



Spring House Farm  
Sadberge, Darlington



A lovely compact mixed residential farm and equine livery enterprise in a central location with good transport links.



RURAL



146 ACRES  
(59.28 HA)



GUIDE PRICE:  
£2,000,000  
(WHOLE)

Key Features

- Versatile land use
- Excellent equestrian facilities
- Extensive set of modern and traditional buildings
- Attractive and spacious farmhouse
- Secondary accommodation
- About 146 acres (59.28ha)
- For sale as a whole or in up to four Lots

Distances

- Sadberge 1.5 miles
- Teesside International Airport 2.8 miles
- Darlington 7 miles
- Teesside Shopping Centre 10 miles
- Middlesbrough 12 miles

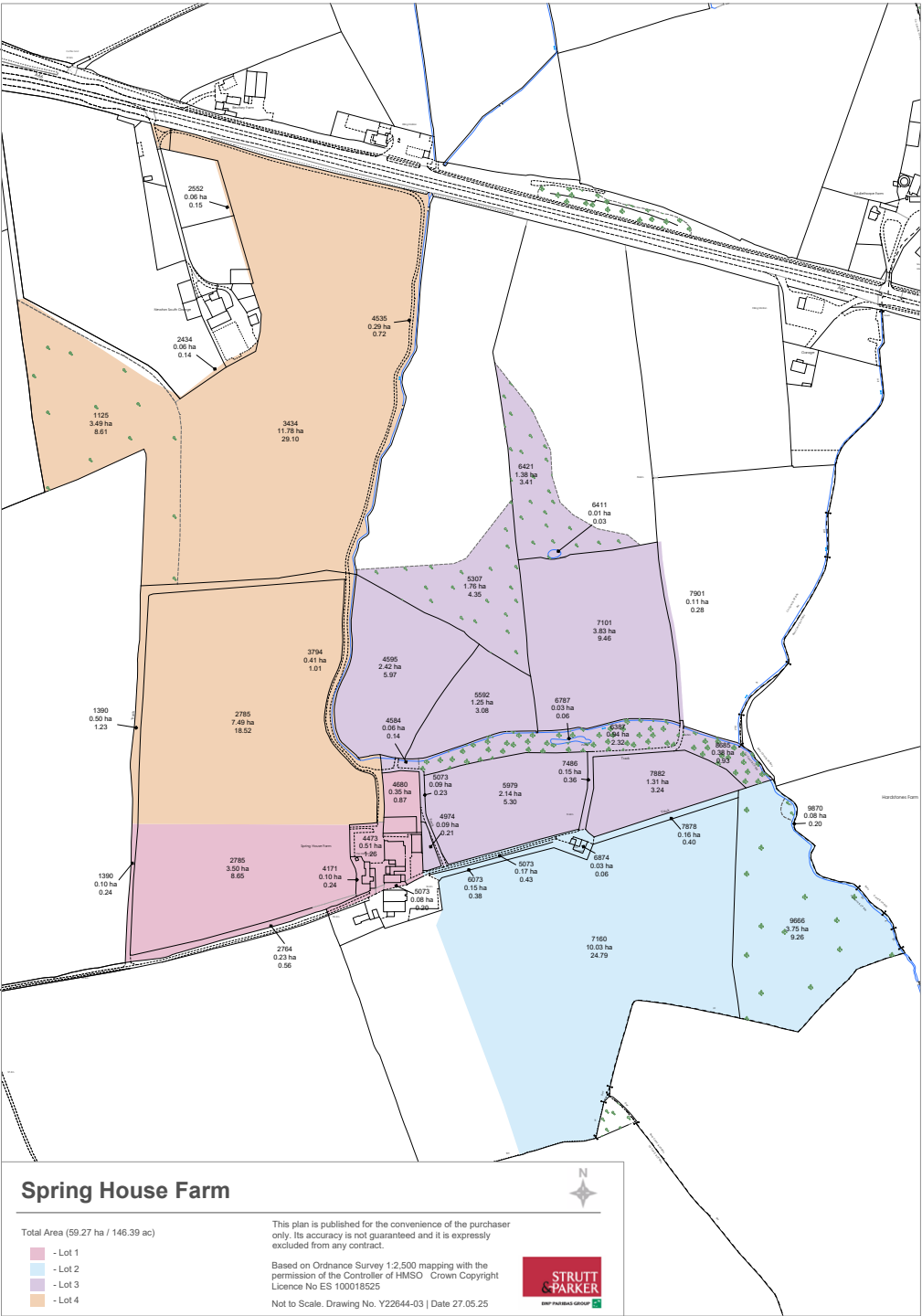
The property

The land extends to approximately 146 acres (59.28 ha) in total which includes about 28.88 (11.68 ha) acres of woodland. The potential land use is very versatile being available to both grass and arable production. Residential accommodation is well provided for in a most comfortable and spacious farmhouse and an attractive and compact detached cottage which is suited to additional family or rental accommodation. There are a very good and complete set of modern and traditional style farm buildings situated beside the farmhouse which provide everything that is needed for effective equine, livestock and arable production. There are a total of 29 stables, extensive yard areas and a floodlit outdoor all-weather arena.

Situation

The farmstead at Spring House Farm is very well situated in open countryside and at the centre of its own land and all within a ring fence close to the village of Sadberge.

Darlington is the closest large town in the area and has a wide range of shopping and leisure facilities, along with a mainline train service on the East Coast mainline connecting to National and international transport destinations and Teesside International Airport with flights to many European Cities and other international transport hubs is close by.



## Lot 1 The Steading (pink)

About 11.46 acres (4.63 hectares)

### Farmhouse

The spacious and attractive farmhouse is offered in very good decorative order throughout and was completely renovated in 2012 in the traditional style with brick under a pantile roof and benefits from an Esse wood burning cooker and a wood burner.

Internally the accommodation comprises an entrance hall, kitchen/dining room, sitting room, utility room, study/bedroom, two further bedrooms and bathroom/cloakroom. On the first floor is found the principal bedroom with en-suite. Outside is a double garage with mezzanine storage floor over and well-maintained gardens with views over the surrounding farmland.





### The Farm Buildings

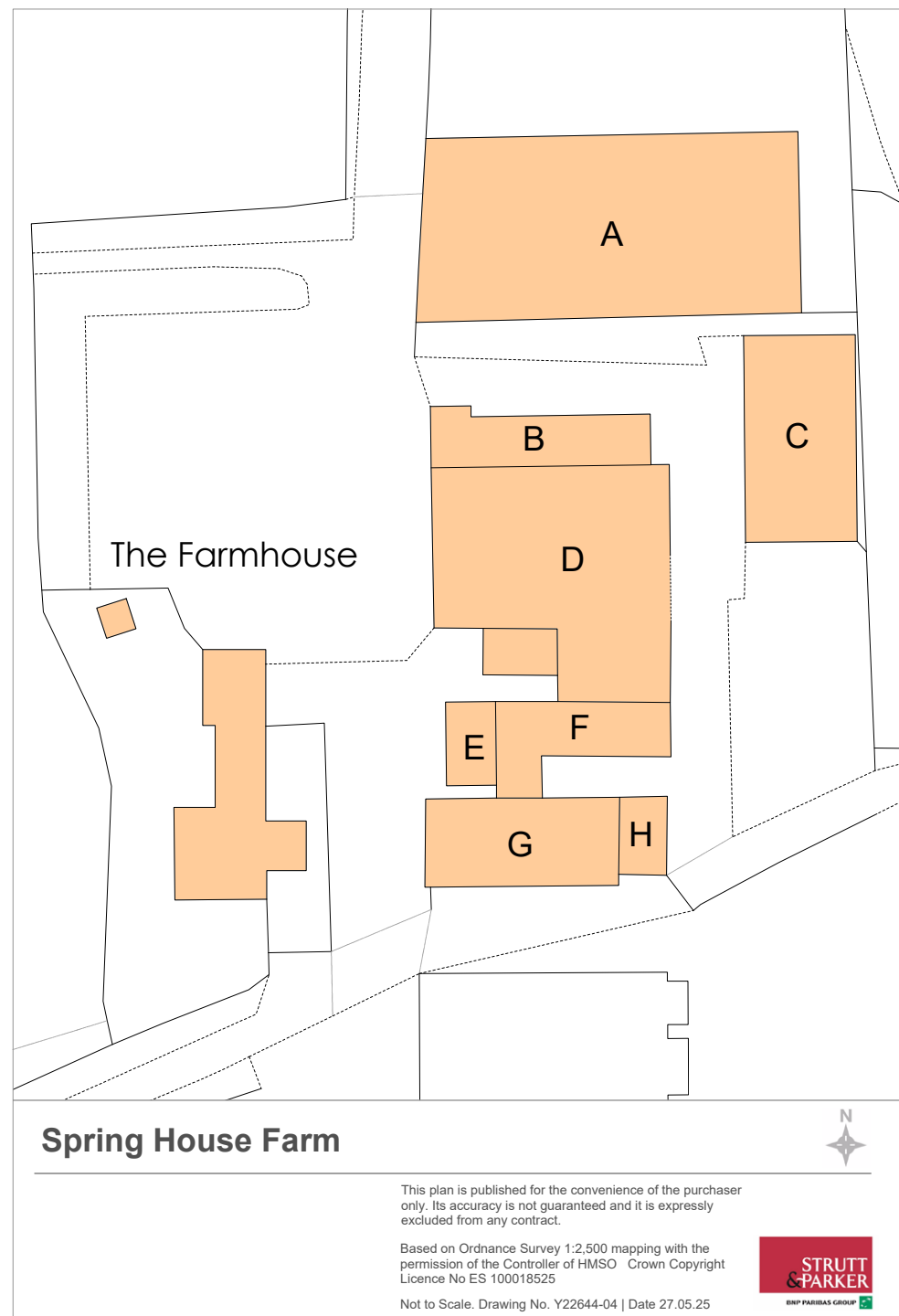
There is an extensive collection of modern and traditional farm buildings and purpose-built equestrian facilities. The farm steading benefits from a water and electricity supply to every building and a substantial hardcore yard for parking and machinery storage.

The yard and buildings were granted consent for equestrian use in 2000 (00/00124CU) and since then our clients have built up a successful livery enterprise. There are currently around 22 livery tenants who occupy on short-term agreements, with a waiting list of hopeful future tenants. Historically the livery enterprise has operated with a maximum capacity of 60 horses.

The buildings and facilities comprise:

- A. A purpose-built Outdoor Arena with fibre-sand surface and flood lighting.
- B. 'L' shaped timber Stable Block with concrete floor for 7 Boxes.
- C. Steel portal frame General Purpose Shed with concrete floor and Yorkshire boarding.
- D. Concrete and wood frame Stable Block with concrete floor for 12 purpose-built boxes, 3 Integrated boxes, feed stores and tack room.
- E. Concrete block Stable Block under a profile sheet roof with a concrete floor for 3 boxes.
- F. Traditional brick-built Stable Block with steel profile sheet and concrete floor for 2 boxes and feed store.
- G. Steel portal frame General Purpose Shed with concrete floor.
- H. Traditional brick-built Stable Block with tile roof and concrete floor for 2 boxes.

The field in front of the Farmhouse is currently sown with a crop of Wheat.





### Lot 2 Spring House Cottage (blue)

About 35.32 acres (14.29 hectares)

This charming and compact single storey cottage is situated a short distance from the main farm steading along an access track. It is of traditional brick construction under a slate roof and is offered in very good decorative order throughout. There is a wood burning stove for heating and hot water and a central heating backup system provided by an electric boiler. The accommodation comprises an entrance hall, sitting room, kitchen/dining room, two bedrooms and a bathroom.

The field to the south of the cottage is currently sown with grass and there is a compartment of woodland to the Eastern boundary.

### The Land

The land is mostly flat with gentle undulations throughout and has been well farmed as part of a traditional rotational cereal system. The land has also been improved with drainage work, hedge planting and the application of organic matter manure. The land lies at around 50m above sea level and is classified as being of Grade 3 status and according to the Soil Survey of England and Wales the land is classified as being mostly of the Crewe series which is described as being 'seasonally waterlogged slowly permeable soils formed at about 3m with permeable material starting within and extending below 1m of the surface. The soil is a reddish clayey stoneless drift. The field parcels are of good size and suited to modern machinery and all grass paddocks are fenced and have access to water troughs which are fed from a metered supply.





### Lot 3 (purple)

About 39.15 (15.84 hectares)

This land is currently a mixture of permanent pasture and rotational grass with a central belt of woodland and further woodland compartments on the Northern boundary and there are also a couple of ponds within the woodland.

### Lot 4 (orange)

About 59.19 acres (23.95 hectares)

This land is currently sown with a crop of Wheat and there is a compartment of woodland to the North Eastern corner.





## General

**Method of Sale:** The property is offered for sale as a whole or in up to four lots by private treaty.

**Tenure and Possession:** The freehold of the farm is offered for sale.

### Guide Prices:

Lot 1 - £715,000

Lot 2 - £540,000

Lot 3 - £290,000

Lot 4 - £490,000

As a Whole - £2,000,000

**Services:** The farmhouse and cottage are all on a metered mains water supply as are the farm buildings and equestrian buildings. There is single-phase mains electricity, oil heating and private drainage. Prospective purchasers should however make their own enquiries of the relevant utility providers for the possible provision of services. We understand that the private drainage at this property has not been recently checked and therefore it may not comply with the relevant regulations and further information should be sought.

**Council Tax and EPC Rating:** The farmhouse is in Council Tax Band E and has an EPC rating of C. The Cottage is in Council Tax Band C and has an EPC rating of D.

**Wayleaves, Easements and Rights of Way:** The land is sold subject to and with the benefit of all rights including, rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

**Basic Payment:** We understand that the land is registered with the Rural Payments Agency under the Basic Payment Scheme.

**Holdover & Ingoing Valuation:** Subject to the timing of completion of sale, holdover of the land and buildings may be reserved to permit the disposal of livestock, storage and the disposal of crops and a machinery sale if required may be held on the property. An ingoing valuation in accordance with CAAV rates and costings will be carried out if required.

**Employment:** There are no TUPE obligations connected with this sale.

**VAT:** Is not chargeable on this property. In the event that the sale of the property or any part of it, or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

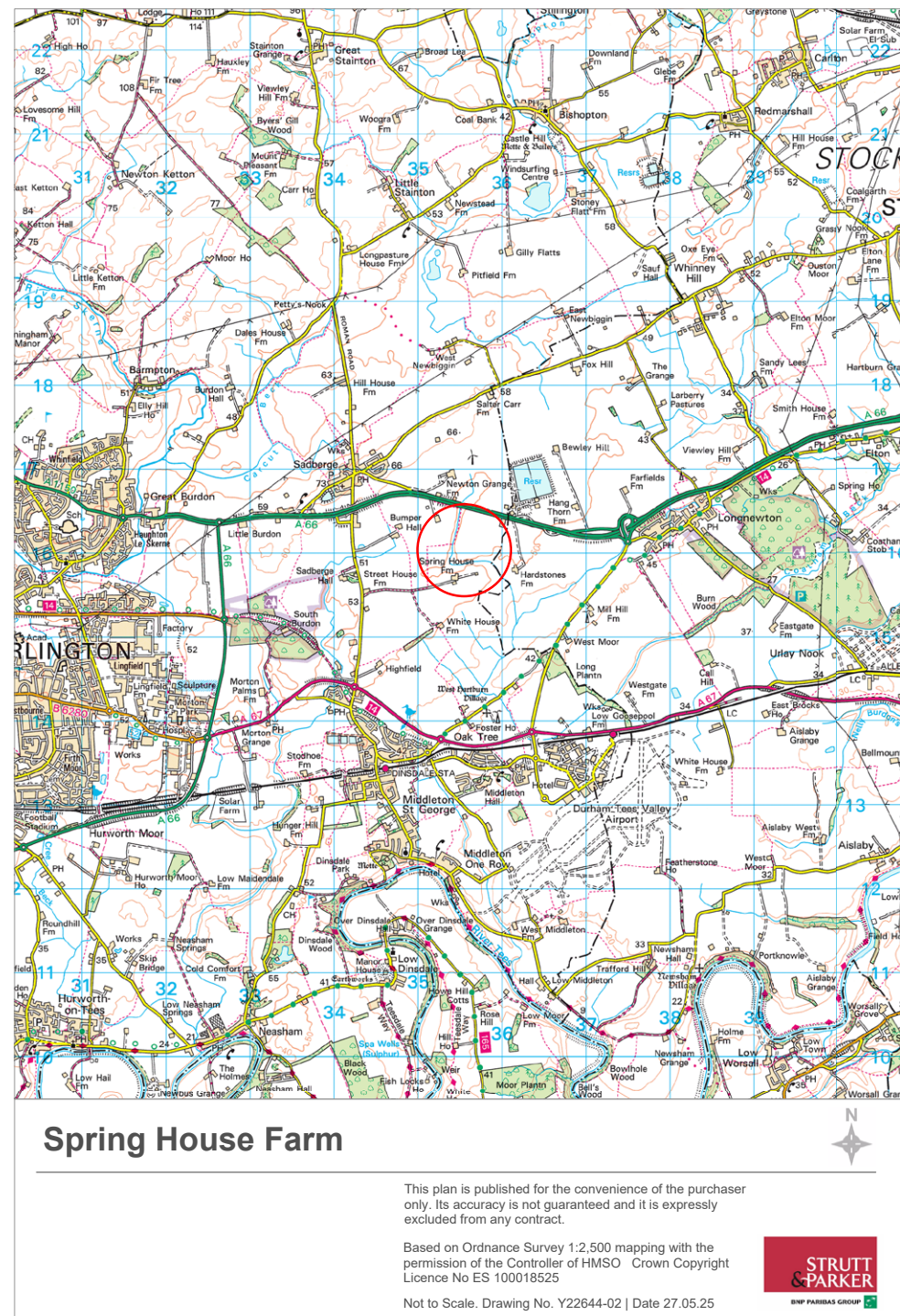
**Sporting, Timber and Mineral Rights:** The sporting, timber and mineral rights are included in the sale, in so far as they are owned.

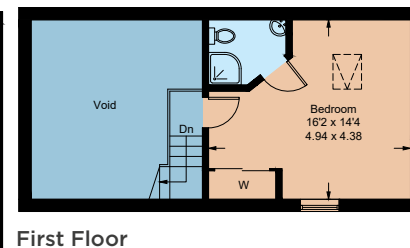
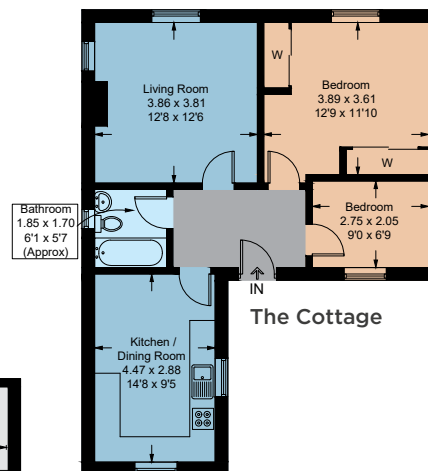
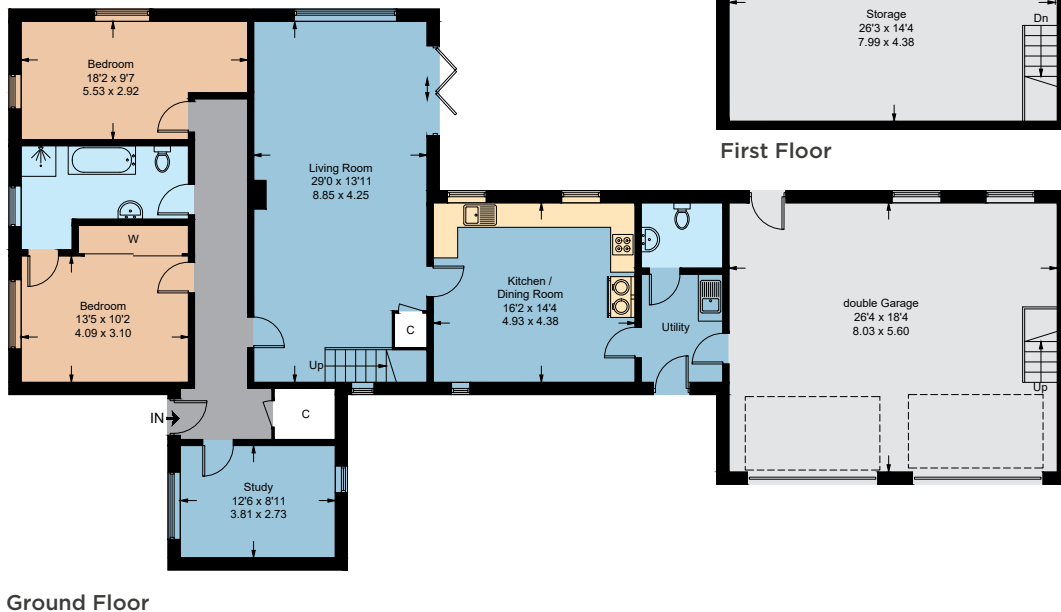
**Planning:** Prospective purchasers are advised that they should make their own enquiries of the local planning authority as to the current status and future potential of the land being sold.

**Local Authority:** Darlington Borough Council, Town Hall, Darlington, DL1 5QT, Tel: 01325 405000.

**Solicitors:** Latimer Hinks, 5-8 Priestgate, Darlington, DL1 1NL. Contact: Adam Wood 01325 341500

**Health and Safety:** Given the potential hazards of working farms and farmland we ask you to be as vigilant and careful as possible when making your inspection. Beware of moving vehicles and keep away from machinery. The ground may also be uneven, slippery and possibly potholed where cattle have been grazing or tractors working.





## Floorplans

**The Old House** internal area 2,669 sq ft (248 sq m)

**The Cottage** internal area 635 sq ft (59 sq m)

For identification purposes only.

## Directions

From the A167 head South and then take the A66 west for around 4.5 miles. At the Yarm Road roundabout take the 3rd exit onto the A67 and after about 1.5 miles take the 1st left onto Sadberge Road and the entrance to the farm will be found on the left after about half a mile.

**Postcode:** DL2 1RL

**what3words:**

///courtyard.unite.lawyer

## Viewing

Strictly by confirmed appointment with the vendor's agents.

## Strutt & Parker

Thornfield Business Park, Standard Way,  
Northallerton, North Yorkshire, DL6 2XQ

**01609 780306**

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