

An aerial photograph of a large, green farm with a barn and fields. The farm is situated in a valley with rolling hills in the background. The barn is a long, rectangular building with a dark roof, located in the lower right quadrant of the image. The fields are divided into several sections by stone walls and are mostly green, indicating they are well-maintained. A road or path runs along the left side of the farm. The overall scene is a typical rural landscape.

# EXCITING OPPORTUNITY FOR SALE

High Eddis Bridge Farm  
CONSETT DH8 9LZ



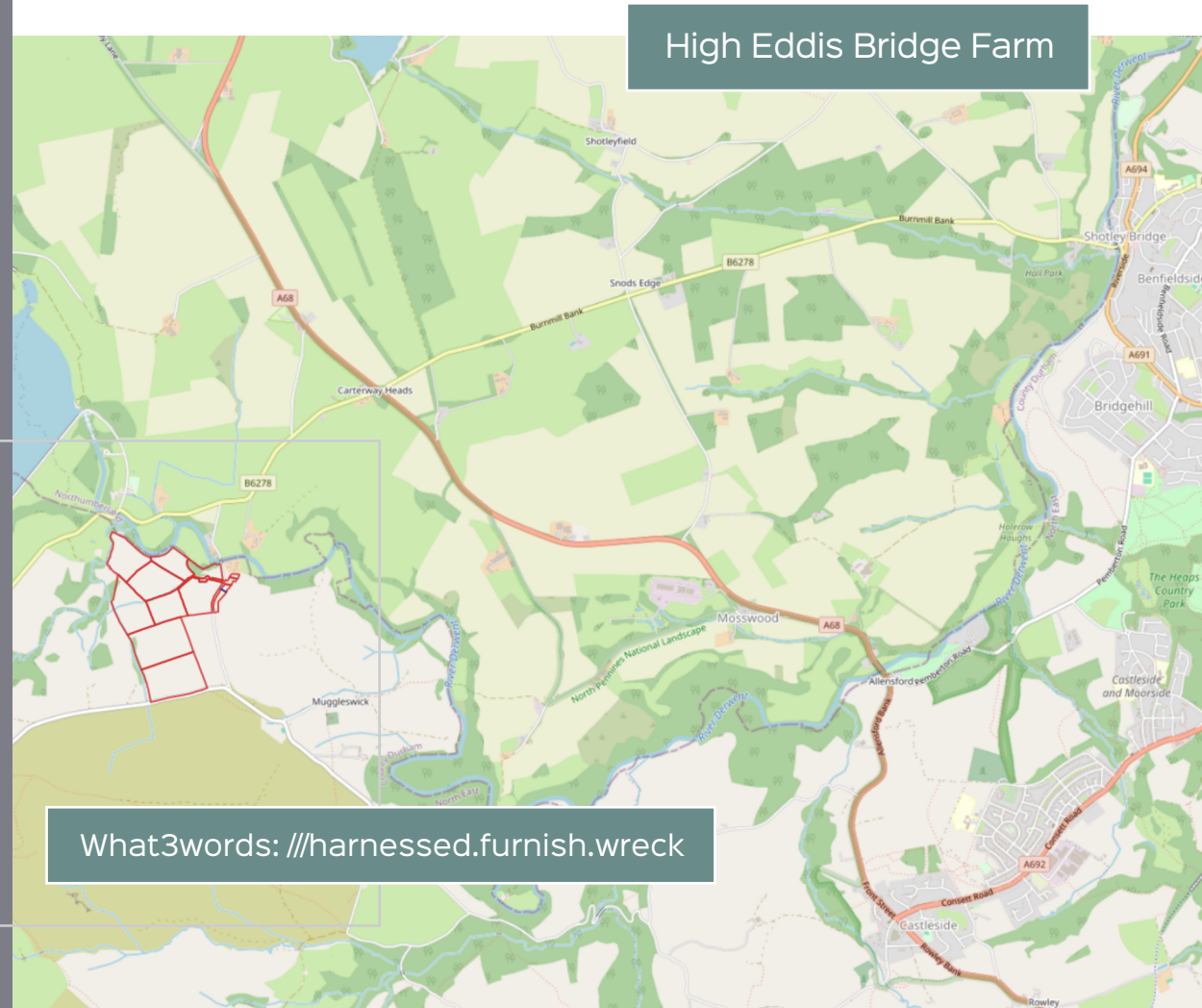


## INTRODUCTION

High Eddis Bridge Farm is a small farm extending to **99.43 acres** or thereabouts with stone under slate bungalow and a single modern steel framed building. Offered for sale as a whole or in 2 Lots.

## LOCATION & SITUATION

The farm lies 1 mile south of **Muggleswick**, 3 miles east from **Edmundbyres** with the A68 trunk road a mere 2 miles away giving easy access to the main centres of **Consett** to the south and the A69 highway to the north travelling between Hexham and Newcastle.



## LOTTING

### LOT 1 Guide Price £270,000

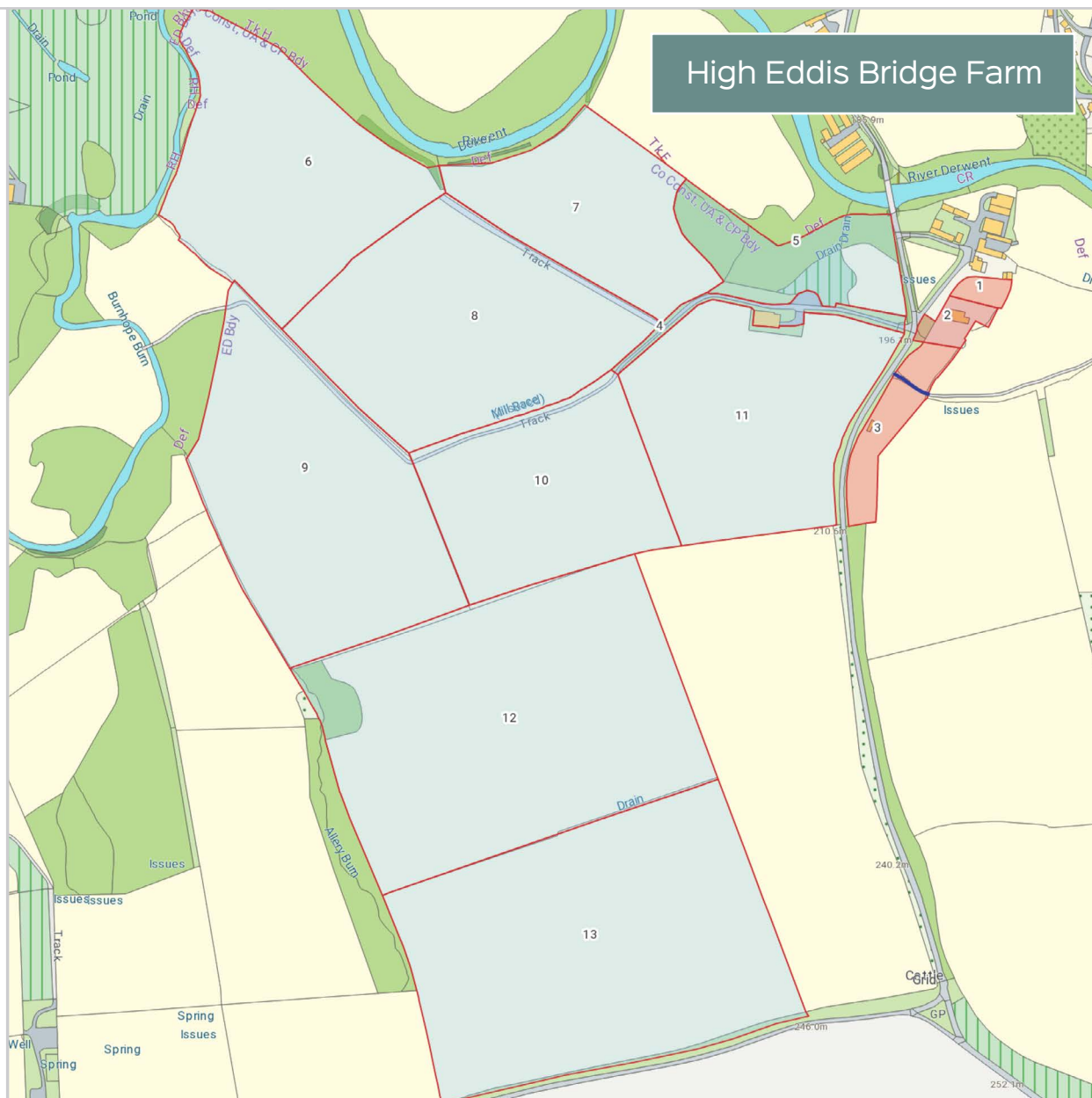
The bungalow has been unoccupied for a number of years and is in need of refurbishment while carrying the benefit of 3 bedrooms, bathroom, 2 reception rooms, kitchen with LPG central heating, mains supplies of electricity, water and septic tank drainage EPC Rating of E.

Having a pleasant outlook and the benefit of double glazed windows, attached garage and grass paddock. The whole site extends to 2.16 acres with private entrance driveway.

### LOT 2 Guide Price £450,000

The bulk of the land lies adjacent to Lot 1 separated by the main road and extends to 97.27 acres or thereabouts arranged in 9 enclosures.

All fields being of permanent grassland while the single modern shed of steel frame construction with concrete panel walls to three elevations and diagonal feed barriers to one elevation measuring 80' x 45' with earth floor.





## GENERAL

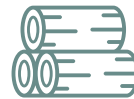
The bungalow described under Lot 1 still carries the designation of the original planning consent as an agricultural dwelling.

The whole of the land is free from any Countryside Stewardship Schemes and therefore available to be entered subject to acceptance into future Schemes such as the Sustainable Farming Incentive Scheme.



### PUBLIC RIGHTS OF WAY

The only public right of way affecting the property is found within Lot 1 as shown in blue through the southern paddock.



### MINERAL, TIMBER AND SPORTING RIGHTS

All standing and fallen timber will be included within the sale. The sporting and mineral rights are excluded from the sale and retained by a third party.



### EASEMENTS AND WAYLEAVES

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





High Eddis Bridge Farm

LAND SCHEDULE

Lot No	Field No	Area	Designation
Lot 1	1	0.28	Perm. Pasture Paddock
	2	0.50	Dwelling & Curtilage
	3	1.38	Perm. Pasture Paddock
<b>TOTAL</b>		<b>2.16</b>	
Lot 2	4	0.85	Shed, Yard and Track
	5	3.51	Woodland & Scrub
	6	9.86	Permanent Grass
	7	6.11	Permanent Grass
	8	11.25	Permanent Grass
	9	12.32	Permanent Grass
	10	7.77	Permanent Grass
	11	9.58	Permanent Grass
	12	18.14	Permanent Grass
	13	17.88	Permanent Grass
<b>TOTAL</b>		<b>97.27</b>	

**NOTE** - All measurements of area are in acres and can be taken as a guide only. Prospective purchasers are required to complete their own enquiries and investigations with regard to the accuracy of all matters referred to within these sale particulars.



## METHOD OF SALE

The land is being offered for sale by Private Treaty and will be sold Freehold with Vacant Possession on completion of sales contracts.

## NOTE

The selling agent is instructed on behalf of the freeholder's court appointed deputy and therefore information has been produced without prior knowledge of the property, or input from the freeholder. Potential purchasers must rely on their own findings and limited information will be available when the property is conveyed through replies to enquiries. This is due to the incapacitation of the freehold owner and is normal in such circumstances.

## VIEWINGS

Strictly by appointment only.  
Please contact selling agents:

### Tim Michie MRICS

Michie Group  
5F Linnet Court  
Cawledge Business Park  
Alnwick  
NE66 2GD

**Tel: 07802676161**

**Email: [tim@michiegroup.co.uk](mailto:tim@michiegroup.co.uk)**

# MICHIE GROUP

CHARTERED SURVEYORS AND TOWN PLANNERS

## ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and an address to the selling agents once an offer has been submitted and accepted (subject to contract) prior to the solicitors being instructed.

## BOUNDARIES

The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the selling agents will be responsible for defining the boundaries nor their ownership.

## PLANS AREAS & SCHEDULES

These have been prepared as carefully as possible and are based on the information provided by the vendor and the land registry information available. These plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

## IMPORTANT NOTICE

Michie Group for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Michie Group for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Michie Group, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Michie Group for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Michie Group is the trading name of Tim Michie 5F Linnet Court, Cawledge Business Park, Alnwick, NE66 2GD. These Particulars were prepared in July 2024.

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