



LOW HOUSELOP FARM

TOW LAW, COUNTY DURHAM

savills







# LOW HOUSELOP FARM

TOW LAW, COUNTY DURHAM,

**A HIGHLY PRODUCTIVE WELL EQUIPPED AND ACCESSIBLE  
LIVESTOCK FARM LYING WITHIN A RING FENCE.**

Tow Law 1.5 miles ♦ Wolsingham 3.5 miles ♦ Durham 13.5 miles ♦ Corbridge 20 miles  
(All distances are approximate)

Well-proportioned three bedroom farmhouse with potential to extend

Large range of livestock buildings

Well fenced and managed productive grassland  
including over 100 acres of mowing land

Grazing rights for 250 ewes and lambs on the adjoining common

**In all about 271 acres / 109 hectares**

For sale as a whole

The Savills logo, featuring the word "savills" in a red, lowercase, sans-serif font, centered within a solid yellow square.

**Savills York**

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## Introduction

Low Houselop farm is a highly productive and well managed upland livestock farm lying within a ring fence in an accessible yet private location to the west of the A68 trunk road. The centrally placed farmstead includes a well-proportioned farmhouse with potential to extend, a large range of livestock buildings of mainly modern construction and well fenced land. Much of the pasture has been reseeded and currently includes about 100 acres of mowing land for silage or hay. Part of the farm benefits from deer fencing following the recent introduction of 75 Hinds as an alternative enterprise. The current farming system also includes approximately 500 ewes together with up to 90 Suckler cows. Grazing rights on the adjoining Sandedge common for 250 ewes together with single lambs is an added advantage. There may be potential for the purchaser to rent additional lowland grazing and a moorland allotment by separate negotiation. Farms of this size and quality rarely come onto the open market.







### Location and Situation

The A68 trunk road which leads from the A1 and Darlington to the south up to Corbridge and the A69 trunk road to the north provides excellent accessibility to the farm and whilst part of the land fronts onto the A68 the house and buildings lie within a private valley not visible from the road. The settlement of Tow Law only 1.5 miles from the farm provides a useful range of shops and services. The farm is well placed for accessibility to Darlington, Durham or Newcastle to the east as well as close proximity to Teesdale and the North Pennines and Durham Dales Areas of Outstanding Natural Beauty.

### Description

#### Farmhouse

An attractive traditional stone built farmhouse under a slate roof providing well-proportioned three bed accommodation as shown on the floorplan and photographs. There is potential to extend into the adjoining barn subject to obtaining necessary consents.







### Farm buildings

One of the features of the farm is the large range of livestock and general purpose storage with buildings mainly constructed of modern materials.

**1.** 3 x (3.63m x 3.04m) (11'9" by 10')

Timber Loose Boxes & Tack Room built by Hodgsons of Cotherstone.

**2.** Sheep, cattle pens, races, holding yards and sheep dip together with loading dock.

**3.** 7.39m x 5.58m (24'3" by 18'3")

A timber frame general purpose workshop. Concrete base, galvanised corrugated steel sides.

**4.** 10.12m x 4.58m (33'2" by 15')

Two storey traditional rendered stone general purpose building, with first floor access from the yard which provides general storage and houses the battery and switch gear for the wind turbine and solar panels. The lower level is accessed from the modern agricultural buildings and used as a calf creep to Building 6.

**5.** 4.53m x 4.30m (14'8" by 14'1")

Stone built generator house/former stable.

**6.** 18.45m x 15.20m (60'5" by 49'9")

Steel portal clear span livestock building with concrete blocks to 6 1/2 courses, concrete base, feed passage, fibre cement roof.

**7.** 18.45m x 5.99m (60'5" by 19'6")

A steel frame lean-to building divided to provide 4 Bull Pens, 1 Cow and Calf Pen, concrete base, under fibre cement roof.

**8.** 18.50m x 3.13m (60'7" by 10'3")

Concrete feed passage, sliding galvanised doors at both elevations.

**9.** 18.50m x 6.88m (60'7" by 22'6")

Timber portal frame livestock building with concrete block to 8 courses, concrete base, corrugated steel sides, fibre cement roof and cattle feeder barriers to the feed passage.

**10.** 30.30m x 14.76m (99'4" by 48'4")

5 bay steel portal livestock building with part steel roof and walls and cladding. Open to one side.

**11.** 24.20m x 12.20m (79'9" by 40")

Steel portal framed Barn with hardcore base providing fodder storage.







**12/13.** 18.64m x 9.34m (61'2" by 30'6")

Two general purpose stores with steel frames painted steel sheet rods and hardcore base.

**14.** 43m x 25.10m (141' by 82'3")

A substantial cattle complex, 8 bay steel portal clear span building, concrete block sides, Yorkshire boarding, Fibre cement roof and southern elevation, concrete base throughout, raised feeder passage, galvanised sliding doors, gale breakers, sodium lighting.

**15.** Deer shed 80' by 40'

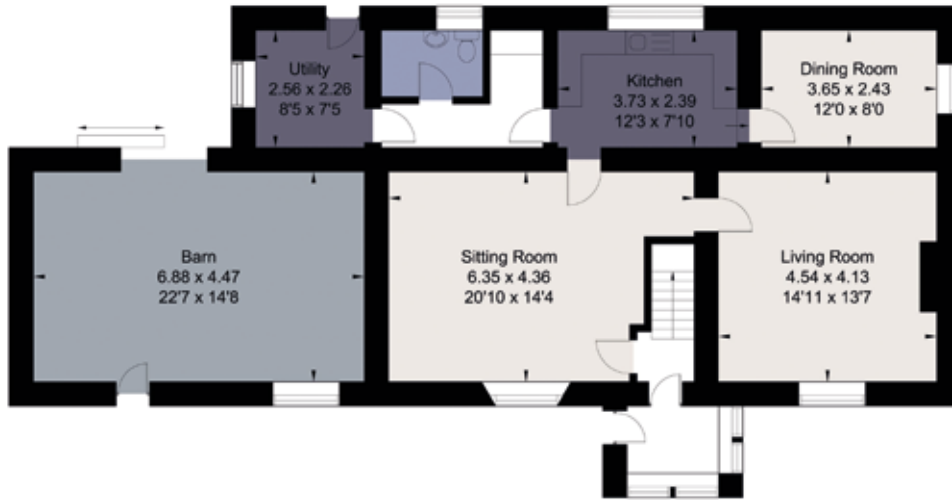
Steel portal framed, concrete side panels and floor. Fibre cement roof, space board cladding. Incorporating deer handling and sorting pens.





## FLOORPLANS

Gross internal area (approx): 176.39 sq m / 1898.64 sq ft  
Barn: 59.98 sq m / 645.61 sq ft  
Total: 236.37 sq m / 2544.26 sq ft



Ground Floor



First Floor





## Land

The land which extends to approximately 270 acres in all, lying within a ring fence. It has been well managed and maintained to support the current livestock numbers. A particular feature are the very well maintained walls and the modern deer fencing to part of the farm for a purchaser interested in an alternative enterprise. Seven fields have been reseeded as part of the land improvement scheme and over 100 acres are capable of mowing for silage and hay. This is a well-balanced livestock unit which benefits from grazing rights for 250 ewes plus single lambs and followers to graze the adjoining Sandedge Common. For purchasers seeking a larger farming enterprise there may be a possibility of renting approximately 80 acres of allotment grazing plus a further 80 acres of off lying lowland grazing.

## General Information

### Nearest Postcode

DL13 4JR

### Tenure

The farm is offered for sale as a whole with vacant possession upon completion. The farm is freehold except for the former railway line which is held on a 500 year lease.

### Services

Mains supplies of electricity and water to the roadside building in field O358. The farm steading is powered by a renewable energy system comprising a wind turbine backed up by solar panels. The 2.5 kilowatt turbine feeds into a 48 volt, 8 battery system (new batteries last year) which provides the power supported by 6 solar panels on the house roof. There is a backup diesel generator if required. A private water supply from a tank within the farm leads to the farmhouse and buildings and a new UV filter was installed this year. There is oil central heating to the house and Calorgas for cooking. Drainage is to a private system.

### 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.

There are no public rights of way crossing the farm. The farm benefits from a right of access between the points marked A and B on the plan, leading from the A68 from Middle Houselop to gain access to fields on the southern boundary.





**Local Authority**

Durham County Council  
County Hall, Aykley Heads, Durham, DH1 5UL

**Council Tax**

Band C  
Rates payable in 2020 was £1,715

**Energy Performance Certificate**

Farmhouse – F

**Subsidies & Grants**

The land is registered and sold with the benefit of 108.16 SDA Entitlements and 38.07 SDA moorland entitlements. Payments relating to the 2021 claim year will be retained by the vendors who will undertake to transfer the Entitlements to the purchaser as soon as possible following completion.

**Stewardship Scheme**

The farm is not currently entered into any Stewardship Schemes although is probably well placed for entry in to future ELMS schemes.

**Ingoing valuation**

In addition to the purchase price the purchaser will be required to take over and pay for all hay, silage, fuels and feedstuffs at cost or calculated in accordance with current CAV costings.

**Fixtures and Fittings**

Fitted carpets are included in the sale, otherwise all fixtures, fittings, garden furniture and statuary are excluded as is the shipping container in the yard.

**Method of sale**

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

**Viewing**

Strictly by appointment through the sole selling agents Savills York 01904 617800 [ablack@savills.com](mailto:ablack@savills.com) reference AWB.

**Health and Safety**

Given the potential hazards we would ask you to be as vigilant as possible when inspecting the property for your own personal safety, especially around the farm yard.

**Date of Information**

Particulars prepared – May 2021  
Photographs taken – May 2021

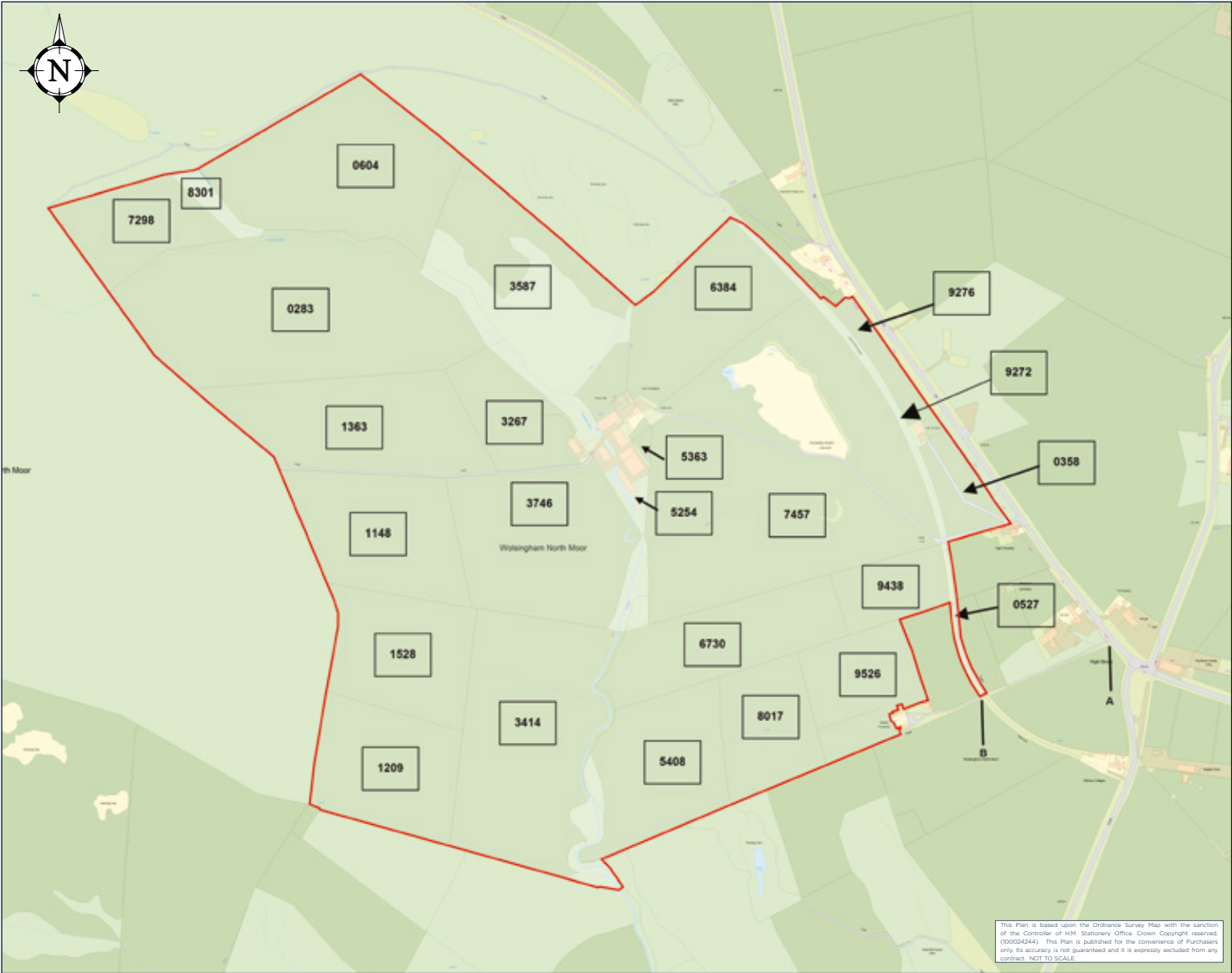
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Schedule of Land

Parcel ID	Total Area (ha)	SPS Recorded Eligible Area (ha)	English Region
7298	2.87	2.87	S
8301	0.47	0	S
283	11.74	11.74	S
1148	4.76	4.76	S
1209	4.32	4.32	S
1363	5.84	5.84	S
1528	4.2	4.2	S
3267	2.54	2.54	S
3414	9.73	9.49	S
3587	7.43	7.43	S
3746	6.37	6.36	S
5254	0.36	0.31	S
5363	0.15	0.14	S
2408	4.61	4.61	S
6384	4.41	4.41	S
6730	4.27	4.27	S
7457	16.24	16.03	S
8017	5.23	5.23	S
9272	0.95	0.95	S
9438	1.77	1.77	S
9526	0.74	0.74	S
604	7.33	7.33	S
527	0.32	0.32	S
9276	0.97	0.97	S
358	1.22	1.13	S
Farmstead/ Tracks	0.9	0	S
Total	109.74	107.76	
Total acres	271.17	266.27	



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