



## SUNNY BANK FARM

ST. JOHNS CHAPEL, BISHOP AUCKLAND, COUNTY DURHAM, DL13 1QZ





# SUNNY BANK FARM

ST. JOHNS CHAPEL, BISHOP AUCKLAND, COUNTY DURHAM, DL13 1QZ

Two bedroom farmhouse

One bedroom holiday cottage

Traditional stone barn previously consented for conversion to live/work unit

Traditional and modern farm buildings

Meadow, pasture and allotment land

In all about 295.51 acres (119.59 hectares)

For sale by private treaty as a whole or in three lots

Stanhope 8 miles ♦ Wolsingham 13.5 miles ♦ Barnard Castle 25 miles  
Durham 30 miles ♦ Penrith 33 miles  
(All distances are approximate)



**Savills York**  
14 Merchants Place, Merchantgate  
York, YO1 9TU  
wdouglas@savills.com  
**01904 617800**

**Savills Darlington**  
26 Coniscliffe Road  
Darlington, DL3 7JX  
wthornton@savills.com  
**01325 370500**

**savills.co.uk**



### Description

Sunny Bank Farm is a diversified productive Weardale livestock farm in the heart of the picturesque North Pennines Area of Outstanding Natural Beauty. The farm sits on the north side of the dale with a beautiful southerly aspect, the setting is typical for the area and comprises of dales rising to the surrounding moorland.

The farm has historically carried a productive suckler herd, only recently has the current owner focused on the 350 ewe sheep flock. The farmstead sits in the centre of the holding, with the bulk of land surrounding in a ring fence divided by a single track public road which gives access to the majority of the fields.

### Sunny Bank Farmhouse

The farmhouse is a typical rendered stone built property under a blue slate roof with single storey extension to the west elevation. Set at the heart of the farm there is a large traditional stone barn attached to the east. To the south and west is an attractive lawn garden overlooking the farm drive. Ground floor accommodation includes kitchen, dining room, living room and bathroom. The first floor comprises two bedrooms and a small store room. The property would benefit from some modernisation, which could further enhance many of the attractive period features. The property has oil fired central heating and uPVC double glazing.



Sunny Bank Farmhouse



Sunny Bank Farmhouse



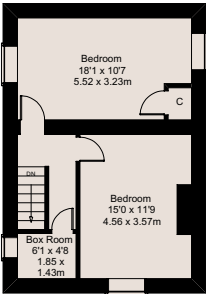
Sunny Bank Farmhouse





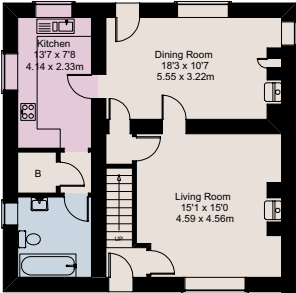
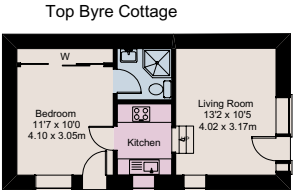
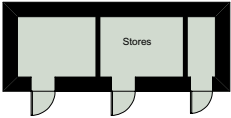
**Top Byre Cottage**

Lying north of Sunny Bank Farm in an elevated position, this traditional field barn was converted into a well-appointed one bedroom holiday cottage in 2002. The property has provided useful additional income for the farm and makes the most of the spectacular views south across Weardale. The cottage is arranged over a split level floor with a living room and bedroom divided by a kitchen and ensuite bathroom. Outside there is private parking and a patio area to make the most of the wonderful views. The property has oil fired central heating and double glazed windows throughout.

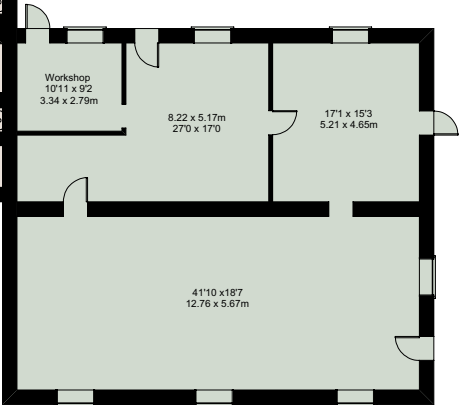


FIRST FLOOR

Sunnybank  
St Johns Chapel



GROUND FLOOR





High Sunny Side

### High Sunny Side

This double height traditional stone barn originally received planning consent in 2008 for conversion to a live/work unit, the consent was then extended in 2012 until 2015. Reference 3/2012/0105 (Extension of planning approval 3/2008/0522). The consent if implemented will create an attractive two bedroom property, with extensive studio and office space in an elevated position with far reaching views over Weardale. This is offered for sale together with approximately 10 acres as a separate lot.

### Land

The farmland lies predominantly in a ring fenced block surrounding the main farmstead, this is in part bound and dissected by council maintained single track roads providing good access to the fields. The land gently rises from 310 to 550 metres above sea level, the lower lying meadow and pasture land being classified as Grade 4 and the allotment ground Grade 5 under the MAFF Provisional Agricultural Land Classification. Soils are predominantly from the Brickfield 3 series, with some areas of East Keswick and Wilcocks 1 series soils. All soils are common to the locality and described as loam and clay soils suitable for grassland and stock rearing. Historically the farm has supported a suckler herd and latterly focused on a 350 ewe sheep flock.

### Woodland

The farm includes three attractive mature mixed woodlands interspersed within the farmland, totalling approximately 15.44 acres in all.

Lot No.	Field No.	Total (Ha)	Total (Acres)
Lot 1 (red)	0764	2.88	7.12
	1451	6.25	15.44
	2277	3.85	9.51
	2793	4.56	11.27
	5008	13.84	34.20
	7123	10.90	26.93
	9545	6.94	17.15
	2840	4.96	12.26
	6164	13.80	34.10
	9977	0.09	0.22
	9583	2.34	5.78
	9093	0.50	1.24
	8686	0.67	1.66
	pt 7988	0.72	1.78
	8468	1.78	4.40
	9764	1.85	4.57
	7759	1.28	3.16
	0382	1.15	2.84
	0470	0.56	1.38
	1197	1.38	3.41
	1083	0.65	1.61
	1078	0.25	0.62
	2195	1.20	2.97
	0105	1.69	4.18
	pt 7388	0.35	0.86
	6396	0.54	1.33
	9152	2.35	5.81
	2516	5.34	13.20
	1408	1.72	4.25
	5190	0.54	1.33
	5696	0.69	1.70
	6908	3.66	9.04
	9733	3.57	8.82
	9619	2.03	5.02
	0413	0.16	0.40
	0929	1.13	2.79
	9340	0.69	1.70
	Sunny Bank Farm	0.16	0.40
	Top Byre Cottage	0.07	0.17
	<b>Lot 1 Total</b>	<b>107.09</b>	<b>264.62</b>
Lot 2 (blue)	7800	0.66	1.63
	9202	0.87	2.15
	8608	1.86	4.60
	8698	0.09	0.22
	8415	0.80	1.98
	High Sunny Side	0.01	0.02
	<b>Lot 2 Total</b>	<b>4.29</b>	<b>10.60</b>
	3291	3.07	7.59
Lot 3 (green)	pt 4177	1.26	3.11
	3869	1.03	2.55
	2677	1.73	4.27
	4588	1.12	2.77
	<b>Lot 3 Total</b>	<b>8.21</b>	<b>20.29</b>
<b>Total</b>		<b>119.59</b>	<b>295.5</b>







### Farm Buildings

Attached to the east of the farmhouse is a large traditional stone barn which provides useful storage and young stock housing. This could be utilised as part of an extension of the farmhouse or development / conversion to other uses (subject to the necessary consents). To the southern elevation of this barn is a large stone built lean to with box profile steel roof. Beyond the traditional buildings attached to the farmhouse there are two steel frame buildings under corrugated steel cladding and stone walls and concrete floors in part.

The land to the west of Middlehope Bank includes an off lying steel frame building with corrugated steel roof and side cladding.

### General Information

#### Rights of Way, Easements & 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.

The farm is accessed via short private drive with a shared turning area connecting to the publicly maintained road. The vendor will retain a right of way over this shared area to access a retained property. Various public footpaths and bridleways cross the farm and land. Local electricity lines also cross the farm at various points.

#### Services

Mains electricity, metered mains and spring fed water supplies, private drainage.

The spring water supply serves Sunny Bank, High Sunny Side, various field troughs and an additional third party dwelling. The mains water supply is a private pumped supply (to maintain pressure) serving Top Byre Cottage and an additional property to be retained by the vendors. It is proposed ownership of this mains supply will pass to the purchaser of the farm but no additional dwellings or otherwise shall be supplied without written consent from the vendors. The vendors retained property has a sub meter installed to enable recharge for water usage and will contribute to the maintenance of shared pipes from the mains supply.

#### Local Authority

Durham County Council, County Hall, Durham, County Durham  
DH1 5UQ. Tel: 03000 26 0000

#### Designations

The farm lies within the North Pennines Area of Outstanding Natural Beauty (AONB).

#### Subsidies & Grants

The land is registered on the Rural Land Registry and is sold with the benefit of Basic Payment Scheme (BPS) Entitlements at no additional cost.

The Entitlements are currently held by and have been claimed in 2017 by the vendor, who will endeavour to facilitate transfer of Entitlements to the purchaser(s) in readiness for the 2018 claim.

There will be a charge of £250 plus VAT for the transfer to the successful purchaser(s).

The land is entered into an Entry Level and Higher Level Stewardship Scheme due to expire 31th May 2022. The purchaser(s) will be required to take over and honour the agreement until expiry. Annual income received from the scheme is approximately £13,940 (further details are available on request).

Ingoing

The purchaser will take over and pay for crops in store at a valuation figure assessed by the vendor's agent.

Holdover

The vendor will reserve a right of holdover to hold a farm dispersal sale (if required), location and date of any such sale will be agreed between the parties.

Sporting Rights

The sporting rights are included in the sale in so far as owned, this includes single bank fishing on the River Wear.

Minerals

The minerals rights are for the most part reserved to a third party, however where these are owned will be included in the sale.

Solicitors

Hewitts Solicitors  
207 Newgate Street  
Bishop Auckland  
County Durham  
DL14 7EL

Phone: 01388 604691  
Email: iangibson@hewitts.co.uk

Savills York  
14 Merchants Place  
Merchantgate, York YO1 9TU  
york@savills.com  
01904 617800

savills.co.uk

Tenure

The freehold of the farm is offered for sale with vacant possession on completion.

Council Tax and Business Rates

Sunny Bank Farm - Band B  
Top Byre Cottage - 2017 rateable value £1,600

Method of sale

Sunny Bank Farm is offered for sale by private treaty as a whole or in three lots.

Lot 1 - Sunny Bank Farm with Top Byre Cottage, in all 265 acres.

Lot 2 - High Sunny Side, in all 10.6 acres.

Lot 3 - Land at Chapel View, in all 20.3 acres.

Offers for part or outside the current lotting may be considered. All prospective purchasers are encouraged to register their interest with Savills as soon as possible.

Nearest Post Code

DL13 1QZ

Viewing

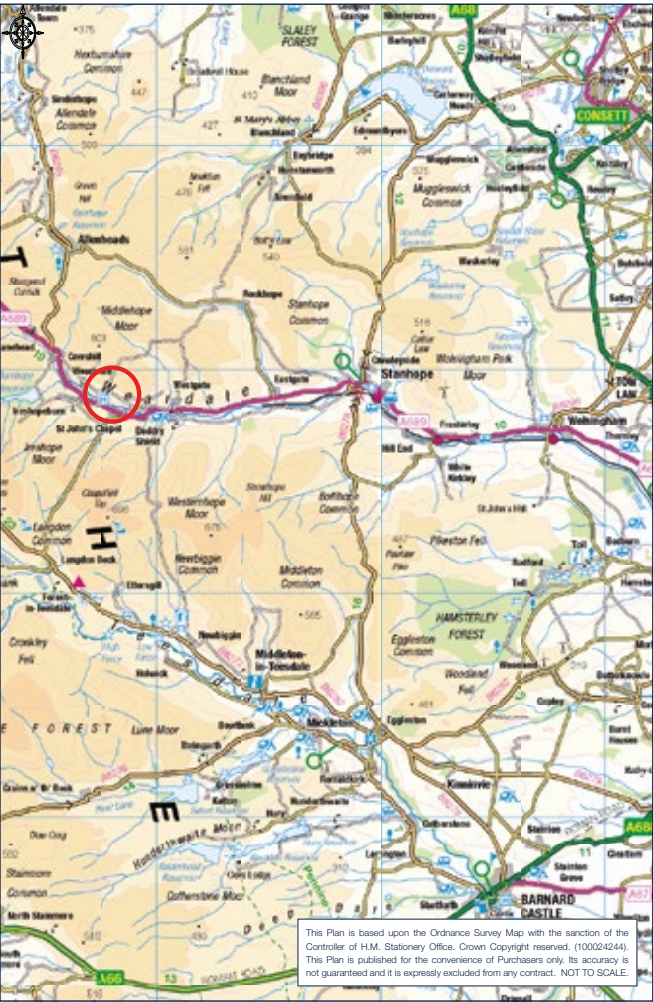
Strictly by appointment through the sole selling agents Savills.

Health and Safety

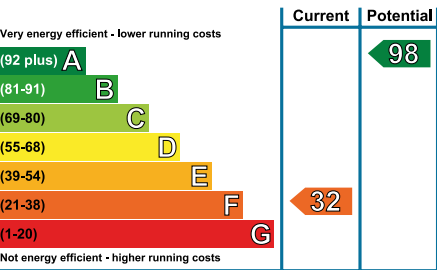
Given the potential hazards of a working farm we would ask you to be as vigilant as possible when inspecting the farm for your own personal safety, in particular around the livestock and farm buildings.

Date of Information

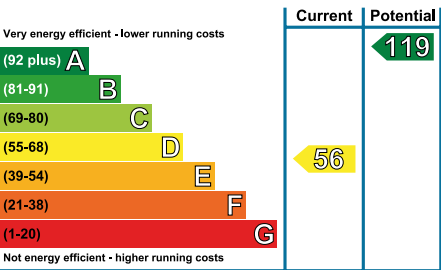
Particulars prepared – July 2017  
Photographs taken – June 2017



Sunnybank Farm – Energy Efficiency Rating



Top Byre Cottage – Energy Efficiency Rating



Important Notice Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Ref: 17/07/25 WD



