

HOLLIN HILL FARM

Lockhaugh Road, Rowlands Gill



GSC GRAYS

PROPERTY • ESTATES • LAND

HOLLIN HILL FARM

LOCKHAUGH ROAD, ROWLANDS GILL, NE39 1AQ

Newcastle upon Tyne 8 miles • Newcastle Airport 10 miles • Sunderland 18 miles
Durham City 21 miles (all distances are approximate)

A HIGHLY DESIRABLE LIFESTYLE & EQUESTRIAN FARM, WITH
A CHARACTERFUL FARMHOUSE, AN EXCELLENT RANGE OF
TRADITIONAL STONE-BUILT AND MODERN FARM BUILDINGS WITH
PRODUCTIVE GRASSLAND AND AMENITY WOODLAND

- Stone built, four-bedroomed farmhouse in need of some restoration. Elevated position with superb south facing views towards Gibside and the Derwent valley.
- A range of traditional stone-built farm buildings currently utilised for DIY horse livery but with scope for alternative use, subject to obtaining necessary consents. The modern buildings are limited and are used for general storage.
- Combination of productive meadow land, pasture and amenity woodland.

About 46.57 acres (18.85 hectares)

FOR SALE AS A WHOLE



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PROPERTY • ESTATES • LAND

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Situation

Hollin Hill Farm is conveniently well located within commuting distance to several major cities in the Northeast of England, as well as Newcastle Airport and Newcastle Train Station. The farm sits in an attractive position, overlooking the Derwent Valley with good commuting links to the A1 (M) and the A69.

Rowlands Gill is a popular commuter village to Newcastle and supports the local community with a shop, primary school, doctors' surgery, café, pubs and many other services.

Description

Hollin Hill Farm has been in the same family for two generations and is both a desirable and attractive lifestyle and equestrian holding with scope for development and alternative use opportunities (subject to planning) and extending in size to about 46.57 acres (18.85 ha).

The holding comprising of a characterful, stone-built, farmhouse in need of some modernisation with a compact range of traditional stone-built farm buildings and modern buildings which may offer scope for change of use, subject to obtaining the necessary consents approvals. The farm includes a combination of productive meadow land, permanent pasture and mature amenity woodland, extending in total to about 46.57 acres (18.85 hectares).

The Farmhouse

A characterful and attractive stone built and slate farmhouse, integral to the traditional farm buildings and opens out into the courtyard space. The farmhouse has superb south facing views across the Derwent Valley and Gibside.

The accommodation is laid out across two floors and was historically split into two, it extends to approximately 1,935 sq. ft. and includes:

Ground Floor: Entrance hall, kitchen, sitting room, dining room, drawing room, bathroom and a garden room with spectacular views.

First Floor: Large landing area, four bedrooms and a bathroom.

There is a mature garden which extends to the west and southwest of the house, with a small enclosed rear yard within the courtyard area.







Farm Buildings

The farm buildings are situated centrally on a substantial concrete yard with two access points off Lockhaugh Road (A694). The steading comprises a range of traditional stone-built farm buildings with stabling for 12 horses with feed / tack room facilities, a timber pole barn with a lean-to and a modern general-purpose shed. There is also an outdoor arena located due south of the farmyard.

The equestrian facilities are used in conjunction with the existing livery business, whilst the agricultural operations are farmed in-hand.

The seller has considered options for change of use of the site, but the ideas never progressed beyond initial thoughts and plans can be made available if needed.



Plan No.	Building Name		Area Approx. (GEA)
A	Stable block	Traditional stone and part brick buildings, there is a combination of corrugated and slate roof space and part two storey with first floor utilised as loft space. Currently utilised as stables and tack room.	3,668 sq. ft.
B	Bull pen	Brick construction	316 sq. ft.
C	Pole barn	Timber framed, timber clad with tin roof	3,836 sq. ft.
D	Store	Single storey, part garage and part tack room, to include archway to courtyard area	715 sq. ft.
E	House	Two storey stone and slate	1,522 sq. ft.
F	Outbuilding	Single storey, stone and slate garage	647 sq. ft.
G	Garage	Single stone-built outbuilding with a slate roof and a concrete floor	241 sq. ft.
H	Barn	Single storey, modern general purpose, steel portal framed building, currently utilised for machinery storage	2,794 sq. ft.

Farmland

The land extends in total to about 46.57 acres (18.85 ha), comprising 26.53 acres of productive grassland suitable for haylage production and livestock grazing, 8.72 acres of amenity woodland and 9.34 acres associated with the steading. The land is classified as Grade 3 with slowly permeable, seasonally wet, clay loam soils. It is bound by a combination of mature hedgerows and post and rail fencing with water access for horses and livestock.

General Information

Clawback

There will be a clawback in favour of the seller for 30% over 25 years for any change of use (other than agricultural and equestrian) across the whole of the property being offered for sale.

Rights of Way and Easements

The property benefits from an unrestricted right of access over Derwent Walk, which connects the northern and southern land parcels, as shown on the sale plan.

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 will be an unrestricted right of access to the west of Old Lilly Brick Works Cottage (as per yellow on the sale plan)

Services

The farm is served with mains electricity (single-phase), mains water and mains drainage.

The farmhouse is heated by back boiler.

Local Authorities

Gateshead Council

Civic Centre, Gateshead, NE8 1HH

Council Tax

Farmhouse – Band E

EPC

Farmhouse – Band G



Method of Sale

Hollin Hill 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.

Basic Payment Scheme

All future delinked BPS payments are to be retained by the Seller.

Fixtures, Fittings and Equipment

Only those items specially mentioned in these sale particulars are included in the sale. The seller would consider a sale of any equipment to the buyer.

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 transfer plan.

Sporting Rights & Mineral Rights

Sporting (to include fishing on the river Derwent) are owned and included within the sale.

Mineral Rights

Mineral rights are owned by a third party and are excluded from 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.

Timber

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

Ingoing Valuation

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

1. 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.

Solicitors

Giles McCourt
Freeman Johnson Solicitors
11 Victoria Road, Darlington, County Durham, DL1 5SP

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Viewing

Appointments to view will be through the Selling Agents only by calling - T: 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

Take Junction 73 on the A1 (M) and head west on the A694 for 2.5 miles, traveling on Lochaugh Road. Upon approaching the village of Rowlands Gill, the farm is located immediately on the left (no sale board).

Postcode

NE39 1AQ

what3words

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Conditions of Sale

Purchase Price - Upon 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 Agent(s), 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.

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



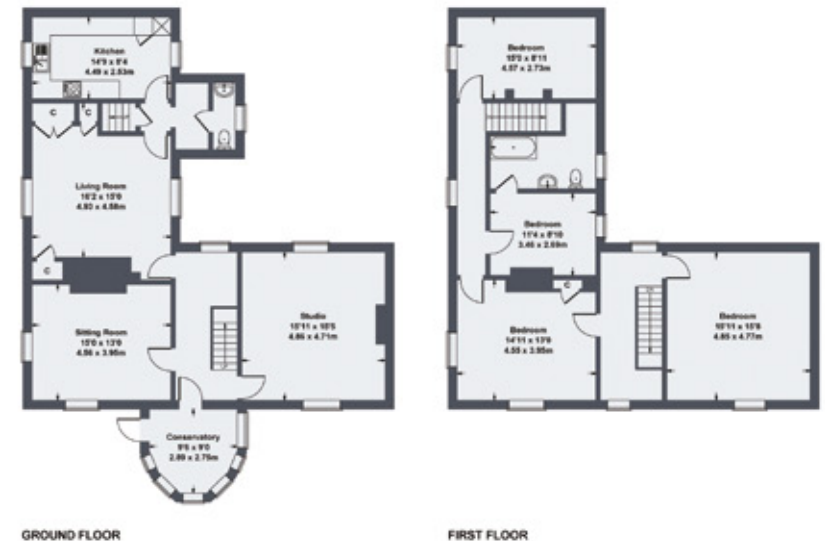
Hollin Hill Farm, Rowlands Gill

Approximate Gross Internal Area
Main House = 2099 sq ft - 195 sq m
Outbuilding = 6157 sq ft - 572 sq m
Total = 8256 sq ft - 767 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 Potteryplan Ltd. 2025



Energy Efficiency Rating

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

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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: Autumn 2025

Photographs taken: Autumn 2025