



TOFT HALL FARM

KIRKHEATON, NEWCASTLE-UPON-TYNE, NE19 2DH

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ATTRACTIVE RESIDENTIAL FARM IN ACCESSIBLE LOCATION

Outstanding stone built modern four bedroom farmhouse

Three modern buildings suitable for farming, equestrian or storage use

Gently sloping land within a ring fence including permanent pasture, temporary pasture and arable

In all 211.3 acres (85.5 hectares)

For sale as a whole

Kirkheaton 1 mile ♦ Ponteland 11 miles

Newcastle-upon-Tyne 18 miles

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Savills York

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01904 617800

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Situation

Toft Hall Farm is well situated in unspoilt countryside offering the benefits of a rural situation together with easy access to Ponteland (11 miles) which has a wide range of services, Newcastle International Airport and the Metro (13 miles) and the A1 trunk road (15 miles) providing access to the main communications networks. The East Coast Mainline can either be boarded at Morpeth (14 miles) or in Newcastle City Centre (20 miles).

Description

Toft Hall Farm is a rare property, centred around the attractive stone built farmhouse built in 2007 to a high specification. A private tarmac driveway leads from the stone pillars and entrance gate to the main house beyond which are the three modern general purpose buildings suitable for farming, equestrian or general storage purposes. The farmland which extends to almost 209 acres lies mainly to the north and west of the farm steading and gently falls towards the stream on the north boundary.

Whilst the majority of the land comprises permanent pasture, cropping includes approximately 50 acres of temporary pasture and approximately 30 acres under arable production illustrating versatility. Most recently the farm has also been used for training race horses and includes a six furlong woodchip gallop as well as a circular 2 ½ furlong sand gallop.

The sale offers a rare opportunity to purchase a versatile farm or small estate with impressive house which should appeal to farmers or families with equestrian, amenity or sporting interests. Leisure facilities are available at Matfen Hall Country House Hotel with a 27 hole golf course, gym and spa which is only 5 miles away.



Farmhouse

A most attractive and well situated stone built farmhouse under a slate roof built following grant of planning consent in 2007. The house is subject to an Agricultural Occupancy Restriction and provides well laid out family accommodation in well-proportioned rooms extending to just over 3000sqft. On the ground floor there is an impressive entrance hall with feature staircase, utility room, a large dining kitchen with modern fitted kitchen units including a gas cooker with eight ring gas hob, stainless steel sink unit, fitted dishwasher and central breakfast bar. Off the kitchen is a glazed conservatory. There is a large full width sitting room including a multi fuel stove within an attractive fireplace. On the first floor there is a master bedroom with en-suite bathroom, two further double bedrooms each with en-suite shower rooms together with a fourth single bedroom.

The tarmac driveway leads to gravelled parking and turning area to the front and side of the house. The gardens are mainly down to lawns together with a large flagged outside seating and BBQ area adjacent to the conservatory.

The Buildings

The buildings lie to the west of the house comprising three modern buildings most recently used for equestrian purposes but suitable for a variety of farming, equestrian or storage uses. There are all of steel portal frame construction with fibre cement roofs and coloured cladding walls with sliding double doors to each end.

Building one East 18.1m x 11.7m (Internal)

Concrete floor and kicking boards to approximately 8 feet.

Building Two Middle 18.1m x 11.7m (Internal)

Currently housing eight Monarch loose boxes together with two storey tack room and washing area. (Boxes excluded)

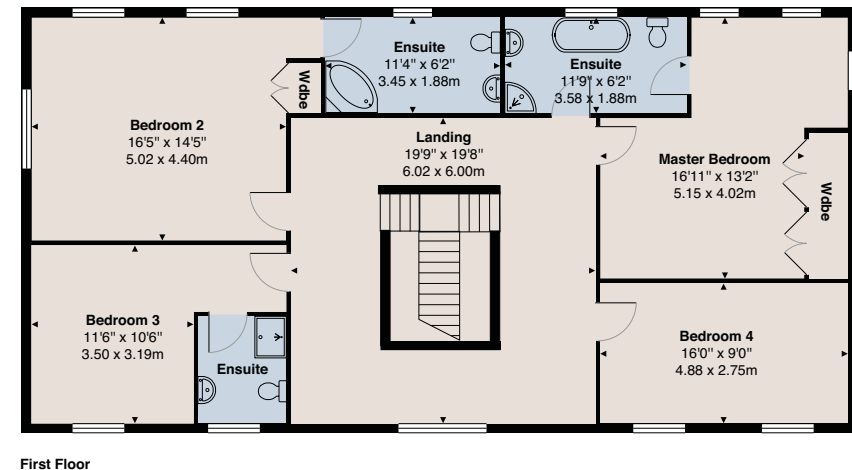
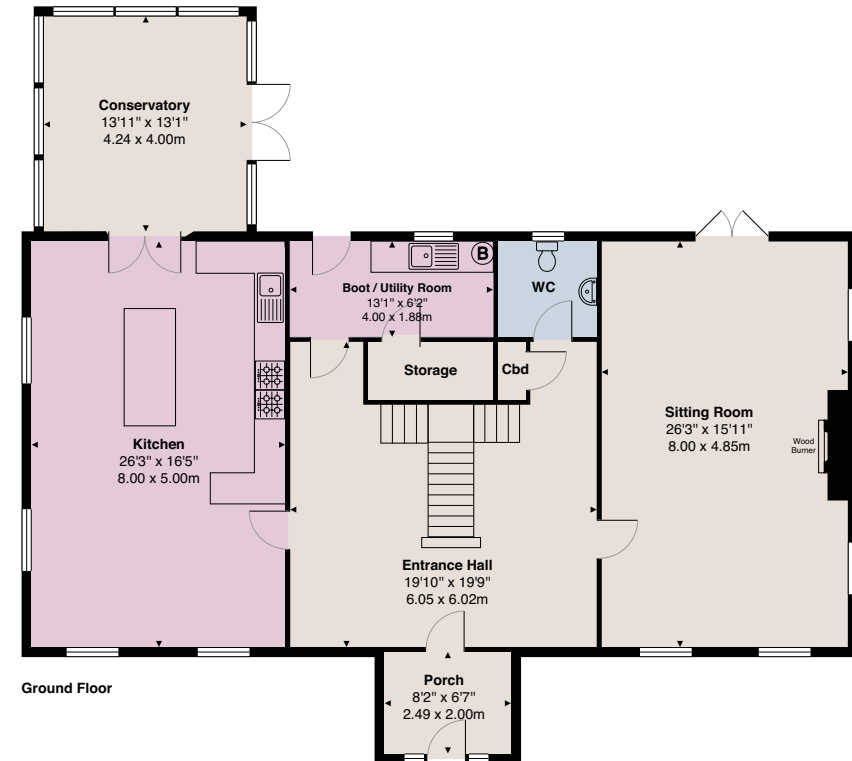
Building Three West 18m x 11.9m (Internal)

Low concrete retaining wall below the cladding and part concrete floor.



TOFT HALL FARM

Gross internal area (approx):
280.6 sq m / 3020 sq ft



PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements, walls, doors, windows, fittings and appliances are shown conventionally and are approximate only.
They cannot be regarded as a representation by the seller, their agent, the buyer or illustrator.

Land

The farm as a whole extends to approximately 211.3 acres lying within a ring fence with road frontage to the south and east boundaries. There is also good internal access to fields from the entrance driveway as well as the private drive leading to Toft Hall off which there are rights of access to the farmland. The land generally slopes from the southern boundary down towards the river Blyth (stream) which forms the northern boundary of the farm. The majority of the farm is in permanent grass including some rig and furrow but with most capable of mowing. Field numbers 1283 and 0914 have been in temporary grass being approximately 50 acres with field 6111 providing another 30 acres of arable. In addition to the farming enterprises the property has been used for the purposes of training racehorses and benefits from a six furlong woodchip gallop as well as a circular 2 ½ sand gallop.

The farm is well suited to those seeking a productive mixed farm but for a purchaser perhaps seeking to utilise the equestrian potential the existing short term cropping and grazing licences could be continued.

An application has been submitted for entering the farm in to a Stewardship Scheme as from January 2018 which if it is accepted could produce between £7000 and £8000 per annum and importantly identifies the biodiversity potential on the farm which is likely to be increasingly important when farm subsidies are reviewed.





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General information

Postcode NE19 2DH

Directions

Satnav will take you to the neighbouring property known as Toft House, therefore if you are using satnav and approaching from the east please take the turning on the right before reaching the destination which will lead you to the entrance to the property which is clearly marked.

Take the A696 heading north out of Ponteland After approximately 1/2 mile turn left signed Kirkheaton and Stamfordham. After another 2 1/2 miles follow the sign towards Capheaton and Kirkheaton then after another mile take the right hand turn towards Capheaton and Little Bavington and you will see the entrance to the property on your left after one field.

Rights of Way Easements and wayleaves

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

There is a right of way along the driveway to Toft House for the purposes of gaining access to field numbers 1283 and 8675. There is a wayleave agreement relating to a pole line crossing field numbers 6671 and 7195. There are no public rights of way crossing the holding.

Services

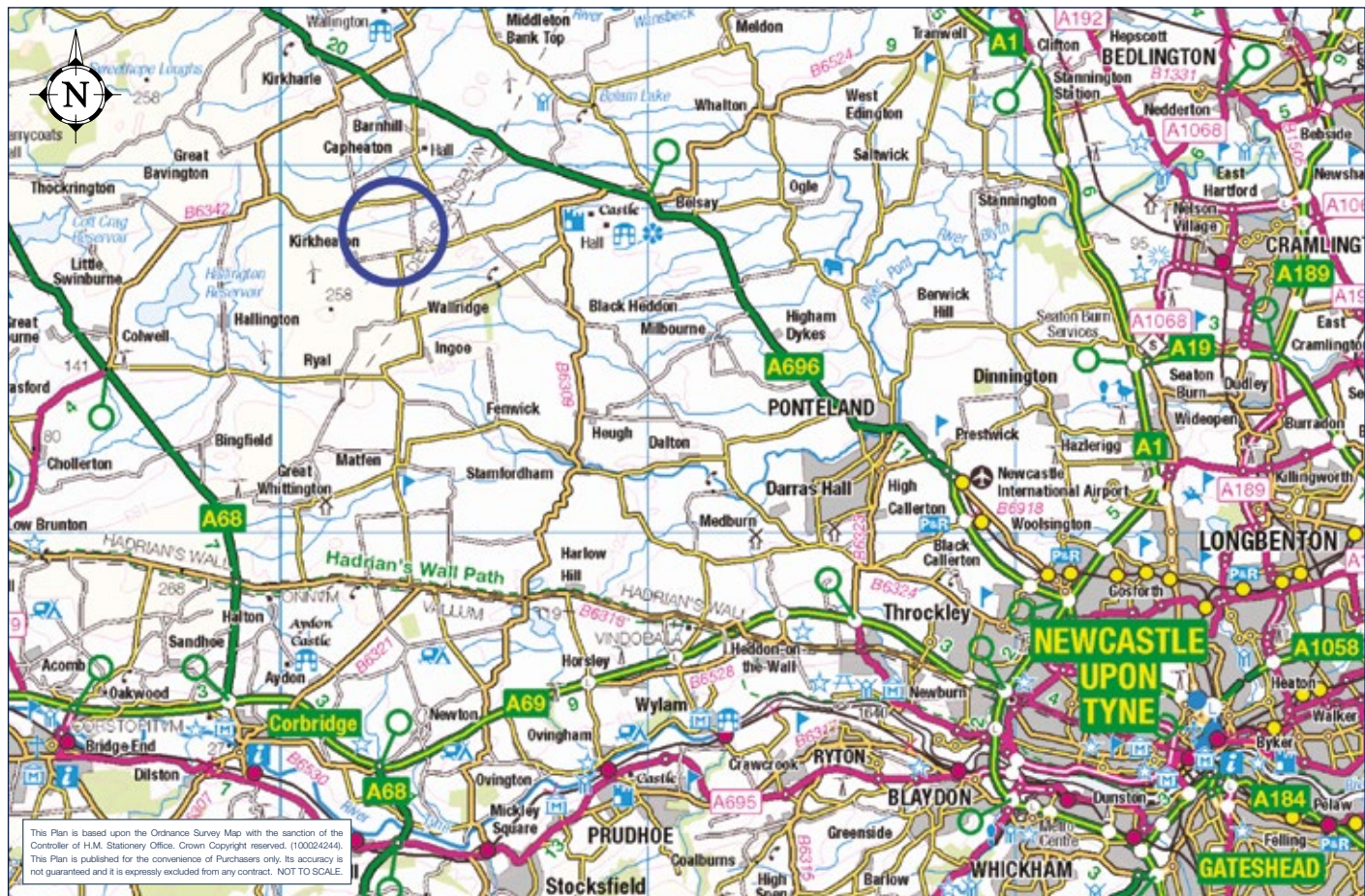
Mains water (Water to the house and tack room is metered with field troughs believed to be subject to a fixed charge of around £200 per annum) single phase electricity, (a three phase supply runs close to the buildings but is not connected). Private drainage system. Oil central heating and bottle gas to the cooker.

Local Authority

Castle Morpeth Borough Council
The Kylins
Loansdean
Morpeth
Northumberland NE61 2EQ
(01434) 602643

Planning

Planning consent was granted in 2007 for the erection of a permanent agricultural dwelling, application number CM/2007/0137. The consent was granted subject to an Agricultural Occupancy Restriction details of which are available from the agents.





Subsidies and Grants

The land is registered on the Rural Land Registry (RLR) and sold with the benefit of Basic Payment Scheme (BPS) Entitlements. The number of Entitlements will be based on the net claimable area believed to be approximately 84.86 Entitlements. Any outstanding subsidy payments claimed prior to the completion date will be reserved to the vendors and the purchaser will undertake to meet compliance obligations for the relevant claim year.

Designations

The holding lies on the edge of, but within the Less Favoured Area.

Sporting Rights

The sporting rights are included in the sale.

Minerals

Mineral rights are reserved to a previous owner.

Council Tax

Band G

Method of Sale

The property is offered for sale as a whole by private treaty the selling agents reserve the right to conclude negotiations by other means if appropriate.

Solicitors

Forbes Lukins
Williamsons Craig Solicitors
40 Priestpoppel
Hexham
Northumberland
NE46 1PQ
Tel: 01434 602643

Viewing

Strictly by appointment with the selling agents Savills 01904 617800

Health and Safety

Given the potential hazards of a working farm we would ask you to be as vigilant as possible when inspecting the farm for your own personal safety and impartial around the farm buildings.

Tenure

The freehold of the farm is offered for sale with vacant possession upon completion but maybe subject to short-term lettings of arable land and grazing depending on the time of year.

Fixture and fittings

All items normally designated as fixtures and fittings are excluded from the sale unless specifically mentioned. The Monarch stable partitions together with the horse walker are excluded from the sale but may be available separately.



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