

SNIPE HOUSE FARM

Snipe Lane, Darlington, DL2 2SA



GSC GRAYS

PROPERTY • ESTATES • LAND

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SNIPE HOUSE FARM IS A 5-BEDROOM FARMHOUSE AND GARAGE WITH APPROXIMATELY 2,190 SQ FT OF ACCOMMODATION. FULL OF FURTHER POTENTIAL AND SURROUNDED BY PADDOCKS, ALL WITHIN A PLOT OF APPROXIMATELY 5.5 ACRES, THE PROPERTY INCLUDES A RANGE OF BUILDINGS EXTENDING TO OVER 4,500 SQ FT.

Accommodation

Farmhouse Kitchen • Utility Room • Living Room • Sitting Room
Dining Room • Office • Ground Floor Bathroom • Five First Floor Bedrooms
Family Bathroom on First Floor

Externally

Large Driveway with Ample Parking for Multiple Vehicles and Turning Area
Large Rear Gardens • Three Separate Paddocks • Range of Outbuildings • Stables
Workshops • Garage • Telecoms Mast, Subject to Tenancy • Potential Building
Plot(s), Subject to Necessary Planning and Statutory Consents



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Offices also at:

Alnwick
Tel: 01665 568310

Barnard Castle
Tel: 01833 637000

Boroughbridge
Tel: 01423 590500

Chester-le-Street
Tel: 0191 303 9540

Colburn
Tel: 01748 897610

Hamsterley
Tel: 01388 487000

Lambton Estate
Tel: 0191 385 2435

Leyburn
Tel: 01969 600120





Situation and Amenities

Darlington is a large market town, located centrally with great transport links. A1(M) 4 miles, Stockton on Tees 13 miles, Barnard Castle 16 miles, Durham 26 miles, Newcastle Upon Tyne 39 miles, York 55 miles and London Kings Cross from Darlington Rail Station is accessed in 3 hours. Please note all distances/timings are approximate. Darlington offers a wide range of amenities including shops, bars, restaurants and supermarkets, both independents and national brands.

Snipe House Farm

Ideally situated on the outskirts of Darlington and accessed from the eastbound A66 via its own gated driveway, this five-bedroom detached farmhouse has plenty of potential and will appeal to a variety of buyers. The main house has over 2,000 sq ft of accommodation with a vast range of outbuildings, some of which are in a dilapidated condition. Three grass paddocks will appeal to those with an equestrian/smallholder perspective, with a telecoms mast generating a useful income. The 24 Solar PV panels on the roof will appeal to those with an eye on ecological matters and of course will help with ever-rising electricity and fuel bills.

Accommodation

With four reception rooms on the ground floor, Snipe House Farm offers plenty of flexibility. The large family farmhouse kitchen enjoys a comfortable, friendly feel with the coal-fired AGA welcoming your family, friends and perhaps a pet or two. Either side of the entrance hall, there is a spacious sitting room with original fireplace and another large reception room with an ornate fireplace and large bay window. To the rear, there are two further rooms, ideal for an office and a large family room or dining room.

From the stairs to your left, there is an impressive master bedroom with far-reaching views and a large, built-in wardrobe. Along the corridor, there are four further bedrooms and the main bathroom. This great home will require modernisation throughout but is a super family home in the making.

Externally

Outside, there is an array of outbuildings including several workshops, barns and stables as detailed below. These do require restoration work, however, they offer potential to make the perfect smallholding once complete. The property also benefits from three paddocks, ideal for those with equestrian, smallholder or hobby farming interests.

Building A - Former brick barn/Coach House/Stables 949 sq ft

Building B - Garage/Store 428 sq ft

Building C - Workshop 544 sq ft / Carports 234 sq ft

Building D - Nine former stables 1,332 sq ft

Building E - Small lean-to 69 sq ft

Building F - Brick built lean-to 166 sq ft

Building G - Brick built five bay traditional byre 794 sq ft

Telecoms Mast

Snipe Farm includes a Telecoms Mast (cell number: 10727). The mast is a 15 metre monopole tower with cabin, antennae and dishes and is enclosed by metal pallisade fencing. The mast is owned by O2 with access currently taken through the steading and across the paddock, however there are plans for an alternative access to be created from Skerne Way. Summary details of the lease are as follows:-

Landlord	Trevor Carr
Tenant	Telefonica O2 UK Ltd
Lease Date	8th June 2011
Start Date	23rd May 2010
Term	10 years
End Date (including)	22nd May 2020 (holding over)
Rent Passing (per annum)	£5,942.28
Last Review Date	23rd May 2019. Reviewed in line with RPI every 3 years.

Garage and Parking

There is an integral garage which is approached via a substantial, gravelled parking area, suitable for multiple vehicles.





Viewings

Strictly by appointment with GSC Grays of Stokesley. Telephone 01642 710742.

Tenure

Snipe House Farm is registered with HM Land Registry under Freehold Title Number DU133812 and is understood to include riparian rights to the River Skerne. The mines and minerals are reserved to a third party. The property is freehold and will be offered with vacant possession on completion.

Overage Clause / Development Clawback

A development clawback will apply in the event that planning permission is granted for any non-agricultural / equestrian use within 30 years of the date of completion, the purchaser or future owner of the property will pay to the vendors 50% of the increase in value above agricultural value with such payment to be made at the point of planning consent being granted and to be protected by a restriction on the title in favour of the vendors.

Local Authority

Darlington Borough Council. Council tax band E.

Services

Mains electricity and water. Private drainage to septic tank.

Boundaries

The vendor will only sell such interests as they have in the boundary features. The boundary liabilities are understood to rest with the property.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event of the sale of the property, or any part of it, or right attached to it becoming a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.



Wayleaves and Covenants

The land is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, rights of water, light, support, drainage, electricity and all other rights, obligations, easements, quasi easements, and all existing and proposed wayleaves or covenants whether disclosed or not.

Method of Sale

The property is offered for sale by private treaty, with vacant possession upon completion. We reserve the right to conclude the sale by any other means at our discretion. All potential purchasers are requested to register with the selling agent, GSC Grays Stokesley Office, so that they can be advised as to how the sale will be concluded. All offers must be confirmed in writing. Purchasers will be required to provide proof of identification to comply with Money Laundering Regulations.

Apportionments

Any income, rent, subsidy payments, grants, outgoings or incomings shall be apportioned between the seller and purchaser as at the date of completion.

Costs

The purchaser(s) will be responsible for meeting the vendor's legal and professional costs.

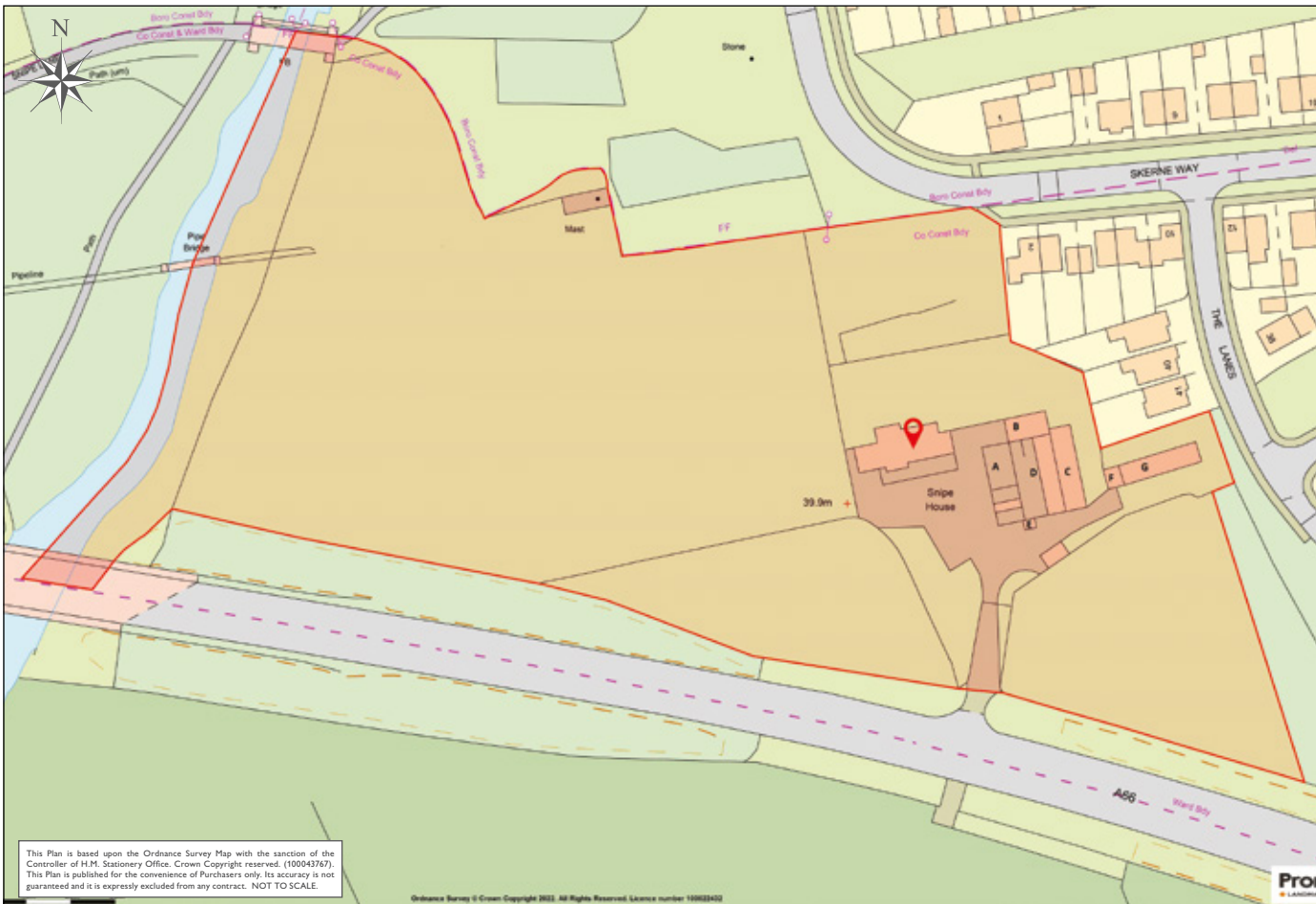
Vendors' Solicitors

Michelle Coulson, BHP Law, Westgate House, Faverdale, Darlington, County Durham DL3 0PZ. Tel: 01325 376 516. Email: MichelleCoulson@bhplaw.co.uk

Ingoing Valuation

Whilst no in-going valuation is anticipated the vendor reserves the right to charge for any growing crops, cultivations, stocks and stores if applicable. Payment is to be made on completion at a figure assessed by the selling agents based on CAAV and contractor costs where applicable with invoiced costs for seeds, fertilisers and sprays.





Health and Safety

We would ask that any parties viewing the property, are as vigilant as possible when making an inspection and do not breach any health and safety regulations. The dilapidated buildings should not be inspected internally.

Disputes

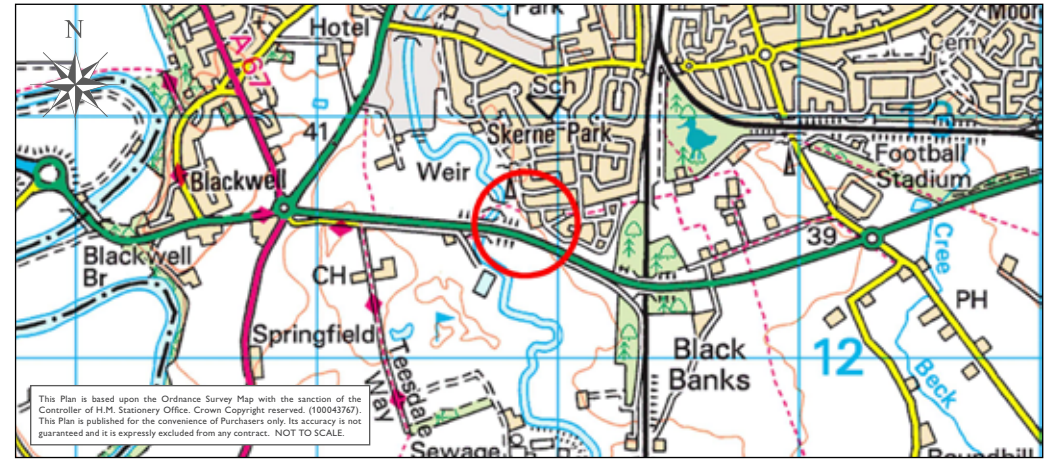
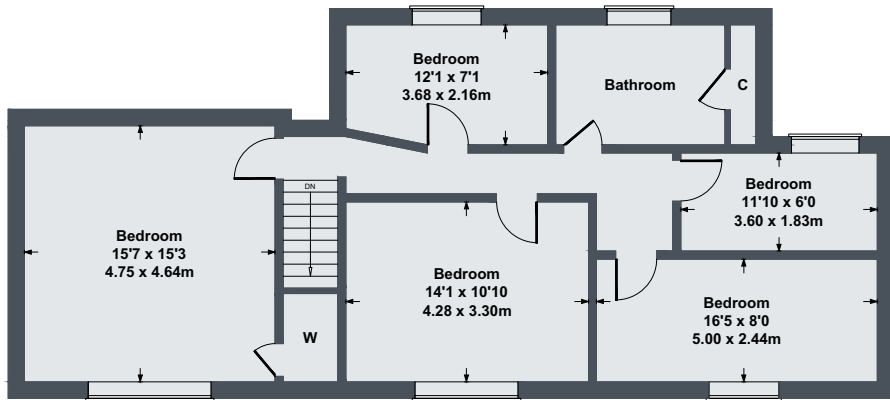
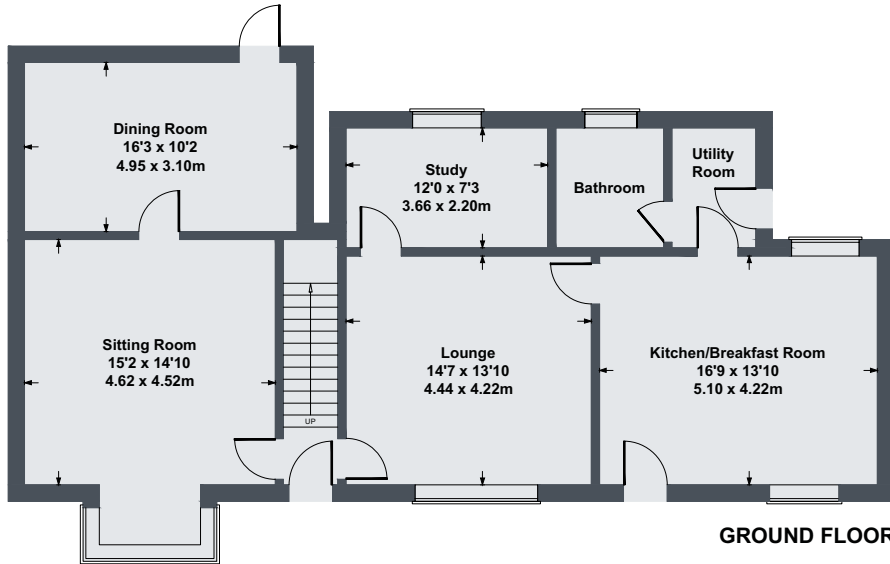
Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the Selling Agents whose decision acting as Experts shall be final.

Plans, Areas, Schedules, Measurements & Other Info

All areas, measurements, and other information have been taken from various records and are believed to be correct, but any intending purchasers should not rely on them as a statement of fact but should satisfy themselves as to their accuracy. Any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Snipe House Farm, Floorplan

Approximate Gross Internal Area
2045 sq ft - 190 sq m



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

- These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
- All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
- Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
- Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
- Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
- Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: July 2022 Photographs taken: July 2022

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	63
(39-54) E	
(21-38) F	
(1-20) G	19
Not energy efficient - higher running costs	