

WOODLANDS FARM

Caldwell, Richmond



GSC GRAYS

WOODLANDS FARM

CALDWELL, RICHMOND, DL11 7UE

Darlington 12.1 miles • Barnard Castle 7.9 miles • Bishop Auckland 13.6 miles
(all distances are approximate)

A CHARMING SMALLHOLDING WITH A THREE BEDROOM
FARMHOUSE, A RANGE OF MODERN AND TRADITIONAL
AGRICULTURAL BUILDINGS AND PRODUCTIVE FARMLAND,
IDEAL FOR EQUESTRIAN USE

- Traditional, stone built, three bedroom farmhouse
- A mixed range of traditional and modern farm buildings including stables, general storage and livestock housing
- Productive agricultural land, extending in total to 12.55 acres

About 13.59 acres (5.50 hectares) in total
FOR SALE AS A WHOLE



GSC GRAYS

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SITUATION

The farm is located about 1 mile north of the picturesque village of Caldwell. The property enjoys a peaceful and secluded rural setting, yet remains easily accessible via the B6274 and is within convenient reach of both the A1(M) and A67. Accessed by a shared tarmac drive, the farm is surrounded by open countryside and neighbouring farms. It is also a short drive to Barnard Castle, Richmond and Darlington, which all provide convenient local facilities, including primary and secondary schools, garage services, a selection of pubs and informal dining options. Darlington train station is just 11.4 miles away and offers regular services.

DESCRIPTION

Woodlands Farm is a charming smallholding with approximately 13.59 acres. It comprises temporary grassland (12.55 acres), a concrete farmyard and an array of stables and agricultural buildings located conveniently close to the farmhouse. The property features a traditional three-bedroom stone farmhouse arranged over two-storeys, which, while full of character, offers scope for modernisation and refurbishment. It benefits from a charming garden to the front, featuring raised planting beds and established flowering shrubs, providing an attractive outdoor seating area in a peaceful rural setting. The farmhouse, steading, stables and land, together would work brilliantly as a small holding, equestrian facility or development opportunity, subject to obtaining the necessary consents. The land, building and farmhouse will be available with vacant possession.



THE FARMHOUSE

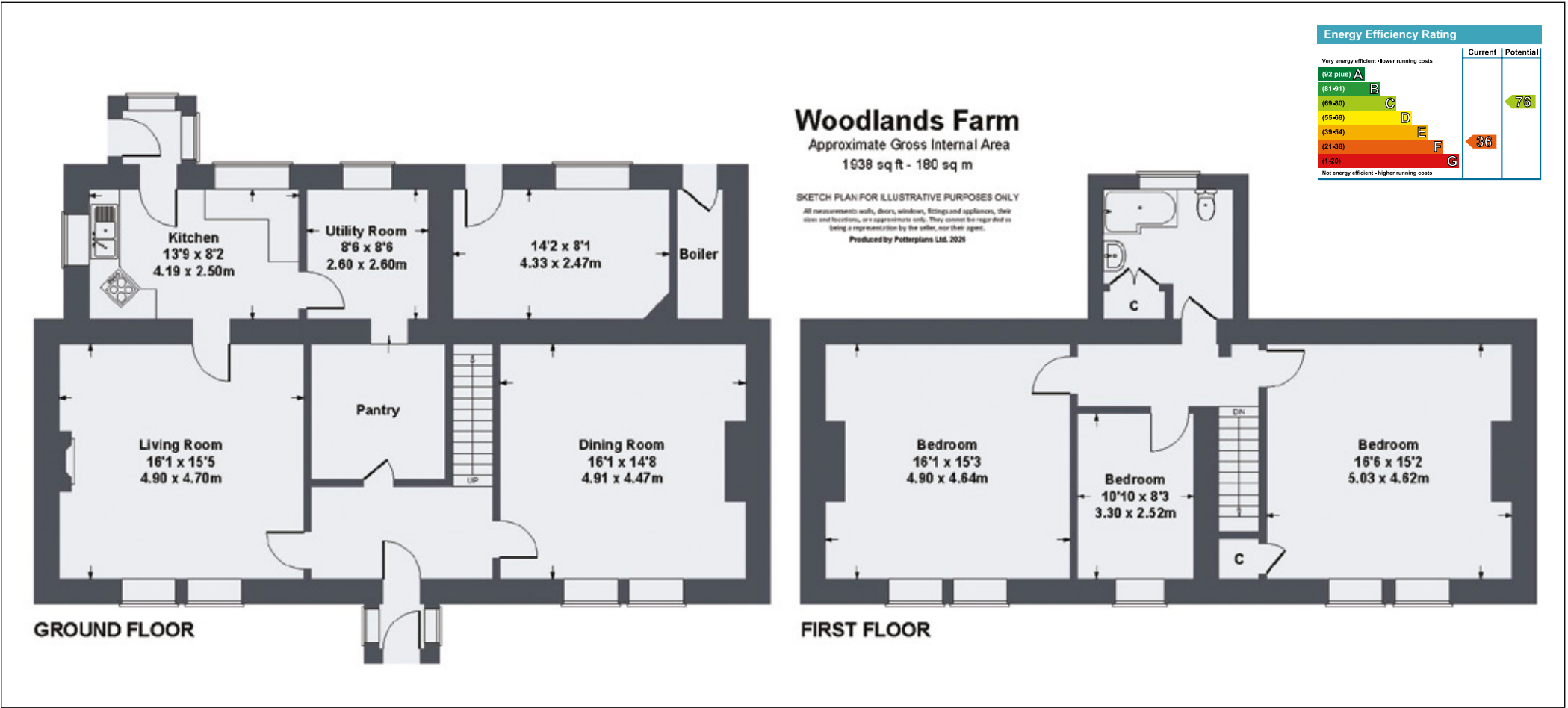
The farmhouse is located to the east of the yard, constructed of stone under a pantile roof, the property offers generous accommodation over two-storeys, with three-bedrooms, and enjoys a private garden to the front. In total it extends to just over 1,900 sq ft. and comprises:

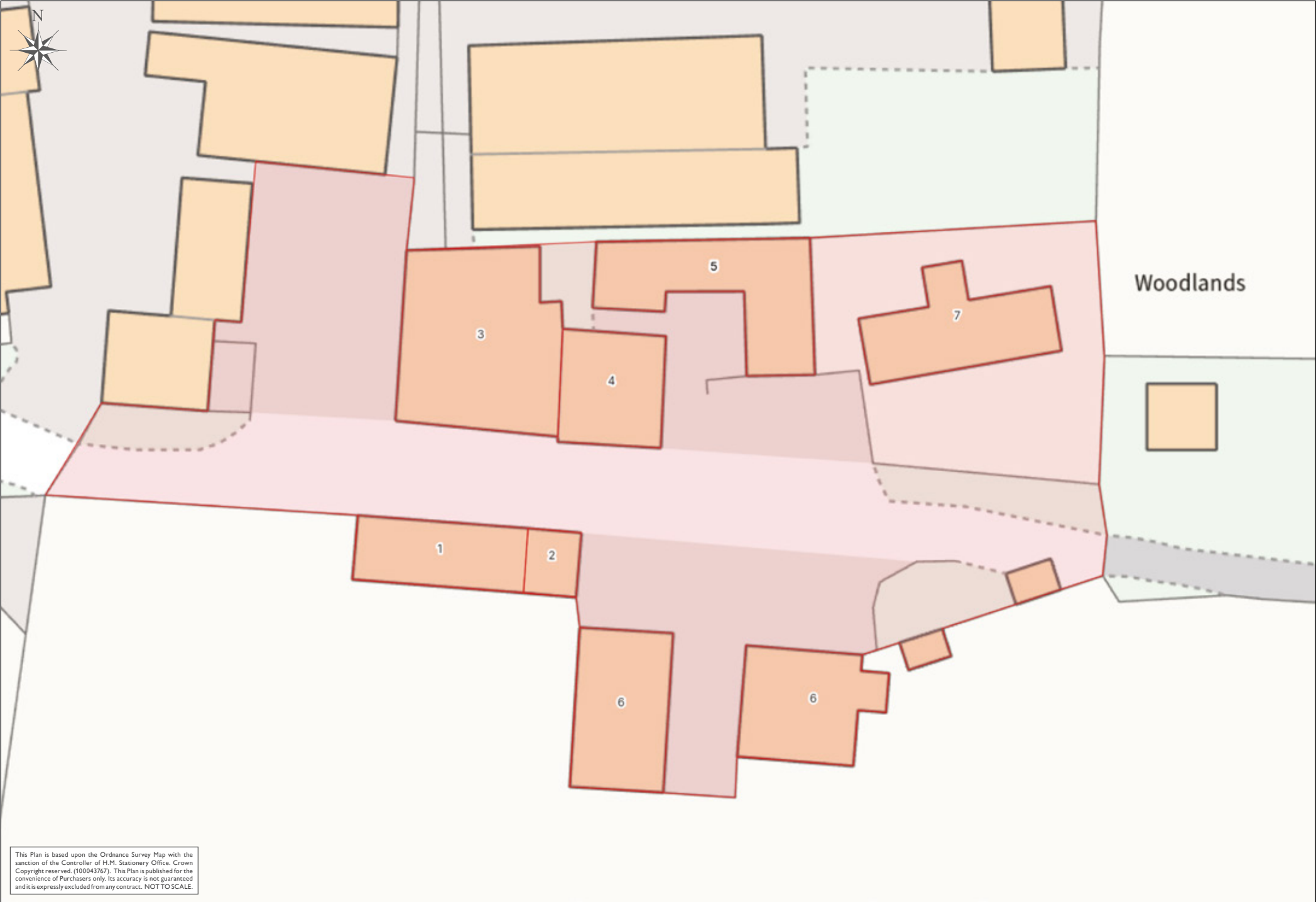
Ground Floor: Porch, kitchen, dining room, sitting room, pantry and a utility.

First Floor: Landing area, three bedrooms and a bathroom.

Retaining much of its traditional charm, the house presents an exciting opportunity for refurbishment and modernisation to suit individual requirements.

Services include mains electricity and water supply, oil-fired combination boiler, and drainage to a septic tank.



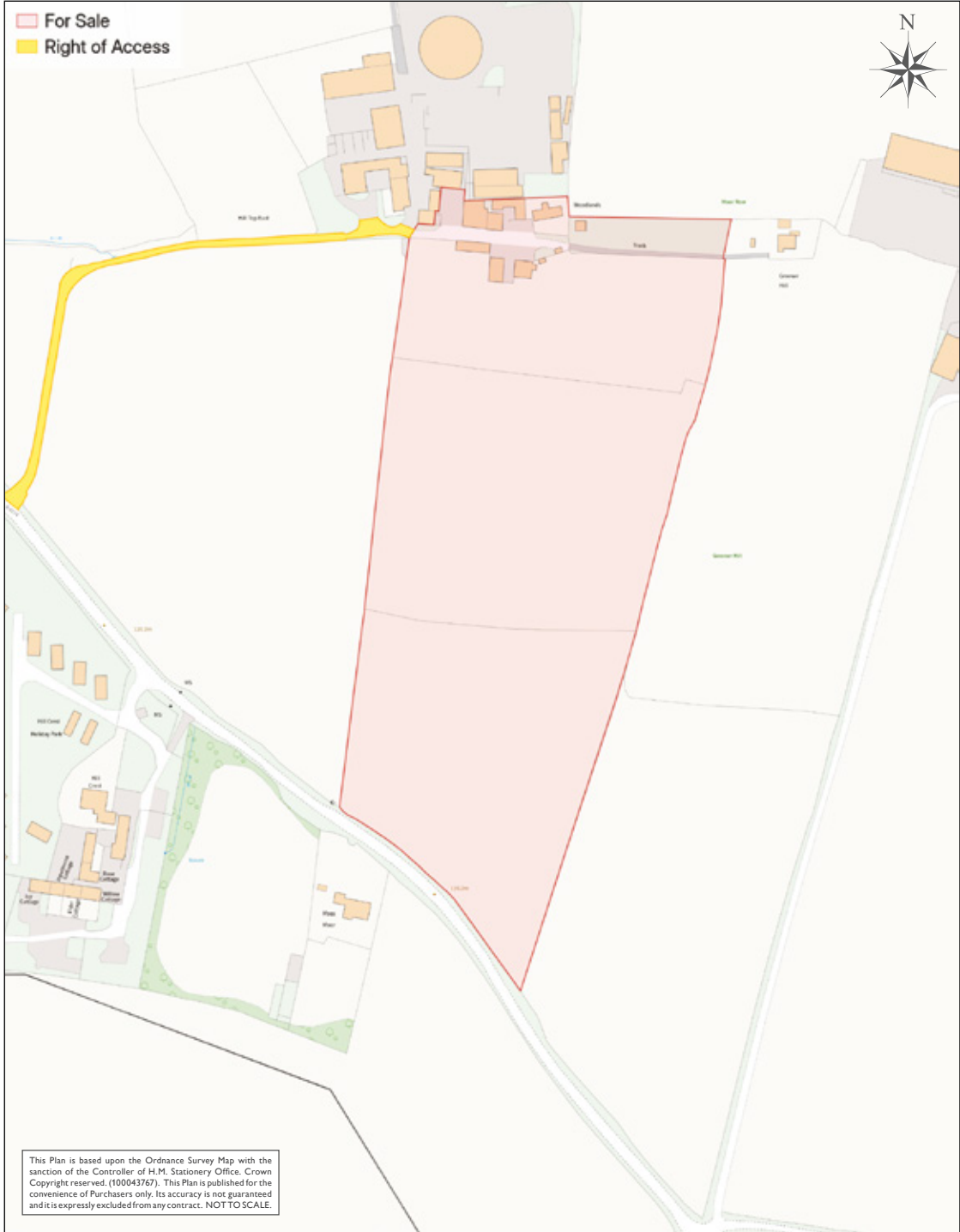


FARM BUILDINGS

The farm buildings are located adjacent to the main farmhouse and are centred around a substantial concrete yard. They comprise a range of traditional brick-built buildings, including two timber farrowing houses with part slatted floor, two Dutch barns with lean-tos and a cubicle house.

Plan No	Building Name	Description	Area Approx.
1	Dutch Barn	Timber pole, with corrugated iron cladding and concrete floor	60m2
2	Lean-to garage	Timber framed with corrugated iron roof and side cladding	25m2
3	Mixed Livestock Housing	With lean-to including four calving boxes	135m2
4	General Purpose Shed	Block walls, corrugated roof sheeting and concrete floor	75m2
5	Traditional Building Range	Consists of four stable / stalls, constructed of stone under profile sheet and pantile roofs	
6	Former Pig Houses	Timber frame and clad former sow stalls	
7	Farmhouse	Stone built under pantile roof, three bedroom farmhouse	





FARMLAND

The land extends in total to 12.55 acres (5.08 hectares) of temporary grassland which is for sale as a whole. The land is classed as Grade 3 and the soils as slowly permeable, seasonally wet, slightly acidic but base rich loamy clay soils capable of producing a wide range of arable crops and grassland with moderate to good yields.

Lots	Parcel ID	Temporary Grassland	Other	Area (ha)	Area (ac)
1	3170		0.42	0.42	1.04
1	2866	1.09		1.09	2.69
1	3662	0.02		0.02	0.05
1	2756	2.08		2.08	5.14
1	2540	1.89		1.89	4.67
		5.08	0.42	5.50	
		12.55	1.04		13.59



GENERAL INFORMATION

Environmental Designations

There are no environmental designations.

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 no public rights of way that cross the property.

Access is gained through the neighbouring property for which a right of access has been granted. The access road is shown shaded yellow on the plan.

Services

The farmyard and farmhouse are supplied with mains electricity and mains water with private drainage.

Tenure

The property is offered freehold. The land and buildings will be available with vacant possession on completion.

Local Authorities

County Durham

Employees

There are no employees to be retained at Woodlands Farm.

Ingoing Valuation

Should the purchase of the property not take place prior to drilling the winter crop, the Buyer will be responsible for the ingoing valuation based on cultivations, seeds and fertilisers undertaken.

Council Tax

Woodlands Farm – Band E

EPCs

Woodlands Farm – EPC F

Method of Sale

Woodlands 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. Maintenance responsibilities are indicated by T marks on the boundary plan which is available upon request from the Selling Agent.

Sporting Rights and Mineral Rights

The 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 option to tax has been made in respect of the property.

Farm Disposal Sale

The Seller reserves the right to hold a farm disposal 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:

GSC Grays Farm Agency - 01748 829203

All appointments will be accompanied by a member of GSC Grays and every effort will be made to accommodate preferred viewing times. 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

From the A1(M), leave at Junction 56 and take the A68 south towards Darlington before following signs for Piercebridge and Caldwell via the B6275; upon entering Caldwell continue through the village onto the B6274 for approximately 1 mile. Woodlands Farm is accessed on the right via a private track.



CONDITION OF SALE

Deposit

A non-returnable deposit of 10% of the purchase price shall be paid on exchange of contracts. 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 the Rural Land Register and are therefore 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 or does not entitle either party to compensation in respect thereof.

Overseas Purchases

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

Anti-Money Laundering

Anti-Money Laundering - In accordance with current anti money laundering regulations, all offers to purchase the property - whether from within the UK or overseas, and whether cash or subject to finance - must be supported by appropriate evidence of source of funds. Acceptable documentation may include a bank statement evidencing

the purchase price, a financial reference from a bank or funding provider, or written confirmation from a solicitor verifying that sufficient funds are available to complete the transaction. Purchasers will also be required to provide certified copies of identification (such as a valid passport) together with proof of residential address, in a form compliant with anti-money laundering legislation. An administrative fee of £37.50 per person will be charged to cover the cost of the necessary verification checks.

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: October 2026. Photographs taken: Summer 2026.

