors looking to capitalise on the many benefits of owning land and the many uses that it offers.

As a whole Greenfield Farm is a ring-fenced grassland farm which currently supports up to 150 head of cattle, the majority of which are outwintered; the ability to do so is testament to its dry and sheltered nature. Historically it has also supported a commercial flock of circa 300 ewes.

The land has been well maintained and is an ideal grassland farm. Currently circa 43.19 acres are cropped for silage although in the past the majority of the land has been cropped. The productive capacity of the land is highlighted by the surrounding arable land and the fact that the farm is currently performing with minimal artificial inputs.

The farm is well fenced and there is water available to all of the individual fields. Shelter is provided by stone walls, surrounding woodland and the presence of the natural valley which also adds hugely to the amenity attraction of the property.

The land is complemented by a useful farm steading, central to which is a large multipurpose agricultural building (approx. 6,330 ft<sup>2</sup>). Currently the shed is used for cattle housing however its size and nature would suggest multiple uses, such as storage and/or stabling. The steading is well located on the property with easy access from the main road and the surrounding land.

The property benefits from three residential properties, one of which is a modern three-bedroom farmhouse with the other two currently being holiday cottages. These holiday lets are hugely popular and significant income is generated; with £25,170 being taken from 22/04/2021 to 09/12/21.

The cottages have an open planning consent thus their use is not restricted. Therefore, the option for standard lettings is there, whilst also there is the potential to extend the family home into the adjoining cottages.

The properties are finished to an immaculate standard both inside and out. The recently added porches are an immediate example and testament to quality of the properties. C

### The Old Farmhouse

The first of three conversions, it is well presented throughout. The conversion, as with all three, has been well thought out, with

restorations and extensions carried out with modern family living at the forefront of the renovators' mind.

On the ground floor the primary entrance leads to a reception hall with stairs to the first floor immediately in front. From the hall and to the left is a spacious and light living room which benefits from a mix of modern and traditional design; features such as reclaimed stone and a multi fuel stove set within an inglenook fireplace add hugely to the character of the property. Window seats upon stone sills allow the full benefit of the southern facing views to be enjoyed.

Adjacent to the hall lies the dining room which benefits from a dual aspect windows and oak effect flooring. From the dining room there is a recently added sunroom. The sunroom faces east yet has a triple aspect, as a result benefiting from spectacular views. French doors from the sunroom lead onto a terrace and lawned garden, all of which are ideal for entertaining and/or enjoying the peace and quiet of the area. Within the garden is a new summerhouse which provides ideal space for relaxation and entertaining whilst enjoying the fabulous views.

The kitchen is located to the rear of the property and has recently been refurbished to include new quartz (granite) worktops with integrated appliances. In addition, there is a Belfast sink with a mixer tap and drainer unit, and wooden units. There is a feature tiled inglenook with an electric Aga within.

The kitchen is complemented by an adjacent utility room which boasts a porcelain Belfast sink and a further range of useful base units. Adjacent to the utility room is a downstairs toilet which includes a small hand basin, from the utility room there is access to the rear courtyard and if required the steading facilities.

On the first floor there are three double bedrooms, all of which are well proportioned, light and feature fitted wardrobes.

The master bedroom benefits from spectacular south facing views and an en-suite bathroom which includes a shower, WC

and wash hand basin. Aside from the en-suite there is a family bathroom which boasts a modern white suite including WC, his and hers bowl sinks on an oak vanity unit with freestanding taps, a freestanding bath, and a shower.

### **The Byre**

Situated in the middle of the three residential properties and is currently a successful holiday let albeit not restricted to such a use. There is spacious living accommodation throughout the property with three bedrooms and two bathrooms upstairs, one of which is en-suite, whilst on the ground floor there is a kitchen, utility room and living/dining room.

The property benefits from an open plan living/dining area, within which is a wooden staircase. The living room includes an exposed stone inglenook fireplace with an electric log effect burner within.

The kitchen is located to the rear of the property, it is fitted with a range of cream farmhouse style floor and wall mounted units finished with contrasting laminated worktops which house a stainless steel sink and drainer unit. There is an electric cooker and space for another freestanding unit if so wished.

Accessible from the kitchen is a fully fitted utility room. Access is also available to the rear of the property from the utility room whilst it is also adjacent to a downstairs WC.

The first floor comprises three bedrooms, one of which is en-suite. Like the farmhouse, all of the bedrooms are doubles, are light and well-proportioned and include fitted wardrobes. The bathrooms have been tastefully done, with an excellent finish. The main bathroom includes a WC, wash basin, double ended bath and double shower cubicle, whilst the en-suite has a WC, basin and shower cubicle.

### **Curlew Cottage**

Curlew Cottage is a well apportioned one-bedroom cottage and an ideal holiday Let.

Upon entering the cottage from the side of the property, you are met by an impressive open plan kitchen/living room. The kitchen includes a full range of grey farmhouse style base units which extend into a breakfast bar. The worktops are finished with a wooden effect laminate and incorporate a stainless steel sink complete with a mixer tap and drainage unit. Integral appliances include an electric oven and a two ring hob.

The open plan nature of the property is perfect for modern living which is further complemented by the spotlights which ensure the space is well lit and light.

Modern tastes are also evident in the bespoke staircase with an oak banister and spotlights recessed within the plinths. The stairs lead to the first floor where there is a well-proportioned bedroom which includes a Juliette balcony and an en-suite bathroom benefiting from a WC, wash basin and double shower cubicle.

There is the potential to extend Curlew Cottage with planning permission granted for such an extension, however interested parties are encouraged to make their own enquires into this.

### **LOTING**

The property is offered for sale as a whole or in two lots. Further lotting may be considered if appropriate. Enquires relating to subdividing the lots are encouraged to be made early to the selling agent.

Lot 1 includes the three residential properties, the steading and approximately 4.94 (12.20 ac) of land and is shaded red on the sale plan. It is an ideal size for a smallholder/lifestyle purchaser who may wish to acquire a stunning country property with the benefit of the availability of a diversified income.

The location of the property is ideal for a commuter who may work within the nearby urban centres and yet wants the peace and tranquillity of country living, likewise the location is ideal for the holiday let market.

Lot 1 includes a modern agricultural building which would make ideal stabling if American style barns were to be inserted. The land available provides ideal turnout facilities.

Lot 2 comprises 39.21 ha (96.88 ac) of bare pastureland as shaded blue on the sale plan. The land has been well farmed and is productive. The land is ring fenced, with all the fields accessible via the main road or an unmade track. It represents an ideal opportunity for a purchaser wishing to acquire accessible bare land. Given the lands accessibility and size, Lot 2 would suit an existing farmer who may wish to add to their holding, however equally it may suit a forester and/or environmental investor.

It will be for the purchaser of Lot 2 to ensure the fence between points A and B on the sale plan is stockproof within six weeks of completion of the sale of Lot 2.

### **TENURE**

Freehold with vacant possession on completion.

### **SERVICES**

The property is served by a private water supply and mains electricity. The residential properties share a private septic tank.

The Old Farmhouse and The Byre are heated via an oil-fired central heating system. Curlew Cottage is heated via a Farho intelligent heating system.

### **BASIC PAYMENT SCHEME**

The land has been registered for Basic Payment Scheme purposes. The vendors reserve the right to take the Lump Sum Exit Scheme. Depending on whether this is taken, the vendors will include a proportion of entitlements in the sale. Any transfer of entitlements will be handled by YRPS. The cost of such transfer(s) will be borne by the purchaser(s), the cost being £300 plus VAT per transfer.

The payment for the current scheme year shall be retained by the vendor in full and the purchaser will indemnify the vendor against any penalties imposed following completion until the end of the claimed scheme year.

### ENVIRONMENTAL SCHEMES

The land is subject to a countryside stewardship agreement, although we understand there is no obligation to take this on.

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

### MINERAL & SPORTING RIGHTS

The mineral rights are reserved to a third party whilst the sporting rights are included within the sale.

### ENERGY PERFORMANCE CERTIFICATE

The Old Farmhouse is rated 'D'.  
Curlew Cottage is rated 'D'.  
The Byre is rated 'C'.

### AREAS

The areas have been assessed in accordance with Ordnance Survey data and interested parties should satisfy themselves in this regard.

### MONEY LAUNDERING REGULATIONS

The purchaser(s) will be required to comply with Money Laundering Regulations.

### LOCAL AUTHORITY

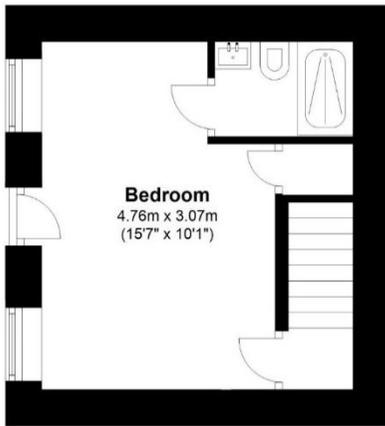
Durham County Council.

### VIEWING

Viewing is by appointment. Selling agent, Harry Morshead.  
Tel: 01434 609000  
Email: [harry.morshead@youngsrps.com](mailto:harry.morshead@youngsrps.com)



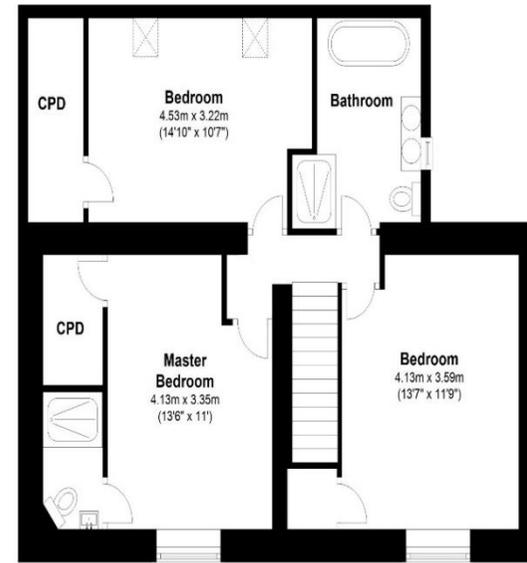




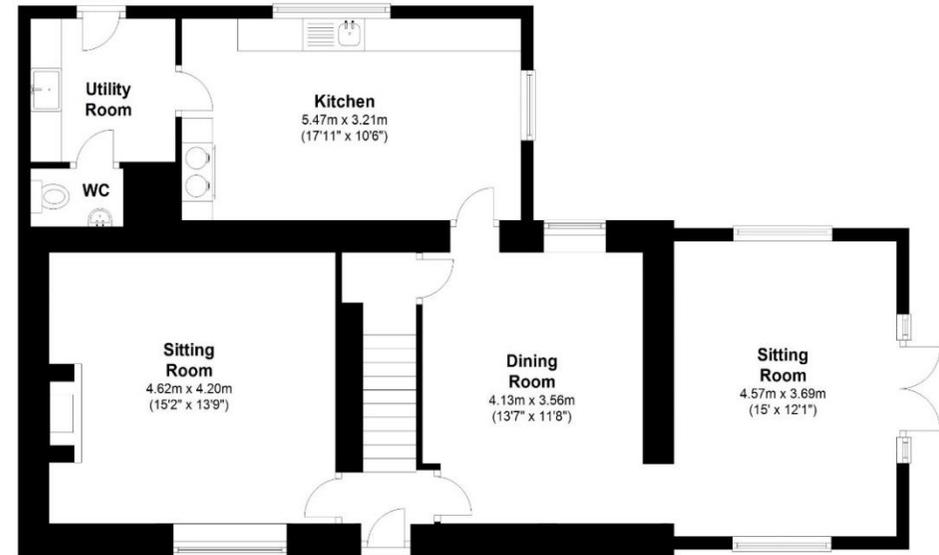
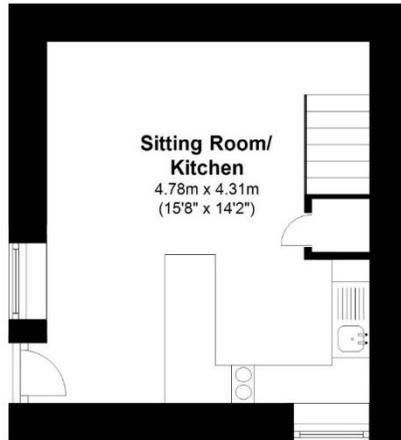
**Curlew Cottage**



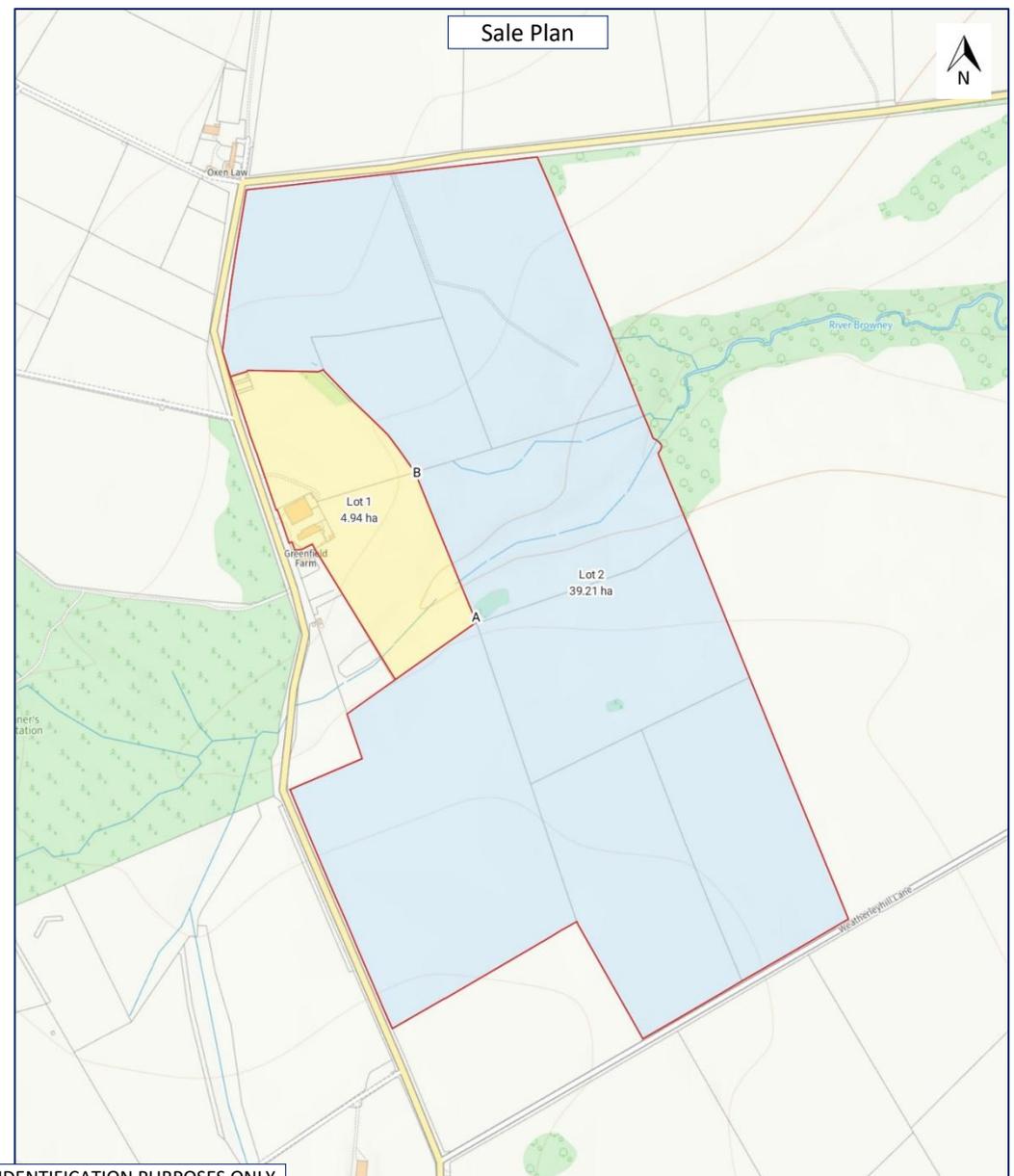
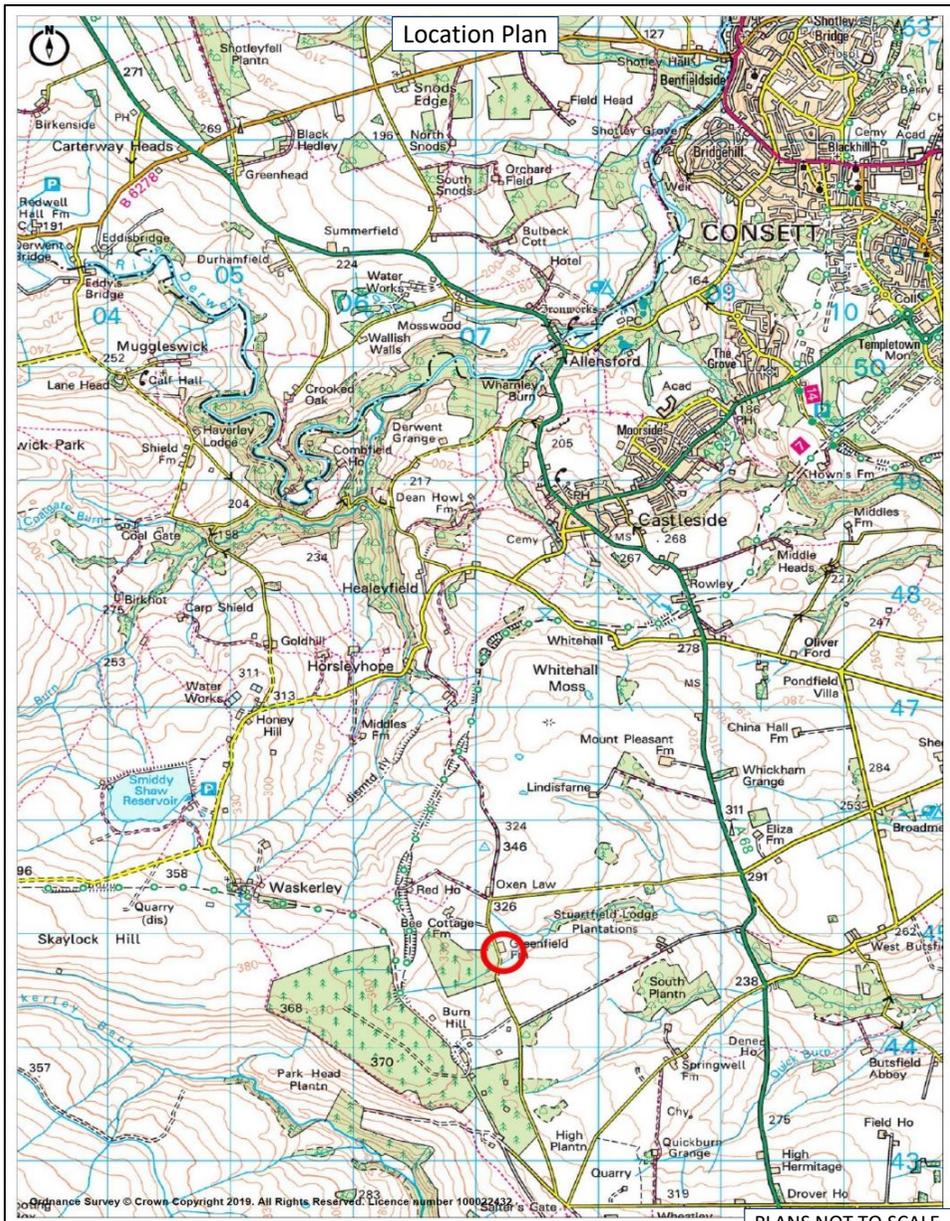
**The Byre**



**The Old Farmhouse**



NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



PLANS 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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