



TURSDALE HOUSE FARM

Croxdate, Durham



GSC GRAYS

PROPERTY • ESTATES • LAND

TURSDALE HOUSE FARM

CROXDALE, DURHAM, DH6 5LN

Hett 1 mile • Spennymoor 3 miles • Bowburn 4 mile • Durham 6 miles
(all distances are approximate)

A DESIRABLE AND STRATEGICALLY LOCATED MIXED FARM WITH
EXCELLENT FIXED ASSETS, WITH AN ATTRACTIVE FARMHOUSE,
WELL PRESENTED BUNGALOW, A DIVERSE RANGE OF FARM
BUILDINGS AND PRODUCTIVE AGRICULTURAL LAND

- Attractive and characterful farmhouse with four reception rooms, four bedrooms and three bathrooms. Adjoining barn.
- Recently renovated two-bedroomed cottage.
- Range of modern steel portal frame and traditional farm buildings including housing for up to 150 head of cattle, grain and machinery storage facilities, with scope for alternate use (subject to obtaining the necessary consents).
- Strategically located near Tursdale Business Park and the A1(M) with land designated as 'Safeguard Site for Employment Use'.
- Productive Grade 3 arable land, permeant pasture and amenity woodland all within a ring fence

About 288.01 acres (116.55 ha)

FOR SALE AS A WHOLE



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation

The farm is strategically located on the western periphery of Tursdale Business Park and the East Coast Main Line. The farm is easily accessible, situated just 3 miles west of the A1(M) J61 and 6 miles south of the city of Durham.

The village of Spennymoor is about 3 miles away which includes a small range of shops, pubs, garage services and a local primary school. The city of Durham is easily commutable and provides a full range of shops, bars, restaurants, supermarkets, leisure facilities and schooling options.

Road access is excellent, with the J61 A1(M) and Durham Train Station on the East Coast Main Line providing regular services to Edinburgh, Newcastle and London. The nearest airport is Newcastle International Airport with regular domestic and international flights.

Description

Tursdale House Farm is a desirable, fully equipped and productive arable and grassland unit extending in total to about 288.01 acres (116.55 ha) with excellent fixed assets including an attractive and characterful four-bedroomed farmhouse, a recently renovated two-bedroomed cottage and a range of modern and traditional farm buildings which include housing for 150 head of cattle, grain and machinery storage facilities and have scope for alternative use (subject to obtaining the necessary consent).

The farm is being offered for sale due to retirement having been in the family for the last two generations.





Farmhouse

A substantial Grade II Listed, detached two storey house dating back to the 17th century and was formally the manor house of the medieval village of Tursdale. It is built of dressed stone under a pitched slate roof. The property was subsequently altered in the late 19th and 20th centuries to provide a substantial and characterful farmhouse property with bright and spacious accommodation extending to approximately 3,000 sq ft and includes:

Ground floor: Entrance Hall, kitchen, dining room, breakfast room, sitting room, study, office and a bathroom.

First floor: Wide landing area with four bedrooms (inc. one ensuite) and a family bathroom.

The house adjoins an old brick-built barn which encompasses a single internal garage and plenty of storage and housing two pellet boilers. It also has additional loft storage and could provide an opportunity to to convert to extend the farmhouse.

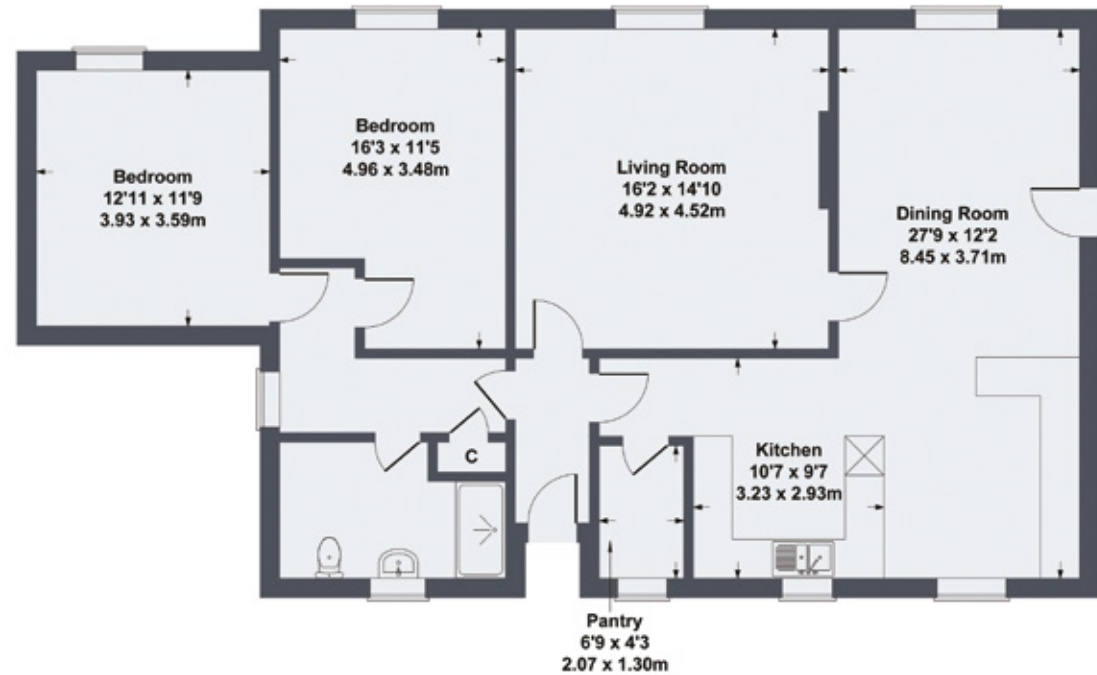
There is a small, mature garden to the front of the house and lawn to the rear.





Trillesdene Cottage

Approximate Gross Internal Area
1259 sq ft - 117 sq m



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. 2024

Trillesdene Cottage

An attractive stone-built bungalow that lies to the west of the farmhouse and is accessed via the main farm drive. The property has recently been refurbished and provides well-presented accommodation comprising: Entrance hall, kitchen, dining room, sitting room, two double bedrooms, pantry and a bathroom. It extends to approximately 1,500 sq ft and has the benefit of a self-contained, mature garden, adequate parking for several vehicles and a south facing aspect.

The cottage is currently occupied on an Assured Shorthold Tenancy (AST) with a passing rent of £1,000 per calendar month. Vacant possession will be available upon completion of sale.



Farm Buildings

The farm buildings are centred around a concreted yard and include a modern steel portal building with two lean-tos (north and south elevations) that extends to about 9,000 sq ft and is currently utilised for grain and machinery storage.

There are also a range of traditional brick / stone-built farm buildings that extend in total to about 18,300 sq ft and are principally used for loose livestock housing. All the farm buildings are generally in useable condition for agricultural purposes.

Plan No.	Building Name	Description	Area Approx. (GEA)
1	General Purpose Building	Steel portal frame building with a fibre cement sheet roof and sides, concrete block walls to 2.5m and a concrete floor. Lean-to buildings located to the north and south elevations – Steel portal frame building with a fibre cement sheet roof and sides, concrete block walls to 2.5m and a concrete floor. Mains service connections, LED lighting.	9,000 sqft
2	Store	Timber frame building with profile steel sheet roof and side, with an earth floor.	1,425 sqft
3	Barn	Double storey stone-built barn with a corrugated iron sheet roof and an earth floor.	1,320 sqft
4	Stable Block	Stone / brick built stable block with a slate roof and a concrete floor. Two loose boxes. Mains service connections.	1,125 sqft
5	Livestock Housing	Steel portal frame / brick construction, fibre cement roof and sides with a construction. Two lean-too buildings. Mains service connections.	8,230 sqft
6	Stone Barn	Double storey stone-built barn with a corrugated iron sheet roof and an earth floor. Mains service connections.	1,400 sqft
7	Stone Barn	Single storey stone-built barn with a corrugated iron sheet roof and an earth floor.	1,000 sqft
8	Livestock Housing	Steel portal frame building with a profile steel sheet roof, timber retaining walls to 2m with Yorkshire boarding over and a concrete floor. Mains service connections.	3,800 sqft

Farmland

The farmland extends in total to around 288.01 acres (116.55 ha), comprising 257.76 acres of arable land, 7.13 acres of permanent pasture, 17.96 acres of amenity deciduous woodland and 5.13 acres associated with the farm steading and internal access tracks. It is classified as Grade 3 with slowly permeable, slightly acidic yet base-rich clay loam soils.

The land is generally south facing, gently undulating, and lying between 75m to 100m above sea level. It is all bound by mature hedgerows with each field enclosure accessible via well-established internal tracks.

The farmland has predominantly been farmed in-hand, with the permanent pasture and livestock buildings having been historically let to a neighbouring grazier. Vacant possession will be available upon completion of sale.

Development Potential / Alternate Use

We understand that approximately 203.86 acres (82.5 ha) of land at Tursdale House Farm has been designated as a ‘Safeguard Site for Employment Use’ within the County Durham Local Plan (Site – Integra 61).

The farm also has the benefit of an unrestricted right of access onto Tursdale Business Park, which potentially would facilitate the future expansion of growing industrial estate (subject to obtaining the necessary consents). Further details available upon request from Selling Agent.

Overage

With the significant potential for future development on the farm, the Vendor will require to share in any future uplift in value by way of an overage clause, retaining 35% of the uplift over a 35-year period.

Sheet No.	Parcel No.	Arable (ha)	Permanent Pasture (ha)	Woodland (ha)	Other (ha)	Area (ha)	Area (ac)
Farmsteading					2.02	2.0200	5.02
NZ2936	3297		1.51			1.51	3.74
NZ2937	4326		0.04			0.04	0.10
NZ2936	5595	6.91				6.91	17.07
NZ2937	1161	20.37				20.37	50.34
NZ2936	2790			0.46		0.46	1.13
NZ2936	7445	1.34				1.34	3.31
NZ2936	5875	2.65				2.65	6.54
NZ2936	9048	21.10				21.10	52.14
NZ2937	7914	22.26				22.26	55.01
NZ2937	2920	4.24				4.24	10.48
NZ2937	4326	5.93				5.93	14.64
NZ2837	7323			6.55		6.55	16.18
NZ2936	1994			0.26		0.26	0.65
NZ3035	0592	4.05				4.05	10.00
NZ2837	7339	15.47				15.47	38.23
NZ2937	4326				0.06	0.06	0.14
NZ2937	1802		1.33			1.33	3.29
		104.32	2.88	7.27	2.08	116.55	288.01





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.

There are three footpaths which traverse the property.

Services

The farm is served by a mains water and electricity (single phase) supply with domestic drainage to a joint septic tank shared between the farmhouse and cottage. Two biomass pellet boilers supply heat to both dwellings.

Local Authorities

Durham County Council
Green Lane, Spennymoor DL16 6JQ

Tel: 0300 026 0000

Council Tax

Farmhouse – Band
Trillesdene Cottage – Band C

EPCs

Farmhouse – Band
Trillesdene Cottage – Band E

Designations

Tursdale House is Grade II Listed.

There is a Greenbelt designation over part of the land (northwest of farm steading only) and most of it lies within Safeguard Site for Employment Use.

Basic Payment Scheme Entitlements

Any future delinked BPS payments will be retained by the Seller.

Countryside Stewardship / Sustainable Farming Incentive Schemes

The farm is currently entered into a Sustainable Farming Incentive (SFI) agreement that terminates on 31/01/2027. This agreement primarily focuses on the establishment and maintenance of herb rich grass leys, winter bird food plots and hedgerows. The scheme provides in excess of £31,000 per annum. The purchaser will be obligated to take on this agreement, further details available upon request from the Selling Agent.

Method of Sale

Tursadale House 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.

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 will be indicated by T marks on the sale plan.

Sporting Rights & Mineral Rights

Sporting and mineral rights are included in the sale in so far as they are owned.

Timber

All standing and fallen timber will be included in the sale.

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. No election to tax has been made in respect of the property.

Ingoing Valuation

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

1. All clamped silage
2. Hay and straw.
3. All purchased stores including seeds, sprays, fertilizers, feeding stuffs, fuel oil etc.
4. 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.

Employees

There are no employees to be retained.

Viewing

Appointments to view will be through the Selling Agents only by calling 01748 829203. Given the potential hazards of a working farm we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

Directions

Travelling on the A1(M), take Junction 61 at Coxhoe taking signs for Spennymore. Proceed on the A688 (W) for 3 miles before turning right for further 1.5 miles before approaching the level crossing over the railway line. The farm is located immediately due north and is signposted by a GSC Grays sale board.

Postcode

DH6 5LN

what3words

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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

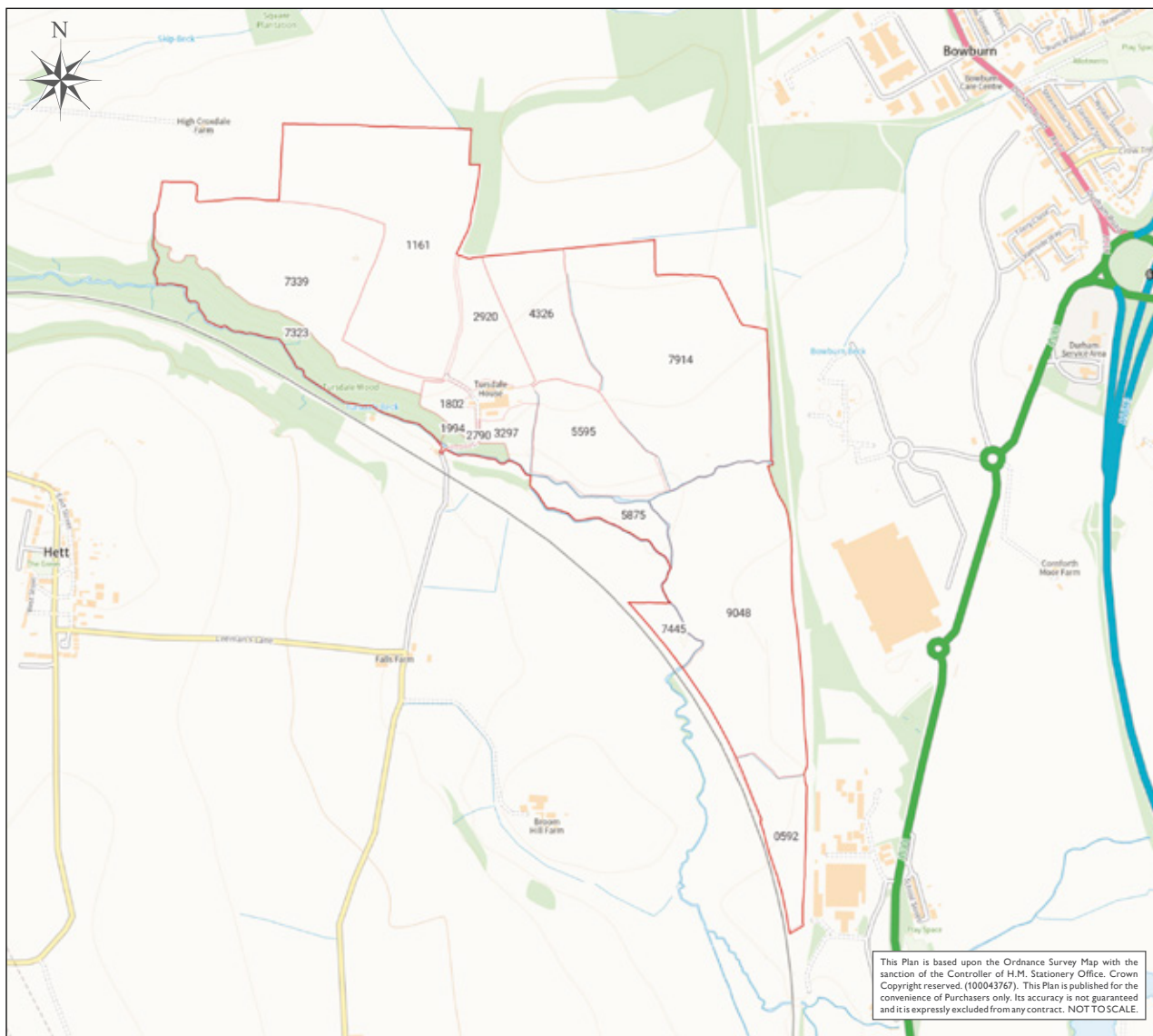
Any offer by a purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

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 outgoing shall be apportioned between the seller and the purchaser(s) as at the date of completion.



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.

Particulars written: June 2024

Photographs taken: May 2024

