



**Low Mount Farm**  
Springwell, Gateshead, NE9 7YX

**youngsRPS** 

# Low Mount Farm Springwell Gateshead NE9 7YX

## Guide Price: POA

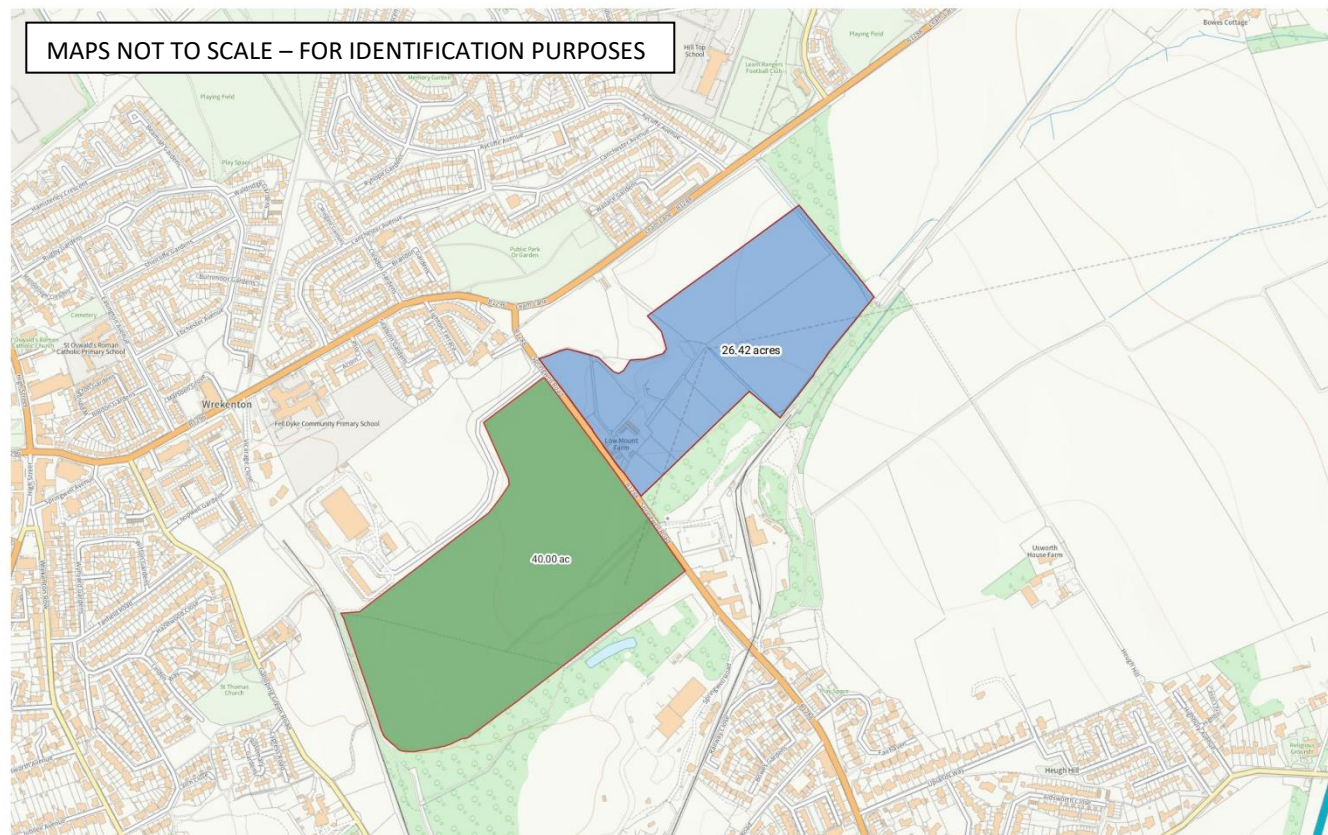
An excellent opportunity to purchase a grassland farm situated on the outskirts of Springwell, Gateshead comprising 66.42 acres (26.87 hectares) of arable and grazing land, 3 bedroom farmhouse, range of traditional and more modern farm buildings. Currently utilised for livery purposes forming 28 stables. In all extending to approximately 66.42 acres (26.87 hectares).

For sale as a whole or in two Lots by private treaty.

- Existing grassland farm
- 3 bedroom detached farmhouse
- Accessible location
- Suitable for agricultural or equestrian purposes
- Range of useful outbuildings



YoungsRPS Sedgefield – 01740 622 100



## LOCATION

Low Mount Farm is located to the north side of Springwell Village and adjoining Leam Lane as shown on the sale plan.

## DESCRIPTION

Low Mount Farm is a productive mixed arable and grassland farm extending to 66.42 acres (26.87 hectares) which is split into two natural blocks straddling Springwell Road.

The farmhouse is a brick built detached property which would benefit from some modernisation throughout but forms a habitable base with an opportunity to improve. The front door leads into two reception rooms with staircase leading to the first floor, adjoining kitchen located to the side of the property. To the rear there is an entrance lobby with porch leading to the rear yard area. The first floor has 3 bedrooms and fitted bathroom with 3 piece suite.

The farm buildings comprise an L-shaped stone range of single storey units forming 17 stables in total. There is a further modern built range of stabling, a steel framed hay shed and tractor shed, concrete block workshop and garage.

The land at Low Mount Farm is currently farmed in arable rotation and grassland supporting the livery enterprise. In addition, the stabling is supported by a fenced, full sized manège.

A schedule of acreages and cropping is available on request.

## METHOD OF SALE

The property is offered for sale by private treaty as a whole or in two Lots.

Lot 1: Farmhouse, buildings, pond and 26.42 acres (9.01 hectares) of grazing land (shaded blue on the sale plan).

Lot 2: 40 acres (16.18 ha) of temporary grass (shaded green on the sale plan).

## EPC

The current energy efficiency rating is E.

## PUBLIC RIGHTS OF WAY

There is a public right of way over Lot 2 as shown on the sale plan, however enquiries of the relevant authority must be relied upon.

There is also a bridle path on the east boundary of the farm, used as access to the adjoining allotments.

## EASEMENTS AND WAYLEAVES

The land and property are sold subject to and with the benefit of 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.

## BASIC PAYMENT SCHEME

Basic Payment Scheme entitlements are not included in the sale. The 2023 scheme year payment shall be retained by the owner in full.

## ENVIRONMENTAL SCHEMES

The farm is not part of any Environmental Schemes.

## ACREAGES

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

## COSTS

Each party is to bear their own costs.

## ANTI-MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Anti-Money Laundering Regulations in the form of a copy of the purchaser's passport or driver's licence together with a recent utility bill as proof of residence.

## LOCAL AUTHORITY

Sunderland City Council.

## TENURE

Freehold with vacant possession.

## PLANNING

The minerals are safeguarded to assist the continuance of the adjoining Springwell Quarry and camp ground.

## OVERAGE

The property is sold subject to a clawback clause in favour of the vendors (and their successors in title) entitling them to a further payment on the grant of planning permission for anything other than the current use, equivalent to 30% of uplift in value for a period of 30 years.

## MINERAL RIGHTS

Mineral rights have been reserved by a previous owner and are excluded from the sale.

## SPORTING RIGHTS

Sporting rights are in hand.

## SERVICES

The Farm has mains water, electricity and drainage; there is no gas available to the property.

## BOUNDARY LIABILITIES

Boundary liabilities, where known, are shown by means of inward facing T-marks on the sale plan.

## VIEWINGS

Viewing is strictly by appointment only. Arrangements can be made by contacting Chris Arundel at YoungsRPS' Sedgefield office on 01740 622 100.

## NOTES

Photographs taken: June 2023

Particulars prepared: August 2023



**Low Mount Farm**  
Approximate Gross Internal Area  
1119 sq ft - 104 sq m



**GROUND FLOOR**

**FIRST FLOOR**



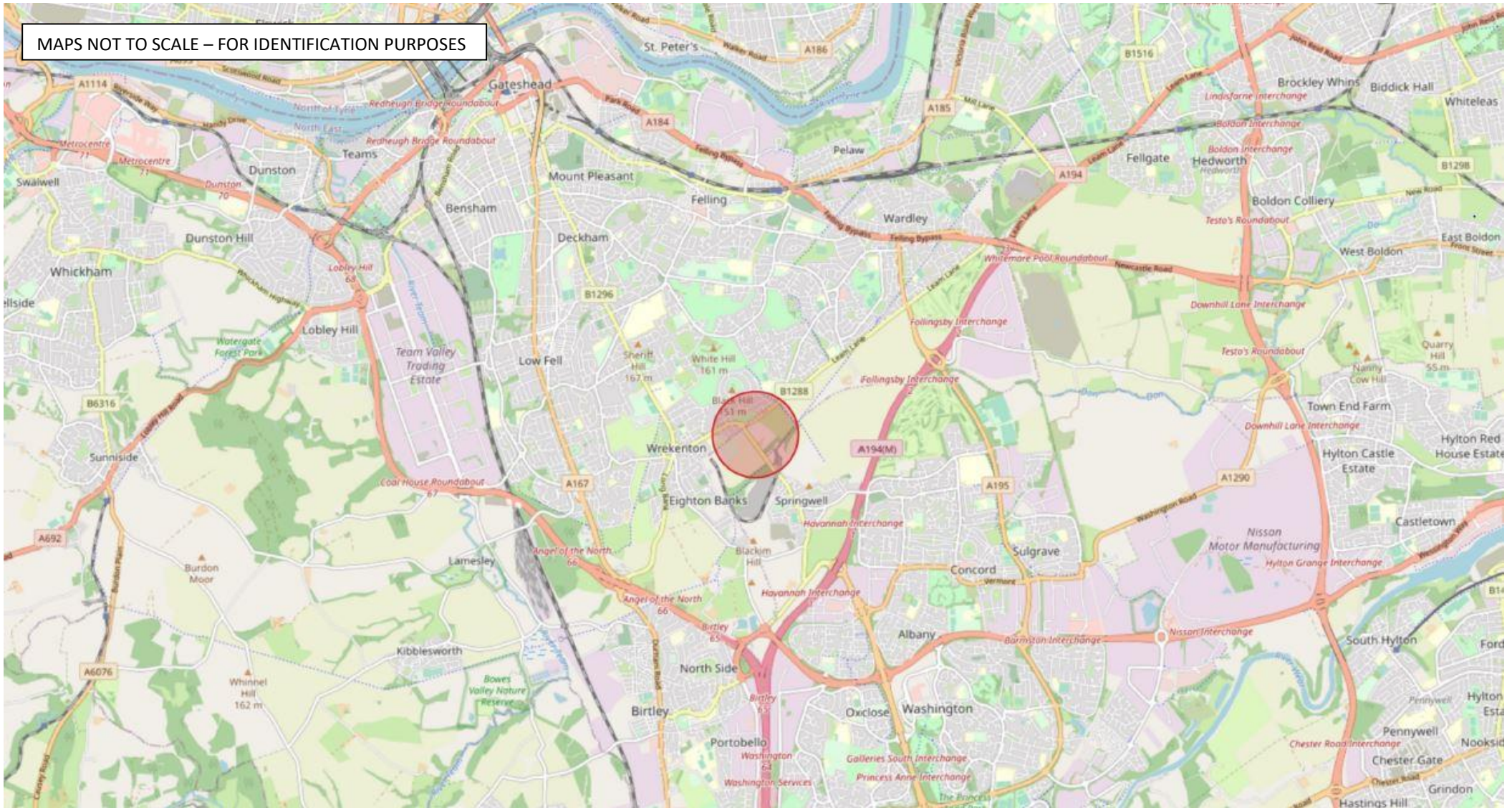
**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



MAPS NOT TO SCALE – FOR IDENTIFICATION PURPOSES



**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.

**NORTHALLERTON**

General: 01609 773004  
Land Agency: 01609 781234

northallerton@youngsrps.com

**SEDFIELD**

General: 01740 617377  
Land Agency: 01740 622100

sedfield@youngsrps.com

**NEWCASTLE**

General: 0191 261 0300

newcastle@youngsrps.com

**HEXHAM**

General: 01434 608980  
Land Agency: 01434 609000

hexham@youngsrps.com

