



**Westfall Farm,**  
North Grain, Wearhead, Bishop Auckland, DL13 1JE

**youngsRPS** 



**Westfall Farm  
North Grain  
Wearhead  
Bishop Auckland  
DL13 1JE**

**Guide Prices:**

**As a whole: £565,000**

**Lot 1: £320,000**

**Lot 2: £170,000**

**Lot 3: £75,000**

Offered as whole or in three Lots Westfall Farm represents a rare and exciting opportunity to purchase a grassland farm and/or smallholding with huge potential for a variety of uses.

- Three bedroom farmhouse, land and buildings
- Grassland Farm
- Small Holding
- Development / Diversification Potential
- Breath-taking Scenery
- Barn with planning permission

For sale by Private Treaty



Hexham 01434 609000



## LOCATION

Westfall Farm is situated on the outskirts of Wearhead, in the North Pennines Area of Outstanding Natural Beauty. The property lies approximately 9 miles west of Stanhope, 10 miles east of Alston, 22 miles south west of Hexham and 24 miles north west of Barnard Castle. Durham City is circa 29 miles to the east.

Alston and Stanhope are both busy market towns with an array of local shops and supermarkets. In addition, both towns and local villages have numerous pubs, hotels and tea rooms. Wearhead has a primary school with secondary schools located in nearby Wolsingham and Alston. In terms of healthcare, there is a doctor's surgery located in St Johns Chapel, whilst there is a cottage hospital in Alston and community hospital in Stanhope. Both towns have veterinary surgeries.

## DESCRIPTION

Westfall Farm as a whole comprises of a stone built three bedroom farmhouse, a range of traditional outbuildings of stone and brick construction and a former cattle byre with planning permission for residential conversion. In addition, there is approximately 25.15 ha of land (62.15 ac) and a small single bank stretch of the River Wear.

The sale of the whole offers an ideal opportunity to acquire a small grassland farm in a stunning location. Furthermore, the location of the property offers scope for extension and further development with the nearby public highway ensuring accessibility to passing trade and mains services.

## Farmhouse

The farmhouse accommodation briefly comprises a traditional farmhouse kitchen with feature stone flagged floor and a Rayburn and a downstairs reception room, to the first floor there are three bedrooms and a bathroom. The farmhouse is in reasonable condition but would benefit from modernisation.

## Buildings

The traditional buildings are immediately to the rear of the farmhouse and provide an ideal opportunity to extend the dwelling. Any extensions would require the necessary consents been sought. Given the number of buildings, there would still be ample to continue with their original use, be it agricultural or equine.

In addition to the main steading, the whole also includes a stone-built byre. The byre enjoys an elevated position with stunning and far reaching views. A Planning application has been submitted to convert the byre into a two-bedroom single storey dwelling, offering an immediate opportunity to create an additional dwelling and income on the property as a whole.

## Land

In terms of land there is a total of approximately 25.15 ha (62.15 ac) which includes 6.54 ha (16.17 ac) of stinted pasture (hatched orange on the sale plan). The land is currently used for agricultural purposes and includes 4.06 ha (10.03 ac) of productive meadow land, there is a strip of woodland of circa 0.97 ha (2.41 ac) which provides welcome shelter and amenity benefits, with the remainder of the land being grazing land of varying quality. The land is served by mains and natural water.

## Lot 1 - Westfall Farm

Includes the farmhouse, the steading and approximately 7.42 acres of land, including the 0.97 ha (2.41 ac) of woodland. In addition, Lot 1 also includes a small stretch of the River Wear which significantly adds to the amenity appeal of the property.

The land included is well sited being either side of the property and would be ideally suited to equine and/small holder purposes, with the buildings aiding such a use. In addition, the location of the land adjacent to the main road, yet in a secluded and stunning location would lend itself for diversification opportunities.

## Lot 2 – Land at Westfall Farm

Comprising the bulk of the agricultural land being a total of approximately 22.15 ha (54.74 ac) of bare land which includes all the meadow land. The offering of Lot 2 separately provides the opportunity to purchase a useful block of bare land where the availability of such is scarce and could be a welcome addition to an existing holding or for an investor/lifestyle purchase who may wish to enjoy the income and natural capital benefits that land of this nature could generate.

## Lot 3 – The Byre

"The Byre" is a stone built former cattle byre with planning permission for conversion to a two-bedroom single storey dwelling (Ref DM/20/01521/FPA).

The views from the property are breath-taking and "The Byre" has the potential to be a stunning property. The land included is as mapped on the sale plan, however more maybe included by separate negotiation. The boundaries whether in situ or to be created will be the responsibility of the purchaser of Lot 3. Any new boundaries whether new or existing will be required to be stockproof within 6 weeks of completion.

## ACCESS

The property whether as whole or in separate lots is accessible from the public highway.

## STINTED PASTURE

This is a colloquial term specific to the region. The land totals 6.54 ha (16.17 ac) of enclosed grazing land as hatched orange on the plan. The buyer would have unrestricted access and grazing rights to the land albeit they would not be purchasing the freehold.

## ENVIRONMENTAL SCHEMES

The property is currently not in any Environmental Scheme, however its location and nature would lend itself to one.



## BASIC PAYMENT SCHEME

The Basic payment has been claimed for the current scheme year and the monies received will be retained in full. The buyer will give an undertaking not to breach the scheme rules from the date of completion to the end of the scheme year and indemnify the claimant if any breaches occur.

The BPS entitlements of which there are 21.85 SDA, will be included in the sale and will transferred to the successful purchaser(s) on completion provided they are able to claim them. YoungsRPS costs of £300 plus VAT for facilitating the transfer(s) will be met by the purchaser(s).

## PUBLIC RIGHTS OF WAY

There are various footpaths which cross the property.

## MINERAL RIGHTS

They are included in so far as they are owned.

## SPORTING RIGHTS

Owned in hand and included in the sale.

## COVENANTS/CLAWBACK

A clawback will be placed over the area as hatched purple on the sale plan and will be triggered if planning permission is granted for any change of use to permit a residential development(s). The clawback will run for a 50 year period from the date of completion and will be calculated on the uplift in value as a result of such a planning permission. The uplift in value will be split 70:30 (Purchaser: Vendor) or their successors in title and at the appropriate time will be calculated by an independent MRICS valuer.

## COSTS

Each party to bear their own costs.

## DESIGNATIONS

The land is located in the North Pennines Area of Outstanding Natural Beauty.

## COUNCIL TAX BAND

Council Tax Band C.

## EPC

Westfall Farmhouse Energy Efficiency Rating is G (3).

## SERVICES

The Farmhouse is served by mains water, mains electric and mains drainage.

## 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.

## 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 will be required to provide proof of identification to comply with Money Laundering Regulations in the form of a copy of the Purchasers' passport, together with a copy of the Purchasers' driving licence or a recent utility bill as proof of residence.

## VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 609000 or [harry.morshead@youngsrps.com](mailto:harry.morshead@youngsrps.com)

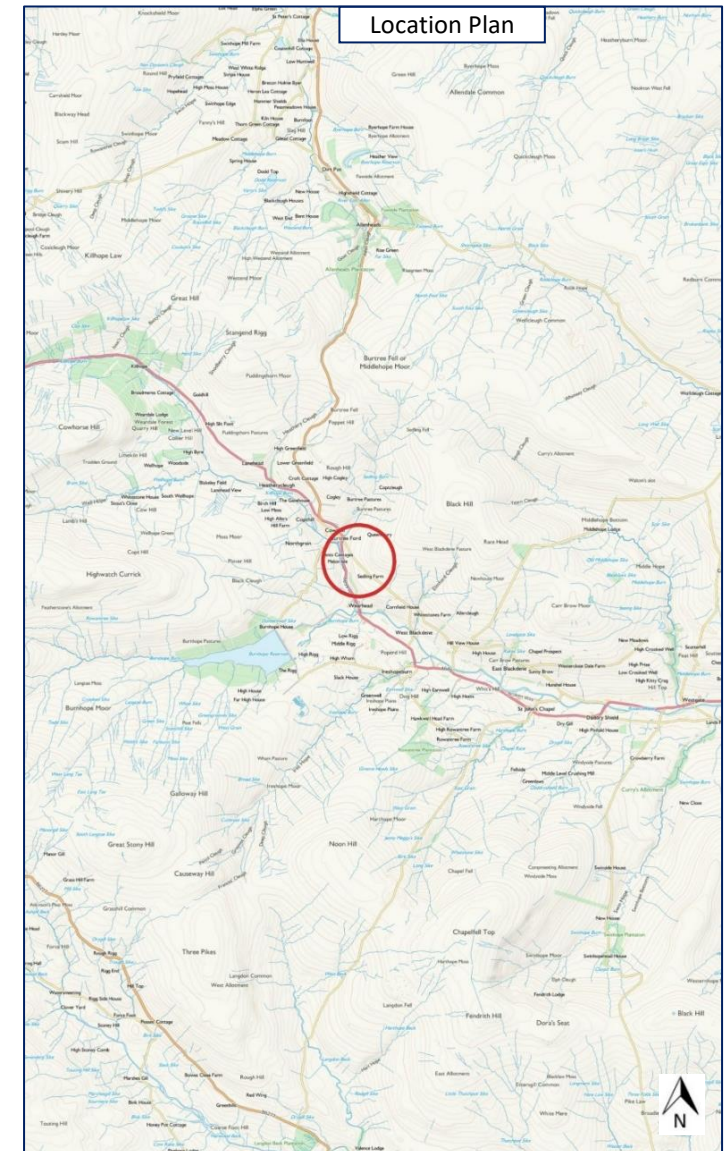
## TENURE

The land is available freehold with vacant possession on completion.

## LOCAL AUTHORITY

Durham County Council.

Particulars prepared & photographs taken: September 2020



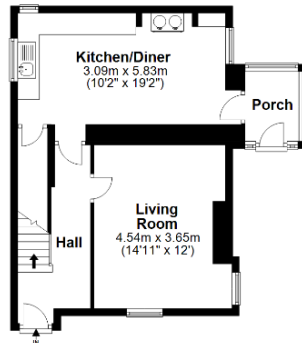
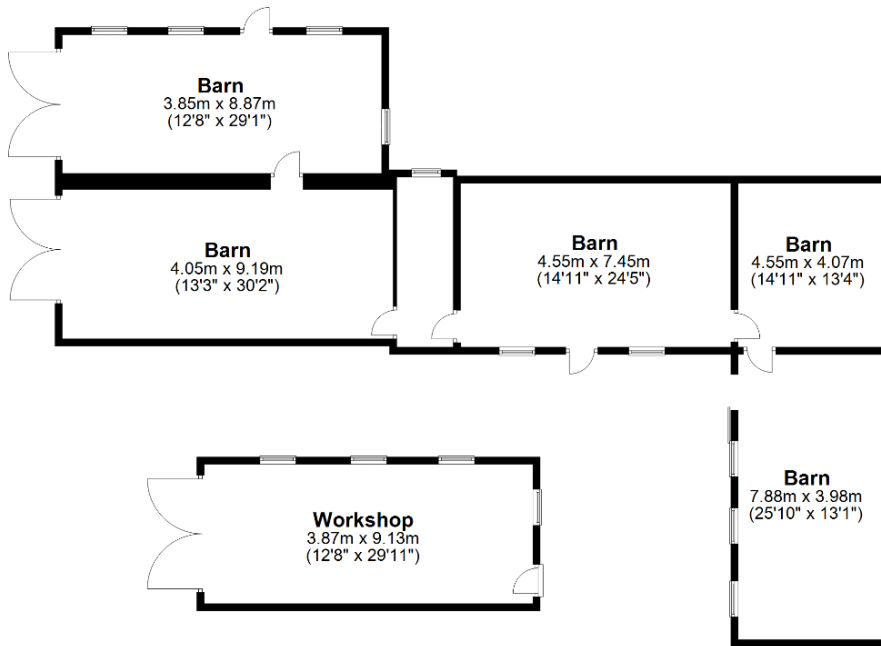






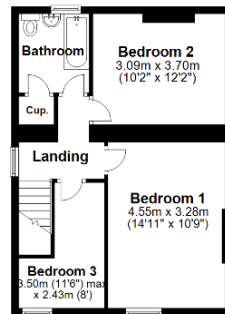
## Ground Floor

Approx. 257.1 sq. metres (2767.2 sq. feet)



## First Floor

Approx. 47.4 sq. metres (509.7 sq. feet)

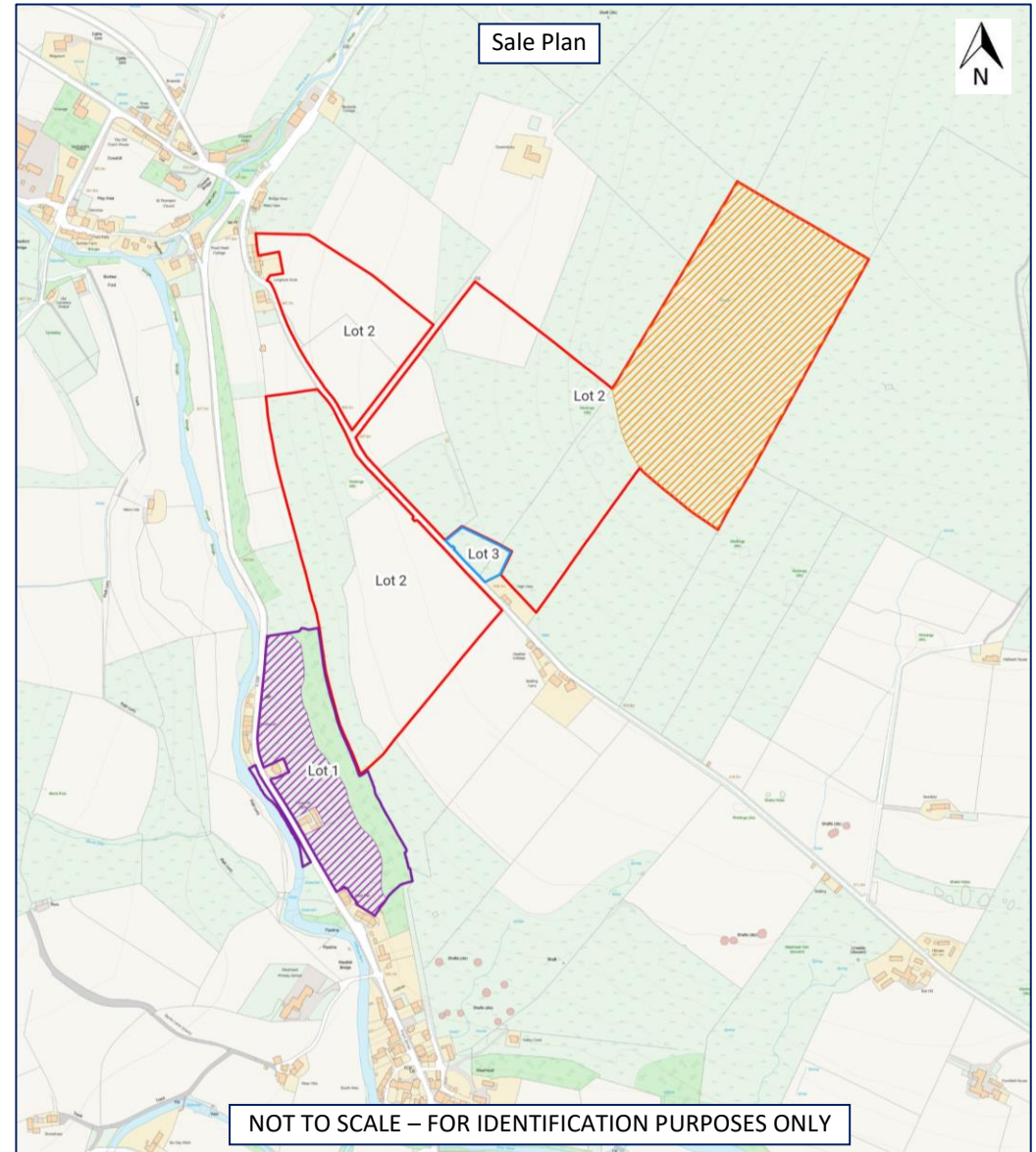


Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score
A	60-69
B	50-59
C	40-49
D	30-39
E	20-29
F	10-19
G	1-9

England, Scotland & Wales

Energy Efficiency Rating	
Band	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

England, Scotland & Wales



**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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