



Northallerton
Auctions Limited

AUCTIONEERS, VALUERS
& ESTATE AGENTS
ESTABLISHED 1912

WESTGATE FARM
Yarm Road, Middleton St. George, Darlington, DL2 1HP



TENDER DATE: MONDAY 4th JULY 2016 12 NOON

- Offered for Sale as a whole or in three lots
- Superb development potential both as a whole or in lots
- Close to excellent road networks & Durham Tees Valley International Airport
- Lot 1: West Gate Farm House & 28 acres (11.33Ha) of Grassland
- Lot 2: Range of Outbuildings with Full Planning & 5 acres (2.02ha) of Grassland
- Lot 3 27 acres (10.92Ha) Productive Grassland

GUIDE PRICE

As a Whole £750,000

Lot 1: £395,000 ~ Lot 2: £195,000 ~ Lot 3: £160,000

Westgate Farm, Yarm Road, Middleton St. George, Darlington, DL2 1HP

INTRODUCTION

Westgate Farm represents an excellent development opportunity consisting a four bedroom farm house and annex in a ring fenced 60acre block. The range of traditional outbuildings benefit from full planning permission to develop into 2 dwellings. Subject to further planning permission it may be possible to increase this number. The farm offers exceptional road links within easy reach of both the A1 & A19.

The land although down to permanent grassland is capable of growing combinable crops.

SITUATION

Yarm	3.9	miles
Darlington	8.8	miles
Northallerton	20.2	miles
A.1	9.2	miles
A19	6.0	miles

The property is very well situated in relation to the surrounding centres of commerce and is particularly convenient for Darlington and Middlesbrough.

The property is situated within 9.2 miles of the A1 and 6 miles of the A19 trunk roads which offer excellent access to all centres of commerce North & South and link into the main arterial road network of the UK.

AMENITIES

Schools –The area is well served by good state and independent schools. Primary Schools to be found at Yarm and Darlington. Comprehensive Schools at Darlington and Yarm.

Independent Schools at Yarm, Barnard Castle, Ampleforth and Cundall.

Walking & Cycling - this area is very well served for walking and cycling with some particularly attractive countryside to be found in and around this area of South Durham & North Yorkshire and extending over to the Yorkshire Moors.

Shooting & Fishing - the property is conveniently placed in an area renowned for its quality shooting and good fishing.

Horse Riding & Hunting – The property sits in an area with a good network of quiet country lanes and bridle paths and is within easy and convenient distance of the Hurworth, Bedale, Bilsdale, and Durham Packs of hounds.

Racing - to be enjoyed at Catterick, Newcastle, Sedgefield, Thirsk and York

Golf – Dinsdale Spa Middleton St George & Blackwell Grange Darlington

International Airports - Durham Tees Valley, Newcastle, Leeds/Bradford.

Manchester is easily accessible via the Transpennine train line that calls at Darlington and Northallerton.

DESCRIPTION

Westgate Farm comprises a traditional grass based livestock farm extending to 60 acres (24 hectares) or thereabouts within a ring fence with great road access. The land is currently laid to grass in conveniently sized parcels.

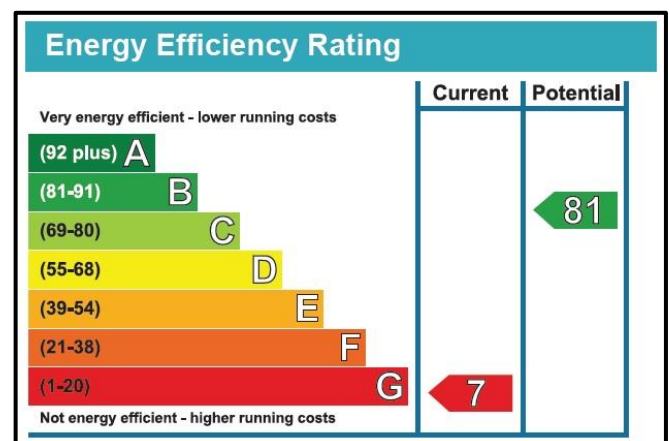
There is a range of traditional farm buildings with full planning permission for two dwellings

Westgate Farm will be sold in 3 lots or as a whole; the lots are as follows;

Lot 1 – Westgate Farm House and grassland extending to approximately 28 acres

Lot 2 - Traditional Outbuildings with full planning for two dwellings with grassland & woodland extending to approximately 5 acres

Lot 3 – 27 acres of Productive Grassland



LOT 1

WESTGATE FARMHOUSE & GRASSLAND

The main farmhouse comprises a brick built under red pantile roof 4 bedroom detached farmhouse with an attached one bedroom annex. The property has a mixture of single and UPVC double glazed windows. The property benefits from oil fired central heating, private sewage and mains water and electricity.

ACCOMMODATION

In through Wooden front entrance door into:

Entrance Hall

Stairs to first floor. Ceiling light point. Door to under stairs storage cupboard. Single radiator. Access to:

Living Room

Tiled fireplace and surround. Single Radiator. TV point.

Dining Room

Closed fireplace. Single radiator.

Lobby

Wooden door to rear yard. Access to:

Pantry

WC

WC & Washbasin

Kitchen

Large brick fireplace. Fitted Kitchen. Oil fired boiler. Cooker point. Door leading to Annex.

First Floor Landing

Single radiator. Access to:

Master Bedroom

Feature fireplace. 2 x built in wardrobes. Single radiator.

Bedroom1

Fireplace. Single radiator

Bedroom 2

Fireplace. Single radiator

Bedroom 3

Single radiator. Door leading to bathroom

Bathroom

3 piece bathroom suite.

ANNEX

Downstairs / Utility

Door to yard, door to kitchen Stairs leading to Bedroom

Guest Bedroom

Cast iron fireplace. Door leading to family bathroom

LAND & YARD

Concrete yard including

General Purpose Shed 25m x 30m

Concrete block construction under box profile roof.

Land

Approximately 28 acres of permanent grassland, run as one field. With the potential for other crops or splitting into smaller parcels.

SERVICES

Mains Water. Mains single phase electricity. Foul drains to the farmhouse is to a soakaway. Oil fired central heating. BT phone connection

COUNCIL TAX BAND

We are verbally informed by Stockton On Tees Borough Council that the Council Tax Band is Band C. The present annual charge as at 1st April 2016 is £1517.12



LOT 2

FARM BUILDINGS & FIVE ACRES OF LAND

The farm Buildings have fantastic development potential and already have full planning permission for conversion to two individual 4 bedroomed properties. The footprint of the buildings would lend itself to development into three or four properties subject to the necessary planning consent. The attached five acres of grass and woodland compliments the buildings well and would allow the area to be used for equestrian or amenity purposes. The purchaser of Lot 2 will have a right to connection into the electricity and water supplies on the property at the purchaser's expense.

PLANNING PERMISSON

The farm buildings have full planning permission granted under 15/0327/FUL on the 7th May 2015. This grants the conversion and part demolition of the traditional buildings into two 4 bedroomed dwellings. A copy of the planning application is available from Northallerton Auctions Ltd. Alternatively the documents are available from Stockton on Tees Borough Council online at www.stockton.gov.uk. All purchasers should satisfy themselves they can comply with any conditions set out within the decision notice. The purchaser of Lot 2 will erect a brick wall to split lot 1&2 along the marked boundary line within 90 days of completion.

LAND

The land is mainly productive grassland capable of growing a range of crops along with a parcel of mixed woodland along the North Eastern boundary that shelters the land well. A good sized and shaped block that would be of particular interest to purchasers with equestrian interest.



LOT 3

27 ACRES OF PRODUCTIVE GRASSLAND

Lot three gives opportunity for local farmers and landowners to invest in a productive sizeable block of grassland, with excellent road frontage that is easily accessible. The land is classified grade 3 and slowly permeable seasonally wet slightly acid but base-rich loamy clay soil. Whilst the land is currently laid to grass it capable of growing alternative crops. Access is available at the entrance to West Gate Farm and a right of access will be granted to cross the track.

SERVICES

Currently there is a water supply within lot 3 a right will be granted subject to local water authority approval to place a metered supply off the current supply down the farm track. This should be completed within 90 days of completion of lot 3 at the purchaser's expense.



SCHEDULE

LOT 1

FIELD NO	HECTARES	ACRES	DESCRIPTION
NZ3714 6332	11.14	27.53	GRASS
NZ3714 4933	0.20	0.50	HOUSE & YARD
TOTAL	11.34	28.03	

LOT 2

FIELD NO	HECTARES	ACRES	DESCRIPTION
NZ3714 4227	1.82	4.5	GRASS & WOODLAND
NZ3714 4732	0.28	0.70	OUTBUILDINGS & YARD
TOTAL	2.10	5.20	

LOT 3

FIELD NO	HECTARES	ACRES	DESCRIPTION
NZ3714 8107	5.86	14.49	GRASS
NZ3714 5507	5.09	12.57	GRASS
TOTAL	10.95	27.06	

TOTAL AREA 24.39 HECTARES OR 60.29 ACRES

GENERAL REMARKS & STIPULATIONS

VIEWING

Two viewing days are scheduled to inspect and discuss all three lots, dates listed below. Anyone unable to attend one of these days should contact Northallerton Auctions. Please contact the office to register your interest in a viewing day

Thursday 19th May 2016 10am-4pm

Thursday 26th May 2016 3pm-6pm

TENURE

The land is sold freehold with vacant possession, all sporting rights will pass with the property or subsequent lots.

LOCAL AUTHORITY

Stockton-on-Tees Borough Council, Municipal Buildings, Church Road, Stockton-on-Tees, TS18 1LD Tel 01642 393939

NORTHUMBRIAN WATER

Northumbrian Water, Customer Centre, PO Box 300, Durham, DH1 9WQ

BASIC PAYMENT

All of the land is registered with the Rural Payments Agency, however entitlements are not available for sale.

EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the benefit of all rights of way, whether public, or private, light, water, drainage, sewage, support and easements and other restrictive covenants, and existing and proposed wayleaves for masts, pylons, cables, water, gas pipes whether mentioned in these particulars or not.

ENVIRONMENTAL SCHEMES

No environmental stewardship scheme is currently claimed on the land.

SPORTING RIGHTS

Sporting rights are included in the sale.

MINERAL RIGHTS

Mineral rights ownership has not been determined.

SERVICES & BOUNDARIES

Electricity & Water are currently supplied to Lots 1 & 2 the purchaser of Lot 2 will be bound to pay for a separate meter to Lot 2 for supplies.

The purchaser of Lot 2 shall erect a boundary wall along the marked boundary line in the yard between lot 1 & 2 within 90 days of completion. The purchaser of Lot 2 will also need to erect a stock proof fence along the marked boundary line between lot 2 & 3.

Lot 3 has a water trough in the field boundary to the south of lot 1 marked with an X on the plan. A metered supply may be installed by the purchaser of lot 3 within 90 days of completion.

The driveway is part of Lot 1 with a right of access granted to the purchaser of each lot. A maintenance liability for the driveway of 1/3 will pass with each lot.

Prior to placing an offer you should have satisfied yourself fully of any obligation to erect boundary fences or meter services. Further details available from Northallerton Auctions Ltd.

VENDORS SOLICITORS

N Neilson, Latimer Hinks Solicitors,
5-8 Priestgate, Darlington, DL1 1NL
Tel: 01325 341500

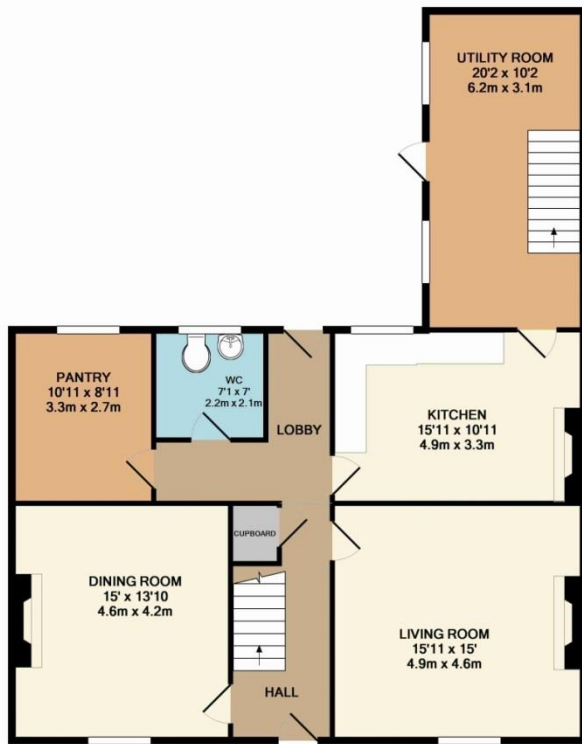
MODE OF OFFERING

The land is offered for sale by informal tender. Offers are invited for the whole, one lot or a multiple of lots. All expressions of interest should be in writing on a tender form which can be requested from Northallerton Auctions Ltd and must be completed in full.

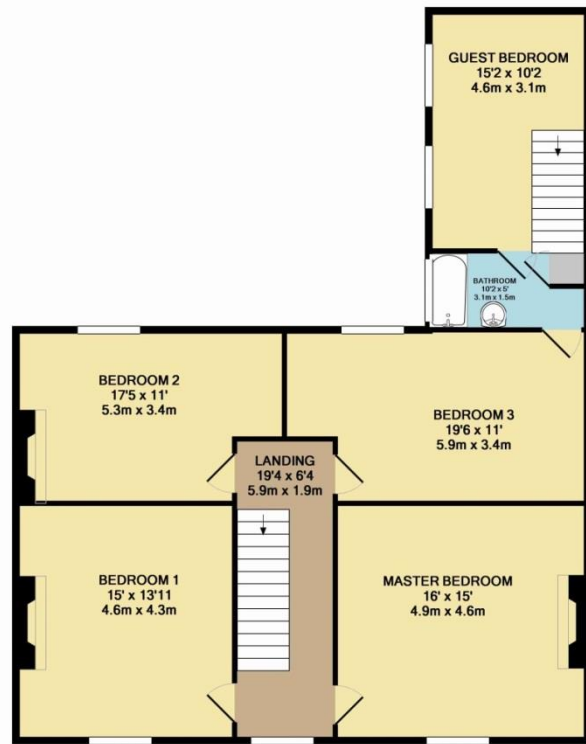
CONTACTS

Giles A Drew – 01609 772034 / 07876 696259
Simon Manthorpe – 01609 772034 / 07809 545907

FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 1138 SQ.FT.
(105.8 SQ.M.)



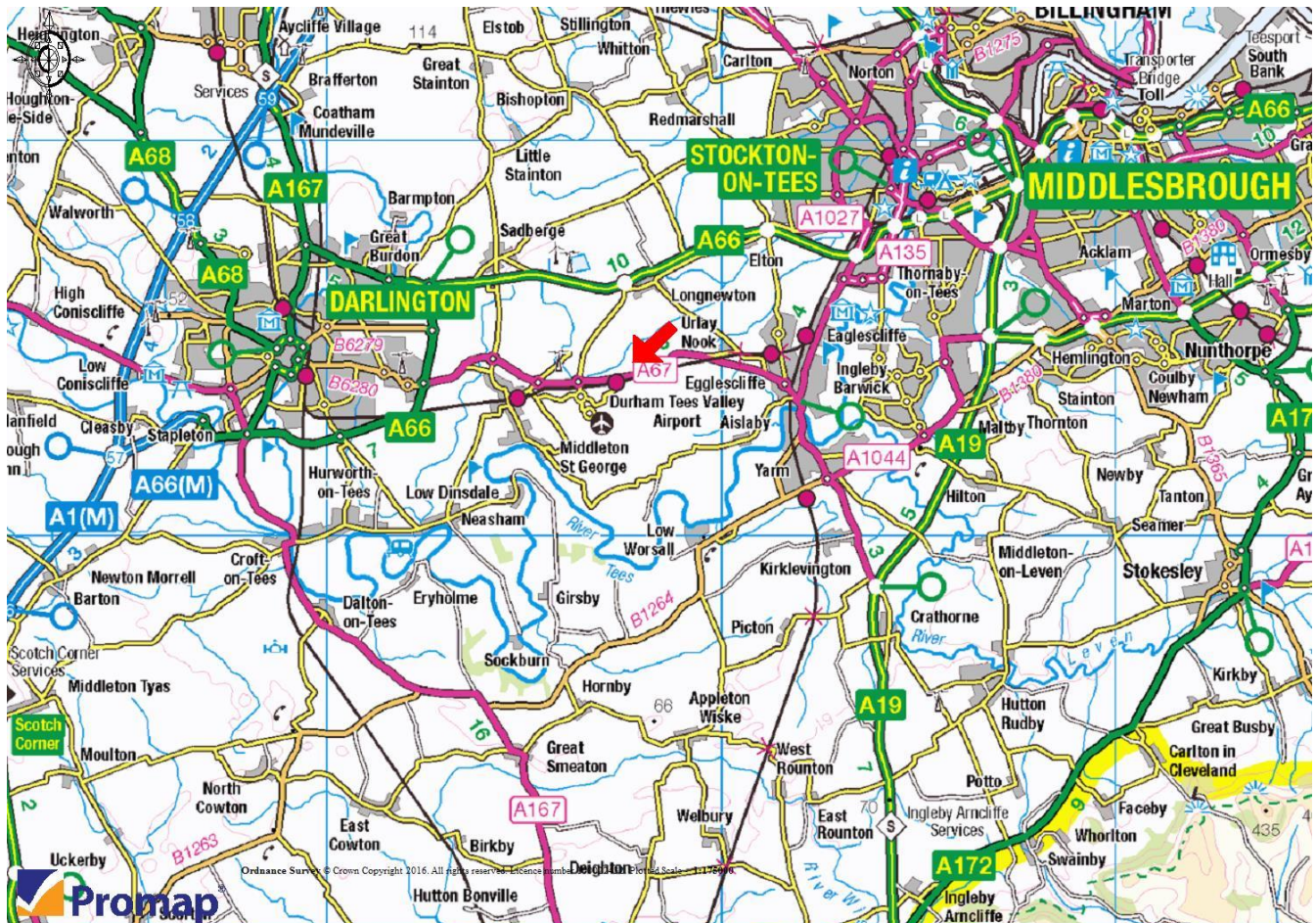
1ST FLOOR
APPROX. FLOOR
AREA 1140 SQ.FT.
(105.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2278 SQ.FT. (211.6 SQ.M.)

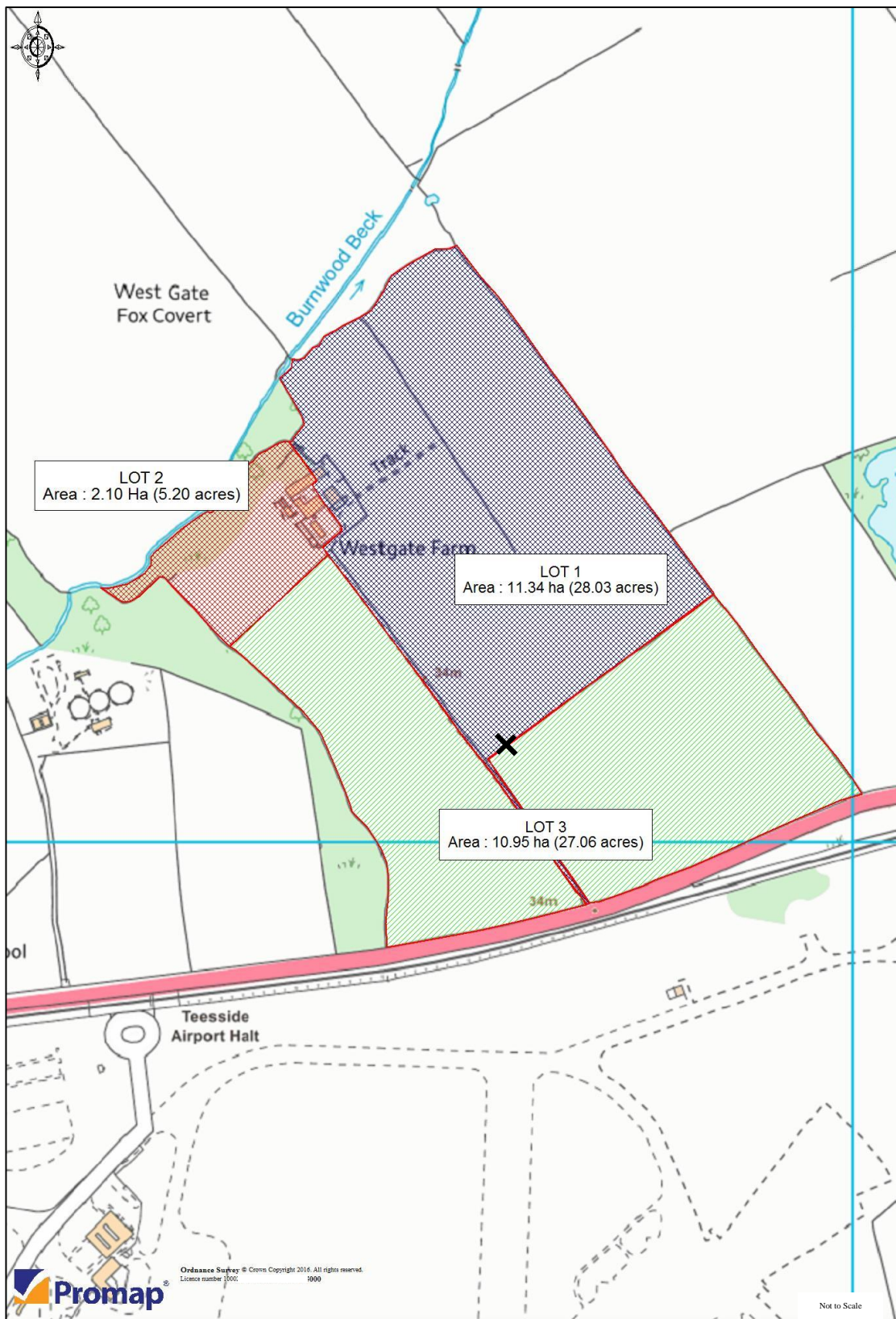
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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LOCATION PLAN



WESTGATE FARM



COMMITMENT

Northallerton Auctions Ltd does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification. These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major important to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.



WWW.NORTHALLERTONAUCTIONS.COM



AUCTIONEERS, VALUERS AND ESTATE AGENTS
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