



# NEW ROW FARM

Wolsingham, Bishop Auckland, County Durham

**GSC GRAYS**  
PROPERTY • ESTATES • LAND





## NEW ROW FARM

WOLSINGHAM, BISHOP AUCKLAND, COUNTY DURHAM, DL13 4PH

Wolsingham 2.5 miles • Tow Law 2 miles • Durham 13 miles  
(All distances approximate)

A WELL-KNOWN LOCAL PLANT NURSERY WITH A PERIOD FAMILY HOUSE, A COURTYARD OF TRADITIONAL BUILDINGS AND LAND SUITABLE FOR A RANGE OF USES SUBJECT TO PLANNING APPROVAL

Attractive, detached, two storey farmhouse, with 3 reception rooms and 3 bedrooms with considerable scope for extension

Good range of traditional stone buildings, partly converted to offices but with potential for further development

Plant nursery with serviced polytunnel pitches, modern buildings and retail space with separate commercial access

Four fields of grassland of about 9.7 acres

About 19.84 acres in all (8.03 ha)



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Chester-le-Street  
Tel: 0191 303 9540

Richmond  
Tel: 01748 829217





#### Situation

New Row Farm is situated in a particularly attractive and accessible part of Country Durham, situated between the market town of Wolsingham and the village of Tow Law with excellent access onto the A68 and A1 (M). The area is renowned for its beautiful open countryside that borders the North Pennines AONB and serves as a popular tourist destination.

The market town of Wolsingham is about 2 miles south-west, with a good range of local shops, mobile post office, garage, pubs and restaurants and other services. There are various nurseries and primary schools and a well-respected senior school in Wolsingham with independent schools in Durham City where there is also the world renowned University, and a main East Coast line railway station with regular services to Newcastle, York and London.

Tow Law is the nearest village with a good selection of local shops and services.

There are many nearby amenities including Hamsterley Forest Park, the Weardale Railway, High Force and access to the moors of Weardale for walking and country sports.

#### Description

New Row Farm extends to just under 20 acres and comprises of a traditional stone built farmhouse, a range of traditional stone buildings, a yard and other buildings associated with the running of a commercial/retail plant nursery business.

There are about 9.70 acres of grassland paddocks, around 6.63 acres of commercial nursery ground and a retail nursery site of approximately 2.26 acres.





### The Farmhouse

A substantial period, two-storey farmhouse built of dressed stone set under a pitched blue slate roof. The house provides good accommodation, extending to approximately 1,913 sqft and comprises:

Ground Floor: Rear porch, kitchen (galley), large utility, dining room, formal sitting room, snug, study, conservatory and a bathroom.

First Floor: Three bedrooms (one en-suite) and family bathroom.

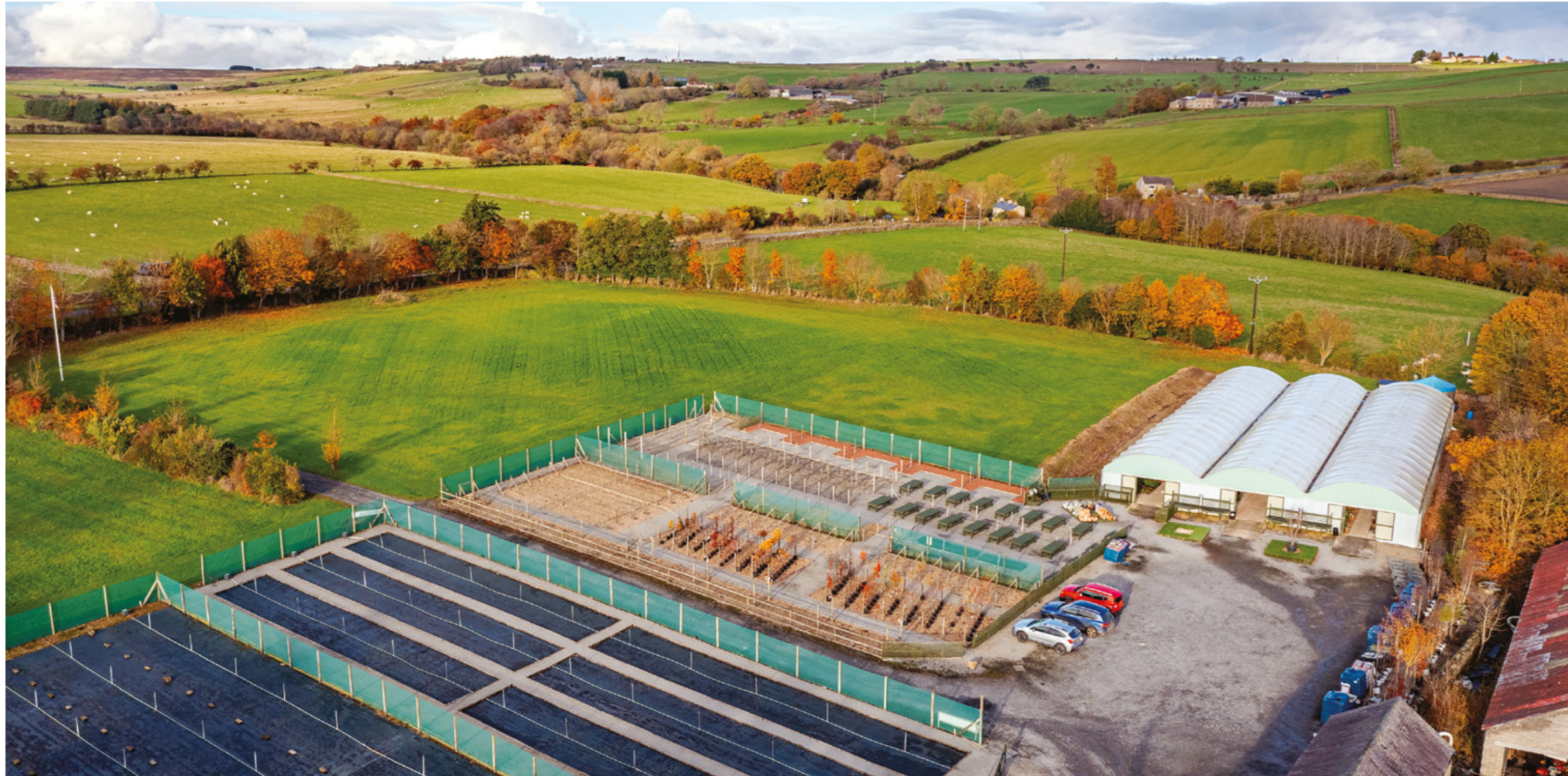
The house is traditionally built with some modernisation and would now benefit from further upgrading and modernisation throughout. It includes an area of mature garden to the front and a small drying green on west side with a courtyard to the rear enclosed on three sides adjoining a single storey link building and a two storey stone barn which incorporates the farm office, garaging and storage.

The house has its own, private tarmac drive to the south leading directly to the public road but also has the benefit of use of the commercial farm road. It also has a single car stone built garage.

### Farm Buildings

New Row Farm has several attractive traditional stone-built buildings which are predominantly adjoining the rear of the farmhouse. These buildings principally include a two-storey barn that is currently utilised as a garage / workshop on the ground floor with extensive office space above. There is also a substantial open, stone pillar building that provides double height space (ground floor only at present), and a single storey link currently acting as a utility to the farmhouse that could potentially be used to extend the existing farmhouse kitchen.

The traditional buildings extend to approximately 3,640 sqft and offer scope for possible change of use for residential or commercial purposes, subject to necessary consents.



In addition, there are a number of modern buildings, including a large steel-portal frame shed and secondary offices that are currently used to support the existing nursery business.

### Land / Nursery Area

The farm extends to approximately 19.84 acres (8.03 ha) and includes:

- Commercial Nursery Area: Located principally to the south of the site, extending to approximately 6.63 acres (2.68 hectares). This has been utilised for the provision of growing horticultural plant stock for the nursery business.
- Retail Area: Centrally located and extending to approximately 2.26 acres (0.92 hectares), with space for retail stock and car parking. We understand that this area has attained planning consent for commercial retail purposes.
- Yard: An area of hardstanding that provides useful access and storage for vehicles and machinery, extending to approximately 1.25 acres (0.51 hectares).
- Grass Paddocks: Located either side of both entrance driveways and split into four field enclosures, extending to approximately 9.70 acres (3.93 hectares). Each field has access to water and two are fenced for livestock.

The commercial nursery area benefits from an extensive water irrigation system that is supplied by a private spring supply and three boreholes with numerous holding tanks.

The farm is believed to provide scope for a wide range of potential farm business diversification opportunities, including a touring caravan site, farm shop / café or race yard facilities, subject to obtaining the necessary consents.





**GENERAL INFORMATION**

**Rights of Way and Easements**

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

**Services, Council Tax and EPCs**

The farmhouse is connected to private water through three boreholes on site and a spring nearby, private drainage and mains electricity. Central heating and hot water are provided by an oil-fired boiler.

**Energy Performance Rating**

The Farmhouse has been given an EPC assessment rating of F(37).

**Local Authority**

Durham County



**Council Tax**

Band E

**RPA Registration**

The land has been registered under Rural Land Registry.

**Method of Sale**

New Row Farm is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but the Seller reserves the right to agree a sale at any point without further reference to interested parties.

**Fixtures, Fittings and Equipment**

Only those items specially mentioned in these sale particulars are included in the sale. Some items fixtures and fittings may be available by separate negotiation and interested parties are invited to discuss their requirements directly with the Selling Agents.

**Boundaries**

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance responsibilities are indicated by T marks on the sale plan.

**Sporting, Timber and Mineral Rights**

Sporting and timber rights are included in the sale in so far as they are owned. The Mineral Rights over part of the property have been reserved from the title.

**VAT**

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser.

**Holdover**

The seller reserves the right of holdover seasonal stock in the nursery buildings. Further details are available from the Selling Agents.





### Ingoing Valuation

In addition to the purchase price, the purchaser will be required to take over at valuation the following:

1. All purchased stores including seeds, fertilisers, sprays, feed stuffs, fuel oil etc.
2. Any growing crops plus enhancement value, post-harvest cultivations, sprays, etc. in accordance with CAAV costings and contractor rates and invoiced costs.

### Farm Dispersal Sale

The Seller reserves the right to hold a farm dispersal sale on the property up to one month following completion of the sale.

### Viewing

Appointments to view will be through the Selling Agents only by calling 01748 897 627. Given the potential hazards of a working farm we ask that all parties wishing to view are as vigilant as possible particularly around buildings and machinery.

### Solicitors

Gibson & Co, Hexham

### Employees

Should the property be purchased with the intention of continuing the existing business, there are two members of staff whose employment contracts will be included under the Transfer of Undertakings Proceedings (TUPE). Further details are available from the Selling Agents.

### Directions

To reach New Row Farm heading north on the A68 to Tow Law. Continue into the village and, driving straight on at the war memorial on to the B6297 sign posted to Wolsingham. Continue on this road for about two miles and the turning in to New Row Farm is the left hand side.

what3words: entrust.polka.beard

### Conditions of Sale Purchase Price

Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

### Disputes

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

### Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale does not entitle either party to compensation in respect thereof

### Overseas purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

### Lotting

It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

### Apportionments

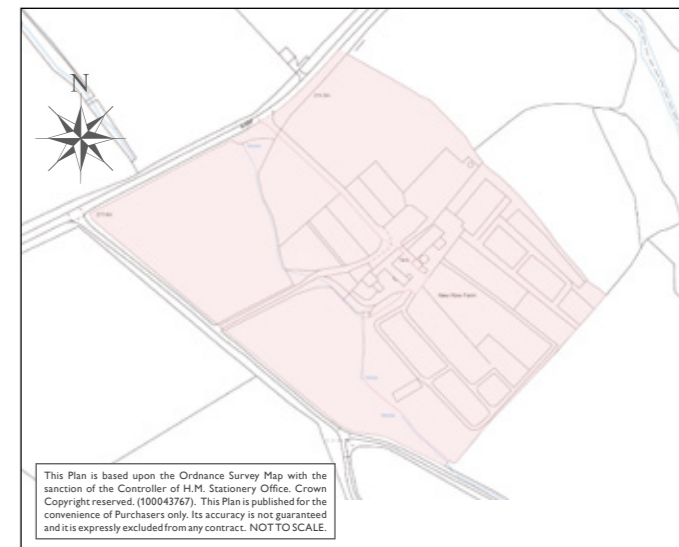
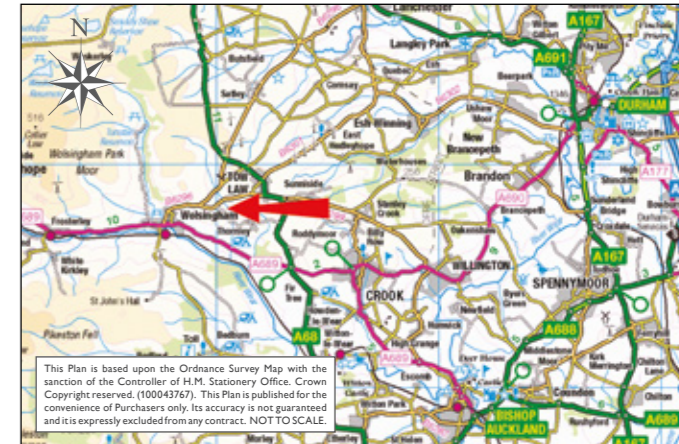
The council tax and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of completion.

### New Row Farm Nurseries, Tow Law

Approximate Gross Internal Area  
House - 2519 sq ft - 234 sq m  
Outbuilding - 3757 sq ft - 349 sq m  
Total - 6276 sq ft - 583 sq m



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	81
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	37



- DISCLAIMER NOTICE:**  
PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:
1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
  2. 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.
  3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
  4. Any plan is for guidance 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.
  5. 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.
  6. Please discuss with us any aspects that are important to you prior to travelling to the property.



