



LOW SHIPLEY FARM

Marwood, Barnard Castle, Teesdale, DL12 8RL

GSC GRAYS
PROPERTY • ESTATES • LAND



LOW SHIPLEY FARM

MARWOOD, BARNARD CASTLE, TEESDALE, DL12 8RL

Barnard Castle 5 miles • Cotherstone 1 mile (on foot)
Darlington Station 21 miles (all distances are approximate)

A MOST ATTRACTIVE RURAL BUSINESS WITH FARMING, LEISURE AND HOLIDAY RENTAL INCOME STREAM IN A SECLUDED LOCATION ON THE BANKS OF THE RIVER TEES WITH ACCESS TO THE TEESDALE WAY

- Grade II Listed, traditional stone-built farmhouse, modernised with open plan kitchen/breakfast/living room, 2 further reception rooms, 4 bedrooms, bathroom, and an ensuite shower room. Tremendous views with a sheltered garden.
- Two high quality properties converted from traditional stone buildings for holiday use.
 - Former stone barn with planning consent for conversion to a third holiday cottage.
 - A separate detached traditional stone-built cottage.
 - A 60-pitch fully equipped and occupied, static caravan park.
- Productive livestock farm with about 118.66 acres (48.02 ha) of meadow grazing and a modern general purpose shed.
 - Amenity woodland of about 21.42 acres (8.67 ha).
- Abundant natural capital with stone walled parks, mixed species grassland, amenity woodland, wildlife pond and protected Site of Special Scientific Interest (SSSI).
 - About 1500m of the north bank of the river Tees.
 - Sporting and mineral rights included.

About 150.90 acres (61.07 ha)
FOR SALE FREEHOLD AS A WHOLE



5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL
Tel: 01748 829203 richmond@gscgrays.co.uk
www.gscgrays.co.uk





Situation

Low Shipley Farm lies in a particularly attractive location, at the end of a long private track, on the banks of the river Tees, opposite the pretty village of Cotherstone and about 5 miles north of Barnard Castle.

The property is situated just off the B6278 between Barnard Castle and Eggleston and is accessed along a private road shared with three other users. Low Shipley is at the end of the road in a most secluded and tranquil spot with stunning views over the river to Cotherstone and the hills beyond.

There are plenty of local services with a church, garage and pub in Eggleston (1 mile), the highly rated The Rose and Crown in Romalldkirk (2 miles) and a village shop and post office as well as The Fox & Hounds Inn at Cotherstone which is about 3 miles away by car or a short walk across the bridge on the footpath straight from the farm.

Barnard Castle is an historic market town with the ruins of a medieval Castle overlooking cobbled streets to unspoilt countryside beyond. It has a wide range of local shops and

services including supermarkets, local artisan shops, many good restaurants and cafes, petrol filling station, medical and dental services and the highly regarded Barnard Castle School offering private education for boys and girls. There is a good golf course in the town as well as the world-renowned Bowes Museum. From here there is also excellent access to the main road network with the A66 main east-west trunk road only two miles away at Greta Bridge.

The Lake District is within about an hour's drive from Barnard Castle and the Great North Road, A1(M), at Scotch Corner gives fast access to Durham, Newcastle, York and Darlington. The main east coast railway line is about 21 miles away in Darlington, from where London Kings Cross can be reached in under two and half hours. Durham Tees Airport (25 miles) is the closest airport with Leeds (Brafod) and Newcastle airports flying to a wide range of international destinations.

The local area has a wealth of sporting and recreational opportunities with fishing on the river Tees, low ground and moorland shooting in the North Pennines and in the Yorkshire Dales National Park and the grouse moors of Upper Teesdale.

Description

Low Shipley Farm is an attractive livestock farm extending in total to about 150.90 acres and includes a modernised, traditional stone-built farmhouse, three cottages, a further building for conversion and a 60-pitch static caravan park. There is also a modern, general-purpose building currently used for storage and as workshops but could be re-incorporated into the farming operation as required.

The farm has exceptional amenity and environmental value being located next the river Tees, with an abundance of wildlife, ancient woodland and tradition meadow land which has been ideal for creating a diverse rural business with holiday lettings and a caravan park set around a traditional farming enterprise.

Low Shipley Farm, Barnard Castle, DL12 8RL

Approximate Gross Internal Area
3283 sq ft - 305 sq m
(Including Eaves)



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



The Farmhouse

The Farmhouse

The farmhouse is a Grade II Listed, traditionally stone-built and has recently been modernised providing spacious family accommodation with a large farmhouse kitchen, separate dining room, living room and large utility space. It has four good bedrooms upstairs, as well as a family bathroom and shower room.

The accommodation comprises:

Ground Floor – Hall, sitting room, dining room, study, open plan kitchen / breakfast room / living room, laundry room, WC, utility room.

First Floor – Four bedrooms, family bathroom, ensuite shower room.

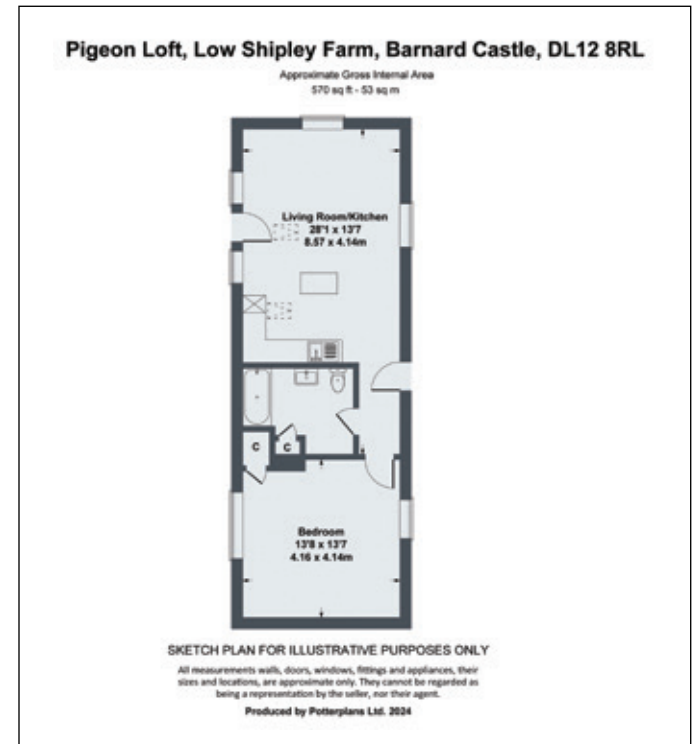
Large loft storage room.

The farmhouse garden has a southwest aspect with spectacular views over the river Tees to Cotherstone and the hills beyond. It includes a small terrace and extensive lawn bounded by a low stone wall.

The individual access drives and parking areas have been carefully laid out to maximise privacy with the farmhouse having the largest area which includes a large four-car garage which has scope for use as a home office or games room given the appropriate planning consent.



Pigeon Loft



The holiday cottages

The holiday cottages have been developed from the old stone steading range and have been built to a high standard.

Each cottage has its own area of garden or terrace, which includes a hot tub and outdoor seating, and they are available fully furnished.

Careful thought has been given to parking and privacy during the development and each property has its own access drive and parking. A large two storey barn on the north side of the range has also been developed but it is in separate ownership and not included in the sale.

Pigeon Loft

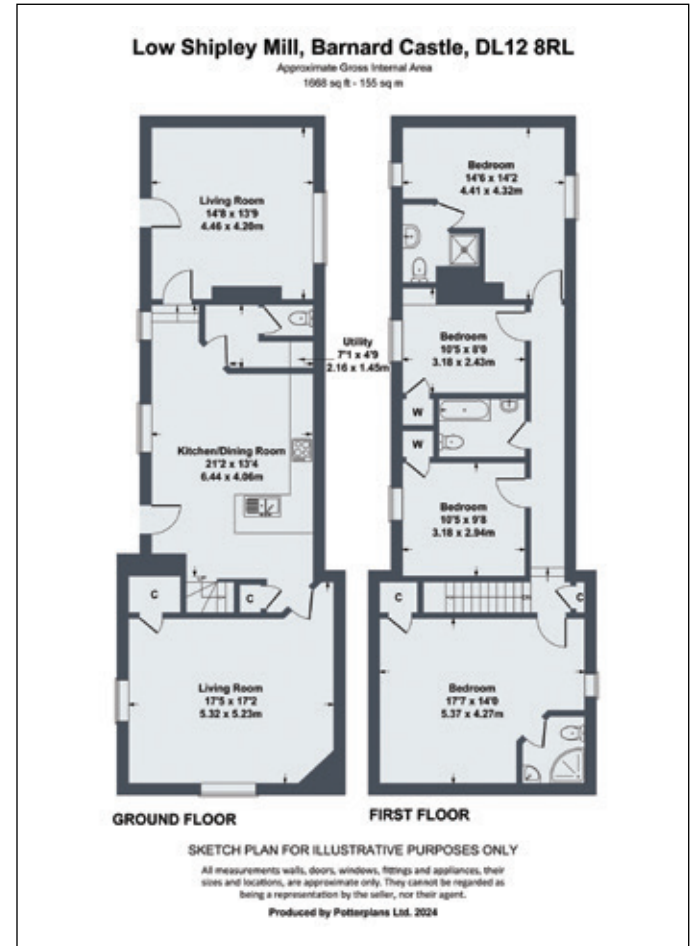
A pretty, detached, stone-built, single storey cottage with a large garden plot and fantastic views. It has been sympathetically converted and includes a hallway, open plan kitchen/breakfast room/ sitting room, bedroom and bathroom.

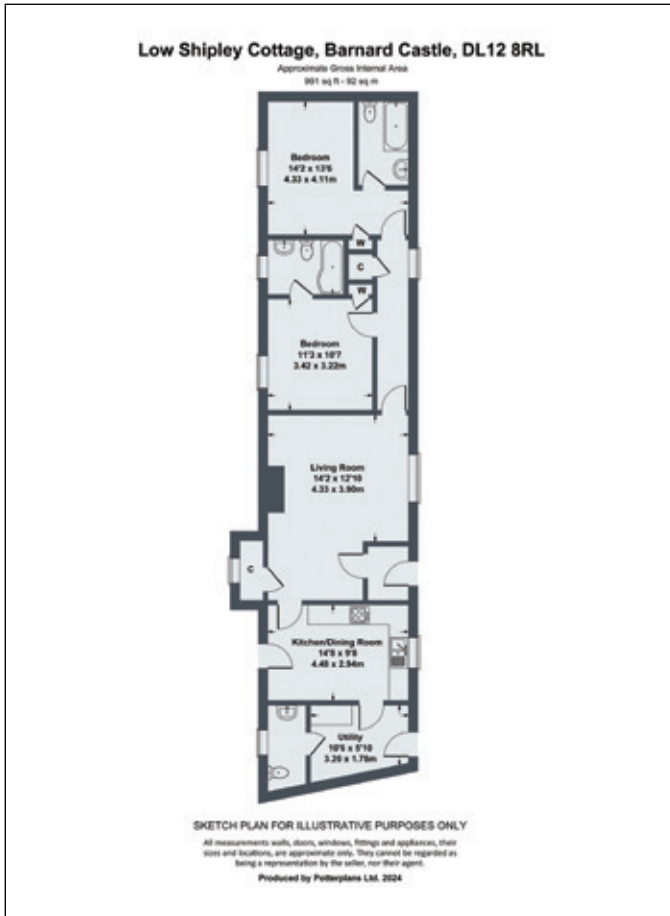


Pigeon Loft



Pigeon Loft





Low Shipley Mill

A delightful two storey former mill building with kitchen/breakfast room, WC, living room, sitting room with spot lit water wheel, four bedrooms (sleeps eight) and two ensuite shower rooms and bathroom.

Low Shipley Cottage

A single storey cottage adjoining the farmhouse which includes, entrance hallway, WC and utility area, kitchen/breakfast room, sitting room, two bedrooms with ensuite bathrooms.

It has direct access onto a private stone terrace and hot tub area with magnificent views.





The Old Bar

Across a small yard from Low Shipley Cottage is a former two storey barn. This was converted many years ago to a bar which was used by guests and residents of the caravan park. Planning consent to convert it to a third holiday cottage has been submitted now that the bar has closed and is awaiting final sign off pending the new Nitrate Neutrality regulations which have come into place to protect the river Tees catchment area.

Caravan Park

Planning consent was originally granted for the caravan park in 1974 and remains fully licenced for sixty pitches (licence details are available from the Selling Agents). The site lies at the end of the farm road on a gently sloping glade surrounded by mature amenity woodland and a short walk to the riverside and the footpath network.

It is connected to mains electricity with each pitch separately metered and there is a modern shared sewerage treatment plant which is fully Environment Agency compliant.





Business Summary

Low Shipley has been developed to include a range of rural enterprises which take full advantage of the beautiful location and its access to the Dales and some of the area's most important national trails.

The principal enterprise is the caravan park. Under the current arrangements the caravans can be occupied between the 1st March to 30th October each year with annual charge of £1,500 per site plus electricity use.

Mill House and Low Shipley Cottage have been developed and occupied as first-class holiday lets. They are marketed through Sykes Cottages, and managed in-house, receiving excellent reviews from happy holiday makers. Occupation over the last five years has been between 35 to 40 weeks and the pair are expected to generate between £45,000 and

£50,000 per annum. Further information is available from the Selling Agent.

Pigeon Loft is occupied by family and is not currently utilised as part of the business.

Farm Buildings

The farm includes a single, steel portal frame, general purpose shed with concrete panel walls and floor beneath timber boarded side cladding and fibre cement roof sheeting. It is fitted out for storage and workshop with gantry storage and is connected to both water and electricity. The building extends to approximately 350 sq m.

Farmland

The farmland extends to about 118.66 acres and is predominantly good quality, Grade 4 meadow land best suited to long term leys, most of which are mowable.

The soils are described on LandIS maps as slowly permeable clay and loam soils. The field parcels are of a good workable size, suitably well fenced for livestock and have access to water.

The land has been entered into a Countryside Stewardship Scheme. Further information is available from the Selling Agents, however, it is anticipated that a new owner might wish to explore other options in future in the light of changes to Government farming support and the introduction of Environmental Land Management schemes (ELMS) and the growing interest in biodiversity.



The land falls within a Nitrate Vulnerable Zone.

Field No	Pasture (ha)	Wood (ha)	Other (ha)	Total (ha)	Total (ac)
4974	5.11			5.11	12.63
3757		3.15		3.15	7.78
6859	5.73			5.73	14.16
5848	1.53			1.53	3.78
5938	0.79		0.18	0.97	2.40
6637	0.14		0.14	0.28	6.92
7743	0.39			0.39	0.96
6532			0.01	0.01	0.02
1345		0.49		0.49	1.21
9038	8.77			8.77	21.67
1032	2.42			2.42	5.98
4720	3.28	2.69	0.84	6.81	16.83
5723			0.14	0.14	0.36
6824	3.48		0.01	3.49	8.62
0917	4.32			4.32	10.67
8110	4.46			4.46	11.21
9839	5.87			5.87	14.50
8085		2.34		2.34	5.78
7949	1.25			1.25	3.09
8555	0.41		0.11	0.52	1.28
5723	0.07			0.07	0.17
7745			0.04	0.04	0.10
1297			0.05	0.05	0.12
Caravan Park			2.31	2.31	5.70
Farm Steading			0.55	0.55	1.35
	48.02	8.67	4.38	61.07	150.90

The land is currently occupied under an annual grazing licence due to run until the 25th of December 2024



Designations

The farm lies partly within the Shipley and Great Woods Site of Special Scientific Interest (SSSI) which comprise broadleaved, mixed and Yew woodland.

Low Shipley Farmhouse is Listed Grade II for its architectural interest.

Planning

Low Shipley Cottage has an agricultural tied occupancy restriction.

Planning references for consented works include:

DM/24/0014/FPA – Conversion of former social club.

DM/20/61629/PNA – General purpose shed.

DM/16/00354/FPA – Low Shipley Cottage

6/2009/0417/DM/LB – Mill House

6/2009/0416/DM – Mill House

6/2008/0106/DM – holiday cottages

Right of Pre-emption

There is a right of pre-emption in favour of the current owner of Low Shipley Farm and his successors over Skyline House. Further details are available from the Selling Agents.

GENERAL INFORMATION

Rights of Way, Wayleaves 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 two footpaths which traversing the farmland including the Teesdale Way. A detailed plan can be viewed on-line on the County Durham Public Rights of Way map.



Manorial Rights & Mineral Rights

Manorial & Mineral Rights are included in the sale in so far as they are owned.

Sporting Rights

Sporting rights are included in the sale. These do not include a right to fish on the river Tees, but permits can be bought locally. Further details are available for the Selling Agents.

Timber

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

Services

The farm is supplied with mains electricity (single phase) and mains water from a private branch pipe metered at the roadside. There is an Environment Agency licenced sewerage treatment plant for the caravan site, two new treatment plants for the holiday let cottages and the farmhouse (currently being installed).

Central heating in the farmhouse, Mill and cottages is by oil. There is also a fibre optic broadband connection.



Local Authorities

Durham County Council. Tel: 0300 0268 997

Council Tax and Business Rates

Farmhouse – Band D

Pigeon Loft – Band B

Low Shipley Mill – tbc by local authority

Low Shipley Cottage Rateable Value £1,925

Caravan Park – Rateable Value £15,000

Small business multiplier at 49.9 pence

2024/25 business rates payment £7,485

EPCs

Farmhouse – E (50)

Pigeon Loft – E (54)

Low Shipley Mill – D (69)

Low Shipley Cottage –C (70)

Rural Land Registry

The farm is registered with the Rural Payments Agency. Any future de-linked payments from the now dormant BPS system will be retained by the sellers.

Method of Sale

Low Shipley 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.

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.

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 should it be necessary following an agreement for early completion.

Farm Sale

The seller reserves the right to hold a farm sale within six weeks of the date of completion.

Solicitors

Scotts Wright

Contact: Steve Scott

Viewing

Appointments to view will be through the Selling Agents only by calling 01748 829 203.

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 (DL12 8RL)

From Barnard Castle head north on the B6278 towards Eggleston, passed the golf course and out on to the moor road. Continue along the road for 4 miles turning left sign posted to High Shipley Farm. Drive down the lane for about 0.4 miles and branch right on the farm road signed to Low Shipley Farm.

what3words Reference: ///pits.savings.songbird

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 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.

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

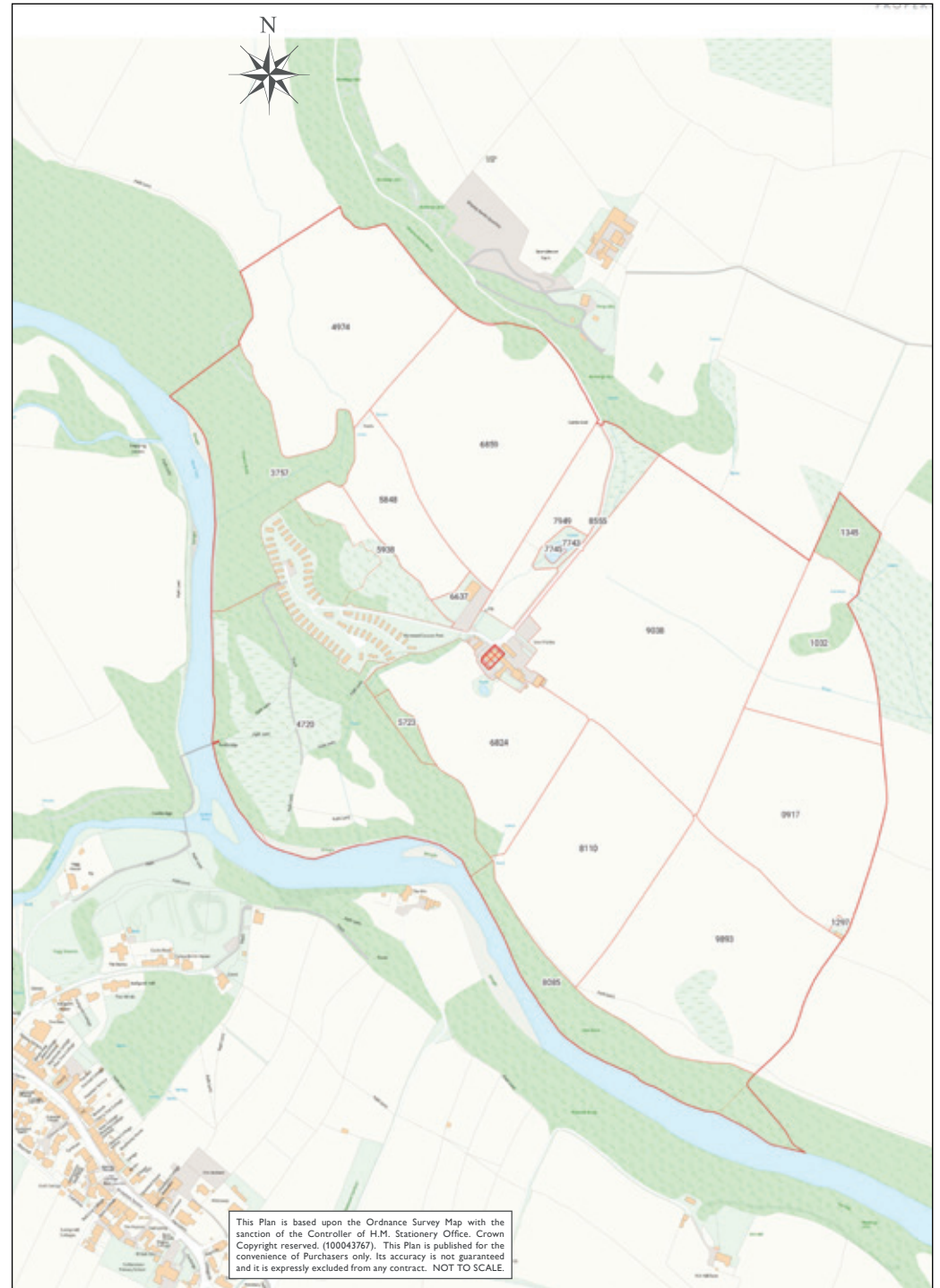
1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements 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: Summer 2024

Photographs taken: Summer 2024



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