



WHILEY HILL FARM

Whiley Hill, Coatham Mundeville, Darlington





WHILEY HILL FARM

COATHAM MUNDEVILLE, DARLINGTON, DL3 0XN

Darlington 5 miles • A1(M) 1 mile • Newton Aycliffe 2 miles • Sedgefield 8 miles
(all distances are approximate)

A VERSATILE, MIXED-USE FARM IN A PRODUCTIVE AND ACCESSIBLE LOCATION WITH GOOD, FIXED ASSETS AND CONSIDERABLE POTENTIAL

- Traditional, stone built, four bedroom farmhouse.
- Three bedroom bungalow (subject to an agricultural occupancy restriction).
 - A mixed range of traditional and more modern farm buildings including livestock, housing grain and general storage.
- Productive agricultural land, extending in total to about 129.28 acres (52.32 ha).
 - Identified solar site and wider development potential.

About 129.28 acres (52.32 ha)

FOR SALE AS A WHOLE OR IN TWO LOTS



GSC GRAYS

PROPERTY • ESTATES • LAND

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The Farmhouse



The Oaks



View from The Farmhouse bedroom

Situation

The farm is well located being situated about 5 miles north of Darlington town centre and accessed directly from Coatham Lane which is a no-through access public road. The road crosses the original Stockton to Darlington branch line owned by Network Rail which also divides the farm into two blocks. Junction 59 of the A1(M) is less than a mile away providing excellent communication links to the wider country and to the main East Coast rail line in Darlington.

Description

Whiley Hill Farm is a compact and versatile mixed-use farm with a traditional, detached stone-built farmhouse, a separate more modern bungalow, a good range of modern and traditional farm buildings and productive arable and grassland extending in total to about 129.28 acres.

It is particularly well located just off the A1(M) at the end of publically maintained no-through road and just to the south of the new Forest Park Development, the expanding Heighington Industrial Estate and the Hitachi Rail plant, offering scope for a range of future development opportunities.

The existing access creates a high degree of privacy with no passing traffic.

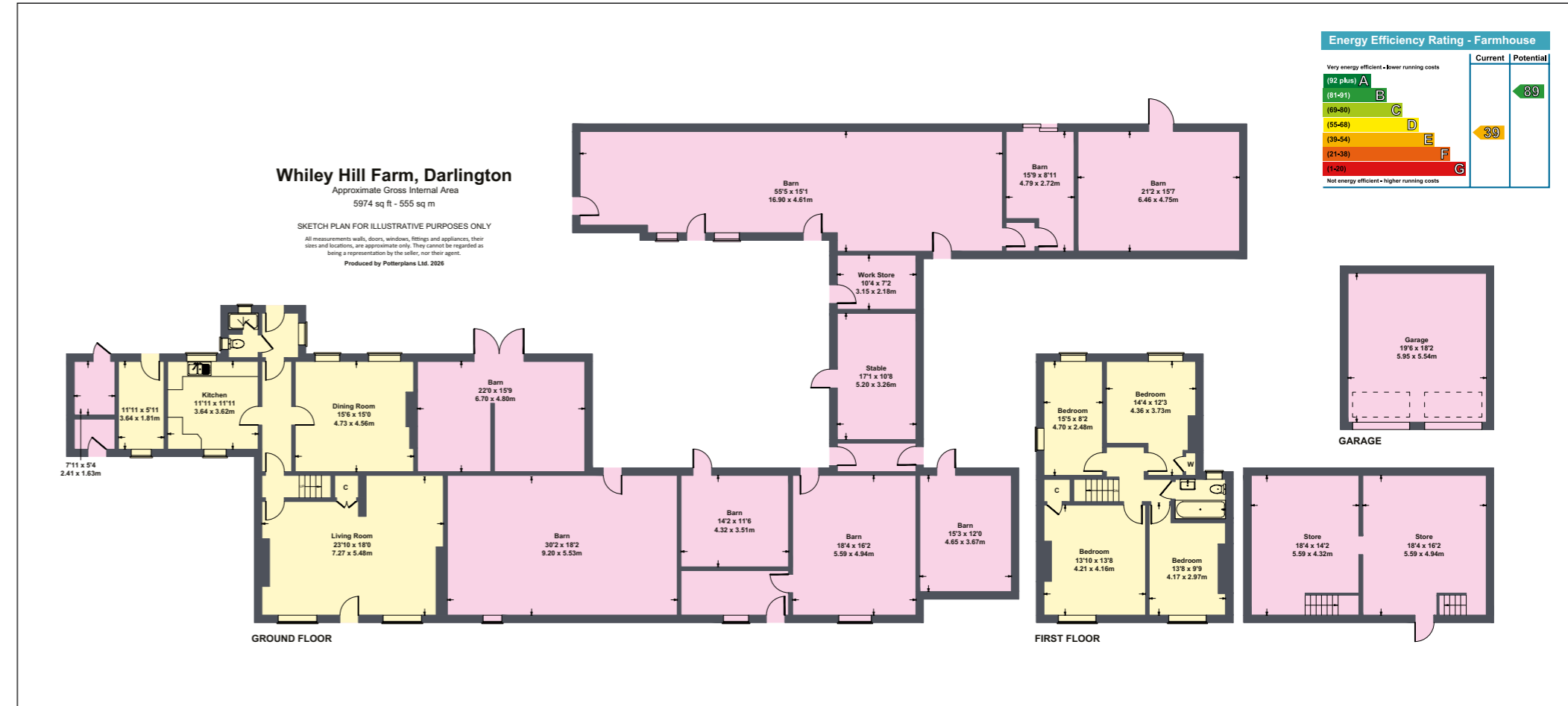
This is the first time the farm has come to the market since 1850 and has been in the same family for six generations.



The Farmhouse



The Farmhouse



The Farmhouse

The Farmhouse

Whiley Hill Farmhouse is a detached two storey house built of brick under a pitched slate roof. It provides accommodation over two storeys extending to approximately 1,488 ft2 and includes:

Ground floor: Entrance, kitchen, dining room, sitting room and WC.

First floor: Four bedrooms and house bathroom.

The farmhouse has a good sized area of garden ground to the front and is set centrally within the working farmyard. It is

attached to a former Mill and range of courtyard buildings, of similar construction, currently used for storage and offering potential to extend into subject to planning approval.

The house has, until recently, been let on an assured shorthold tenancy (AST) arrangement but the outgoing tenants vacated in January 2026. The house is in reasonable condition although would now benefit from some modernisation and refurbishment.



The Oaks



The Oaks



The Oaks



The Oaks



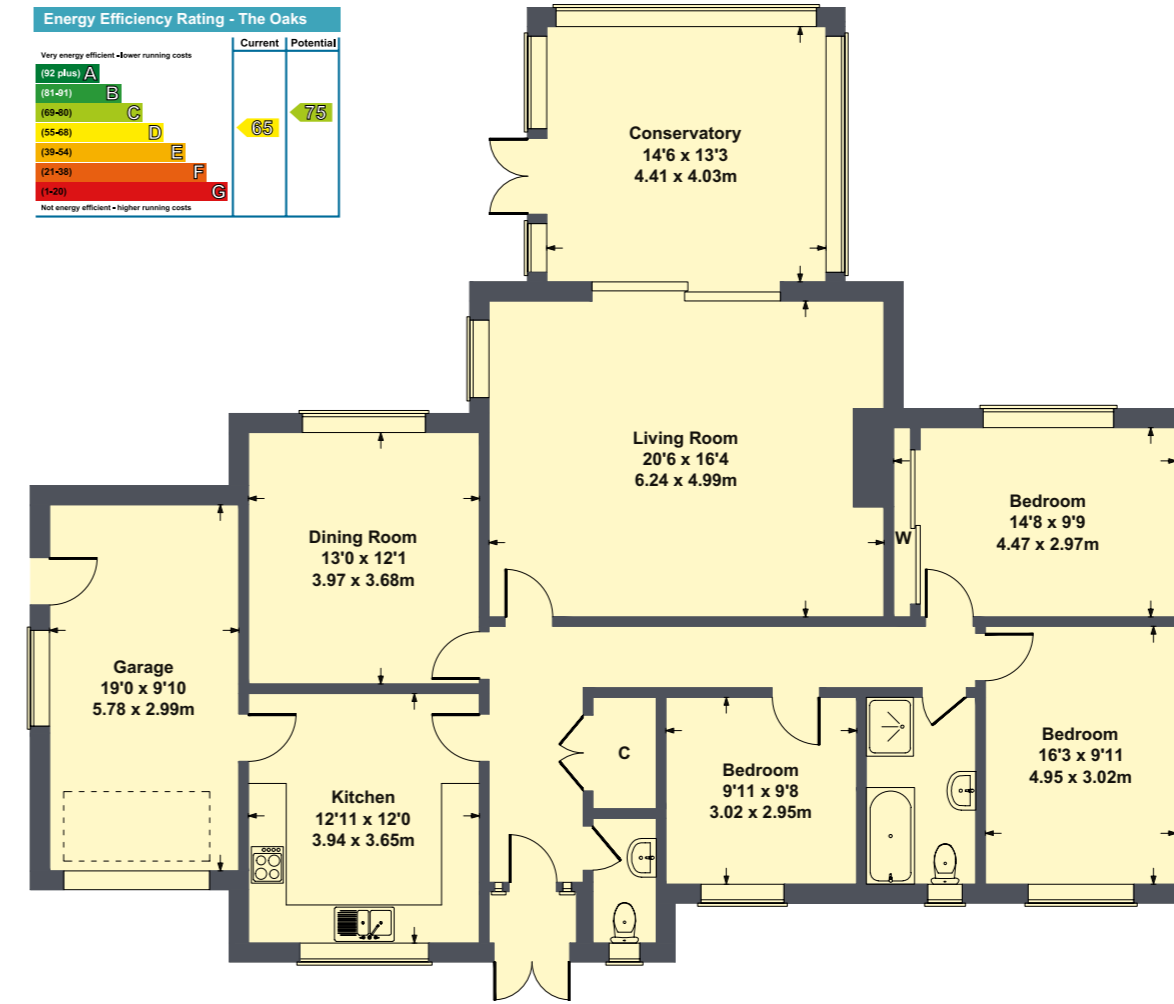
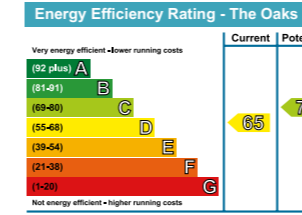
The Oaks



The Oaks

The Oaks, Whiley Hill Farm, Darlington

Approximate Gross Internal Area
1733 sq ft - 161 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. 2026



The Oaks

The Bungalow

The Oaks is a detached bungalow located away from the farmyard in its own spacious garden plot and with access off the main farm road.

It was built in the early 1990's of modern, cavity brick walls under a pitched and tiled roof with accommodation extending to about 1,517 ft² over a single floor and comprises:

Ground Floor: Porch, spacious hall, sitting room, conservatory, kitchen, dining room / office, WC, three bedrooms and family bathroom. It has an integral single car garage and a separate detached double garage.

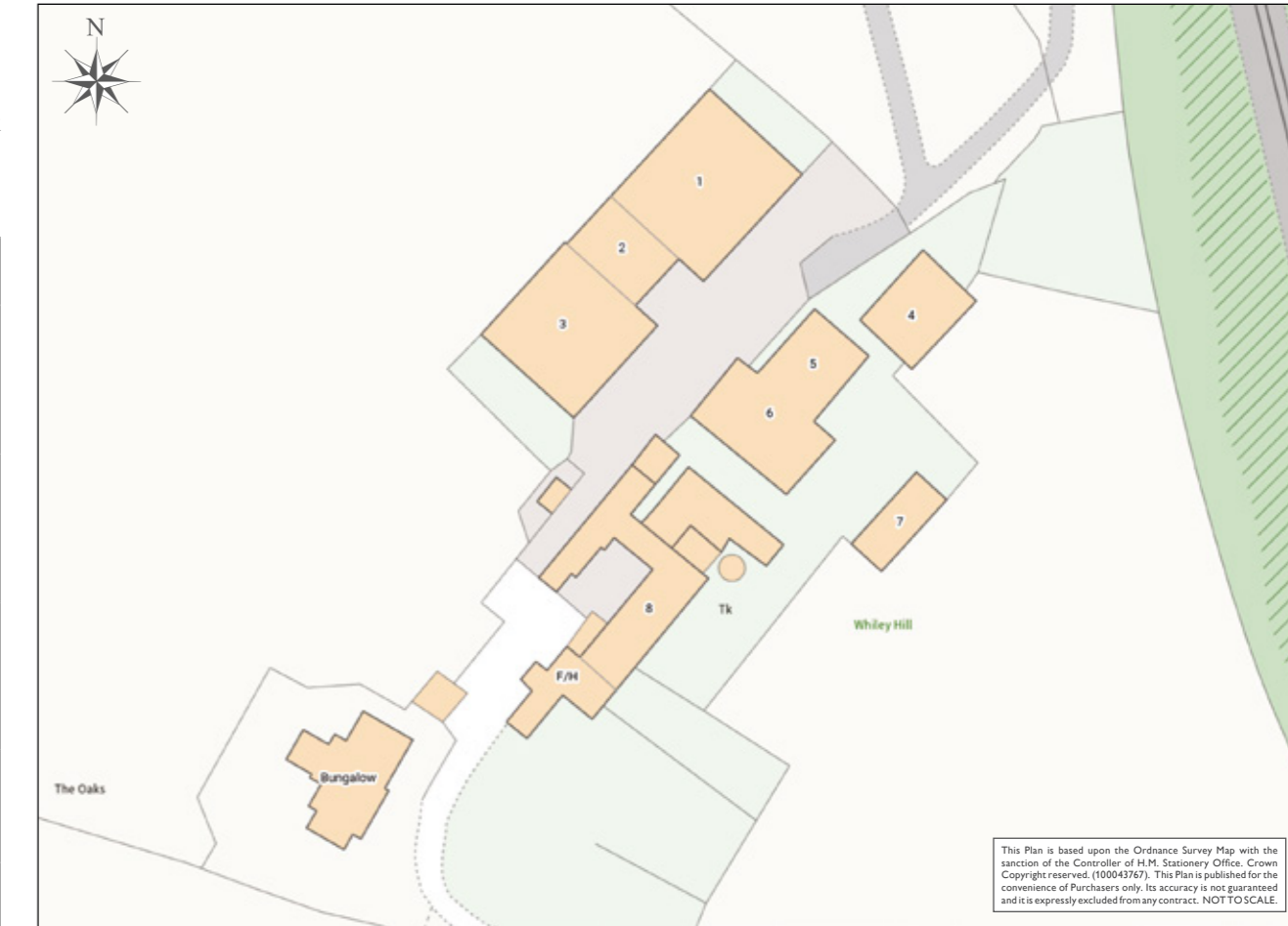
The bungalow has been well maintained and is well presented. It is subject to an agricultural occupancy restriction. Further details are available for the Selling Agent.



Farm Buildings

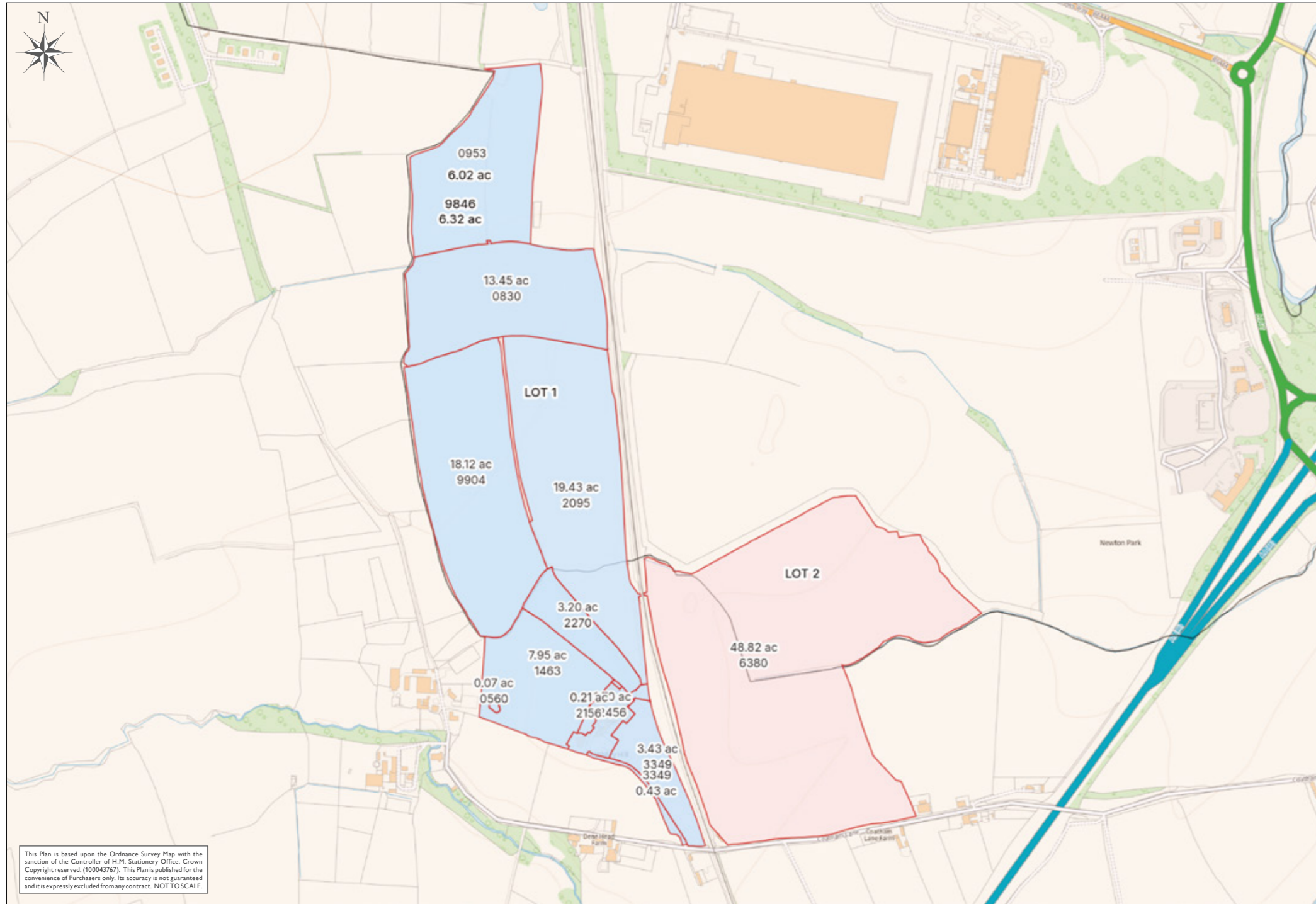
There is an extensive range of modern farm buildings with four cattle courts, grain store, general purpose shed, two open fronted pole barns and feed silo. In addition, there is a range of traditional brick built buildings including the old mill which adjoins the farmhouse and offers scope for redevelopment.

Plan No.	Building Name	Description	Approx Area
1	Cattle Court	Double span, 4 bay, steel portal frame with block stubs walls and Yorkshire Board side cladding, fibre cement roof and concrete floor.	18m x 18m
2	GP Shed/ Grain store	3 bay, steel portal frame, block stub walls and profile steel cladding, fibre cement roof and concrete floor.	113.5m x 13.5m
3	Cattle Court	Double span, 4 bay, steel portal frame with block stub walls and Yorkshire Board side cladding, fibre cement roof and concrete floor.	18m x 18m
5 & 6	Atcost GP Shed	4 bay, Concrete portal frame with fibre cement roof and earth floor with adjoining lean-to	209m ²
4	Pole Barn	Timber pole barn with corrugated side and roof sheeting. Earth floor.	147m ²
7	Pole Barn	Timber pole barn with corrugated side and roof sheeting. Earth floor.	106m ²
	Grain Silo	Feed grain store	-
	Workshop & store	Brick built with corrugated metal roof and concrete floor.	45m ²
	Former byre	Brick built with corrugated metal roof and concrete floor.	63m ²
	The Mill	Two storey brick with tile roof	100m ²
	Kennels, Stables and store	Brick with tile roof	27m ²



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100043767). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.





Farmland

The land extends in total to around 129.28 acres (52.32ha) which is divided into two blocks by the railway line. About 86.37 acres of the land is arable with about 40.47 in permanent grass. There is a small area of woodland grazing and a sizeable yard with scope to extend as required.

The land is classified by DEFRA as Grade 3 and the soils as predominantly slowly permeable, seasonally wet, slightly acid but base rich loamy clay soils capable of producing a wide range of arable crops and grassland with moderate to good yields.

All the land is generally south and west facing, gently undulating, and lying between 80m and 100 m above sea level.

Lot	Parcel ID	Arable	Pasture	Wood	Other	Area (ha)	Area (ac)
1	0560		0.03			0.03	0.07
1	0830		5.44			5.44	13.45
1	0953		2.36	0.07	0.00	2.43	6.02
1	1463		3.22			3.22	7.95
1	2095	7.87				7.86	19.43
1	2156		0.08			0.08	0.21
1	2270		1.30			1.30	3.20
1	2456				0.69	0.69	1.70
1	2562					0.01	0.03
1	3349		1.39			1.39	3.43
1	9846		2.56			2.56	6.32
1	9904	7.33				7.33	18.12
1					0.21	0.21	0.53
1		15.20	16.38	0.07	0.91	32.56	80.46
2	6380	19.76				19.76	48.82
2		19.76	0.00	0.00	0.00	19.76	48.82
Hectares		34.96	16.38	0.07	0.91	52.32	
Acres		86.37	40.47	0.17	2.24		129.28



Environmental Designations

The farm is entered into a five year Mid-Tier Countryside Stewardship Scheme due to end on 31st December 2027. The scheme is based around the management of low input grassland and hedgerows along with the maintenance of weatherproof farm buildings. There is also a capital grant to plant 100m of hedgerows.

The purchaser will be obliged to take over the existing Mid-Tier scheme and indemnify the Seller against any obligation to repay any payments received prior to completion of the sale. Further details are available from the Selling Agent.

Planning approvals and opportunities

The Sellers have been approached by a national renewables energy company to discuss the potential to construct a solar farm. Discussions have been ongoing and the Sellers are content that interested parties may discuss the opportunities directly with the developer.

Proximity to the new Forest Park Development and Heighington Industrial Estate does offer potential future development opportunities. Interested parties should make their own enquiries regarding this potential.

Overage

The Seller reserves the right to share in any future development which increases the value of the farm above its current use value. The sale will therefore include an overage clause whereby the Seller and their successors will benefit from 35% of the uplift in value (after costs) following the implementation or sale of part or all of the property with the benefit of planning consent for a period of 35 years.



Lot 2



GENERAL INFORMATION

Rights of Way and Easement

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 is a public footpath which crosses part of the farm. There is also a right of access in favour of Network Rail.

Services

The house and bungalow are served by mains water (metered private branch pipes) and by single phase electricity.

Drainage is to a private septic tank which is shared by both properties. The system is dated and will require upgrading. A report on compliance and condition is available upon request from the Selling Agents.

The farmhouse has oil fired central heating with the bungalow connected to a mains gas supply.

Tenure

The farm will be available with vacant possession on completion.

Local Authorities

Darlington Borough Council

Employees

There are no current employees.

Council Tax

Farmhouse - Band D
The Oaks - Band C

EPCs

Farmhouse - Band 39 (E)
Bungalow - Band 65 (D)

Basic Payment Scheme Entitlements – de-linked payments

The land has been registered with the Rural Payments Agency. The Basic Payment Scheme (BPS) remaining de-linked payments will be retained by the Seller.

Method of Sale

Whiley 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.

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 are indicated by T marks on the sale plan.

Sporting Rights & Mineral Rights

Sporting rights are included in the sale in so far as they are owned. The Mines and Minerals are excepted from the title and therefore excluded from the sale.

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 option to tax has been made.

Ingoing Valuation and Holdover

It is intended that the Seller will take the crops on the arable land to harvest on a holdover arrangement until 31st August 2026 or for an additional month if harvest is delayed.

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

BHP Law

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 (DL3 0XN)

From the A1(M) take junction 59 and head towards Darlington. Shortly after entering Coatham Mundeville, turn right onto Coatham Lane and continue for approximately 1 mile until the railway crossing. Cross carefully and branch immediately right onto the farm road up to Whiley Hill Farm steading.

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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

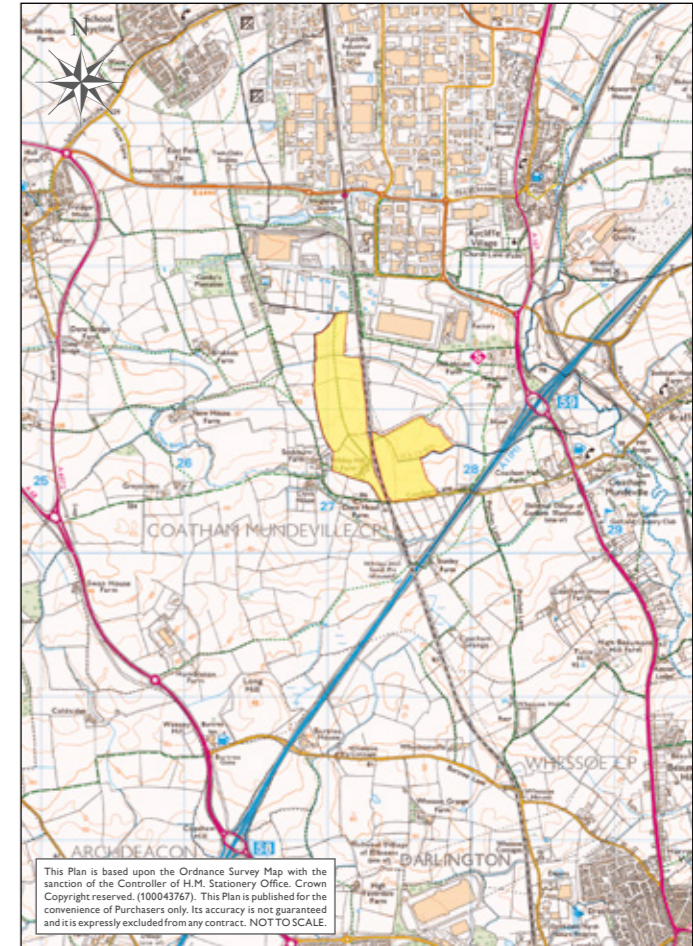
Any offer by a purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

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 outgoings 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 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.
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: April 2026
Photographs taken: Spring 2026

