



Cowsley Farm, Cornsay, County Durham  
Offers over £635,000

**Vickers  
& Barrass**  
— Est. 1973 —  
Land and Estate Agents

An attractive, south facing block of permanent grassland together with a dilapidated farmhouse and farm steading.

- For sale by private treaty
- Grassland extending to 26.90 hectares (66.469 acres) in a ring fence
  - Derelict stone built farmhouse
  - Ruined farm steading
- This is an exciting restoration project together with a fertile parcel of land capable of improvement

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[www.vickersandbarrass.co.uk](http://www.vickersandbarrass.co.uk)

## LOCATION

The property is located one mile due south of Cornsay Village and approximately four miles from Lanchester. Durham City is within a 20 minute drive and the main A68 road is close by to the west.

Cowsley Farm is in a particularly quiet and attractive location but within easy travelling distance of the Tyne, Wear, and Tees conurbations.

## DESCRIPTION

The farm extends to 27.11 hectares (66.988 acres) including the derelict farmhouse, farm steading and stack yard.

The farmhouse and steading adjoin the adopted highway which runs south from Cowsley Lane to Hedley Hill Lane (B6301).

The house has been unoccupied for over 50 years and is in a state of complete dereliction. The site has recently undergone partial restoration with removal of debris and waste materials, but the dwelling is considered to be structurally unsound and unsafe for internal inspection.

Nevertheless, it is anticipated that the farm will attract considerable interest with the potential to develop the whole to an attractive and conveniently located country residence subject to all necessary consents.

The farmland has been mown or grazed for many years and whilst the boundary fences are in need of repair there is potential for improvement to create a valuable, free draining parcel of productive arable/grassland. There is a livestock watering place at the south east corner of field 9522 at the Hedleyhope Burn.

## FIELD SCHEDULE

FIELD NUMBER	HECTARES	ACRES	DESCRIPTION
NZ1442 4924	1.73	4.275	Meadow
NZ1442 5209	0.21	0.519	House and Buildings
NZ1442 5505	0.16	0.395	Pasture
NZ1442 5528	1.54	3.805	Meadow
NZ1442 5906	1.48	3.657	Pasture
NZ1442 6131	1.69	4.176	Meadow
NZ1442 6836	1.96	4.843	Meadow
NZ1442 7015	3.04	7.512	Pasture
NZ1442 7804	2.48	6.128	Pasture
NZ1442 7843	4.14	10.230	Meadow
NZ1442 8849	2.16	5.337	Meadow
NZ1442 9522	6.52	16.111	Pasture
<b>TOTAL</b>	<b>27.11</b>	<b>66.988</b>	

## ACREAGES

The gross acreages have been assessed in accordance with Ordnance Survey data. Interested parties should satisfy themselves in this regard.

## PUBLIC RIGHTS OF WAY

There are no public rights of way that cross the land.

## ENVIRONMENTAL SCHEMES

The land has been registered for the Basic Payment Scheme (BPS). BPS has been replaced by delinked

payments which will not be transferred to the purchaser.

There are no Environmental Land Management Schemes in place.

## SERVICES

There is an unmetered mains water supply to the farmhouse.

An electricity supply is available close by.

## SPORTING AND MINERAL RIGHTS

It is believed the sporting rights are in hand with the mineral rights reserved to a previous owner.

## MATERIAL INFORMATION

It is understood from Ofcom Broadband and Mobile Phone Signal checker that the property has no access to a broadband connection but has external mobile phone signal in this area.

## EASEMENTS AND WAYLEAVES

The land is sold subject to and with the benefit of all rights of way, water, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

## COSTS

Each party is to bear its own costs.

## MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be

confirmed to the purchaser(s) after acceptance of an offer.

#### TENURE

The property is registered as freehold. Field numbers 7843, 8849 and 9522 are registered Title absolute under number DU212186.

The farmhouse and farm buildings are registered Title possessory under number DU371467 (17.12.2018).

The remaining land, field numbers 4924, 5505, 5525, 5906, 6131, 6836, 7015 and 7804 are registered Title possessory under number DU367650 (20.04.2018).

#### METHOD OF SALE

The property is offered for sale as a whole by private treaty.

#### VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, **which is strictly by appointment only.**

#### LOCAL AUTHORITY

Durham County Council  
[www.durham.gov.uk](http://www.durham.gov.uk)  
03000 26 0000

#### NOTES

Particulars prepared – May 2024

#### PARTICULARS NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers

or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

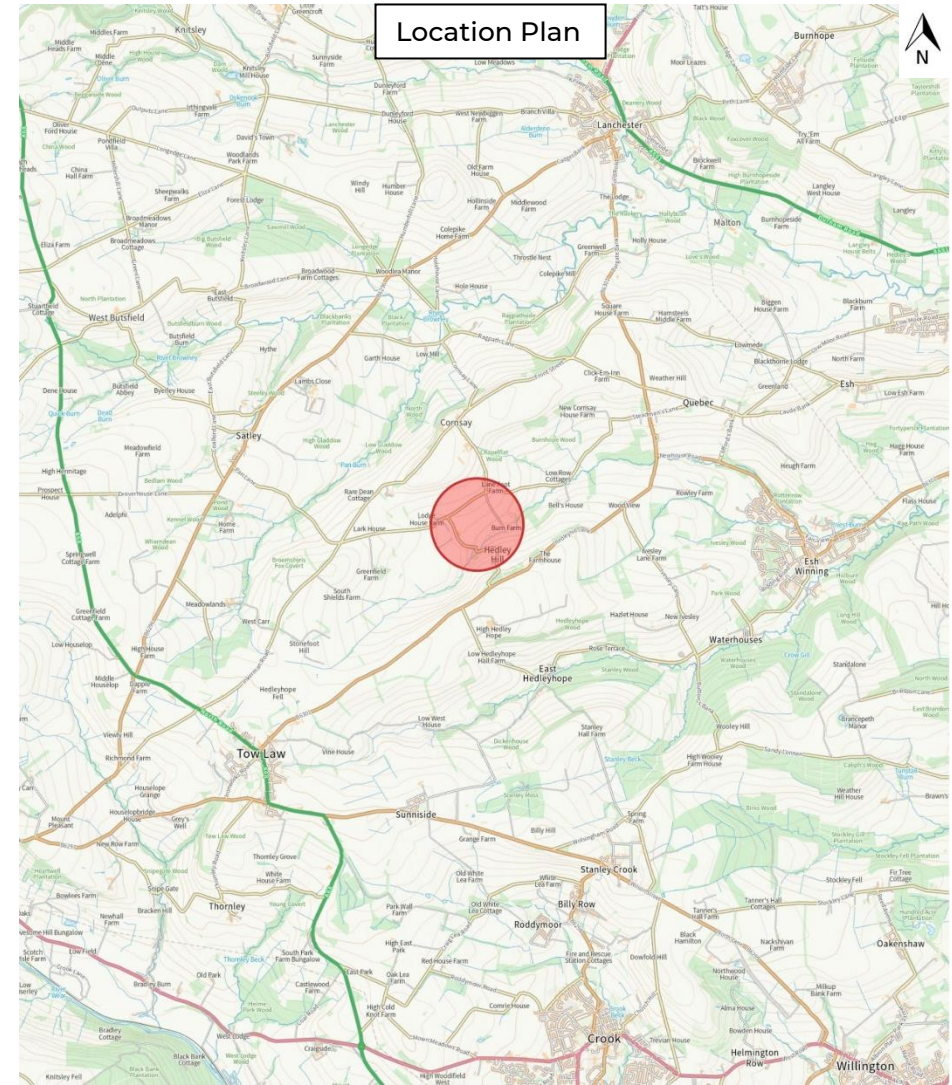
Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tow Law Office  
 16/17 Castle Bank  
 Tow Law, Bishop Auckland  
 DL13 4AE  
 T: 01388 730095  
 E: info@vickersandbarrass.co.uk

Darlington Office  
 Humbleton Park  
 West Auckland Road, Darlington  
 DL2 2YH  
 T: 01325 728 084  
 E: darlington@vickersandbarrass.co.uk

[www.vickersandbarrass.co.uk](http://www.vickersandbarrass.co.uk)



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