

Dee
Atkinson
& Harrison



Lickham Hall, Scarborough, Nr Beverley, East Yorkshire YO25 9BB

Farmhouse, Annex, Farmstead, Arable and Grassland Extending to 162.34 Ac (65.70 Ha)

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For Sale as a Whole or in Two Lots

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An exceptional residential farm located north of Beverley, East Yorkshire providing a spacious 4 bed Farmhouse, 1 bed Cottage, including a well-equipped farmstead range of modern and traditional farm buildings, Grade III Arable land extending to around 130 acres together with 29.68 acres of permanent grassland.

In all around 162.30 acres. For Sale by Private Treaty as a Whole or in Two Lots

Beverley 4 miles | Driffield 7 miles | Hull 11 miles | York 26 miles - (All distances approximate)

DESCRIPTION

Lickham Hall consists of a fully equipped arable and livestock holding extending to approximately 162.34 acres or thereabouts, together with four bedroomed farmhouse and one bedroom cottage together with associated livestock housing and produce storage.

LOCATION



Lickham Hall is located approximately 1 mile to the east of the village of Scarborough, which adjoins the A164 between Driffield and Beverley, East Yorkshire. The farmstead is located in open countryside surrounded by farmland. The Driffield to Hull railway line adjoins to the eastern boundary of the land. The property is located close to the popular Market Town of Beverley which benefits from an excellent range of shops and services and a direct train service to London Kings Cross.

LICKHAM HALL FARMHOUSE

Lickham Hall consists of a period detached dwelling. The original dwelling was constructed approximately 300 years ago and has been extended and modernised on several occasions since. The house benefits from oil fired central heating and uPVC double glazed windows.

The internal accommodation briefly comprises:

Ground Floor:

Entrance Vestibule - 14'8 (4.46m) x 6'11 (2.10m) with stairs leading to first floor

Conservatory

uPVC conservatory with French doors leading to a well-maintained garden. Tiled floor.



Reception Room - 14'8 (4.46m) x 13'11 (4.23m) with cast iron fireplace with marble surround, double radiator.

Office - 14'8 (4.47m) x 13'4 (4.07m) with cast iron fireplace with marble surround, double radiator and built in cupboards.

Cloakroom/WC - 5'0 (1.52m) x 11'6 (3.51m) with low flush WC, wash hand basin with built in cupboard. Single radiator.

Main Reception Hall/Sitting Room - 21' (6.40m) x 18'8 (5.69m) max with inglenook fireplace, stone hearth, exposed oak beams, living area below galleried Landing.

Dining Room - 14'1 (4.30m) x 14'3 (4.34m) with exposed timber beams with door to sitting room and kitchen.

Kitchen - 20'1 (6.13m) x 9'1 (2.76m) with base and eye level kitchen units with built in Electrolux oven and Bosch microwave, sink and drainer. Spotlights, tiled floor.

Utility Area - 9'6 (2.90m) x 12' (3.66m) with tiled floor, internal fitted wall cupboards.

Rear Lobby - 13'11 (4.24m) x 6'4 (1.93m) with tiled floor, plumbing for washing machine, base level kitchen units stainless steel sink and drainer.



First Floor:

Bedroom 1 (Master Bedroom) - 20'1 (6.13m) x 16'2 (4.92m) with low double radiator, en-suite bathroom with panelled bath and shower over. Fitted units, heated towel rail and low flush WC. Built in wash hand basin and vanity unit.

Bedroom 2 - 14'2 (4.32m) x 14'3 (4.34m)
Double radiator and fitted wardrobe.

Shower Room - 7'2 (2.20m) x 11'10 (3.60m)
Walk-in shower, porcelain wash hand basin within built in vanity unit, low flush WC, double radiator and heated towel rail.

Family Bathroom - 4'9 (1.52m) x 11'9 (3.65 m)
Panelled bath, airing cupboard, low flush WC, wash hand basin, built in cupboards and heated towel rail.

Bedroom 3 - 15'2 (4.62m) x 13'10 (4.23m)
Double bedroom with built in cupboards and double radiator.

Bedroom 4 - 14'8 (4.46m) x 14'9 (4.49m)
Double bedroom with built in cupboards and double radiator

THE COTTAGE

The Cottage lies to the south of the farmhouse and is a converted traditional building comprising a detached annexe cottage with electric heating.

The internal accommodation comprises:

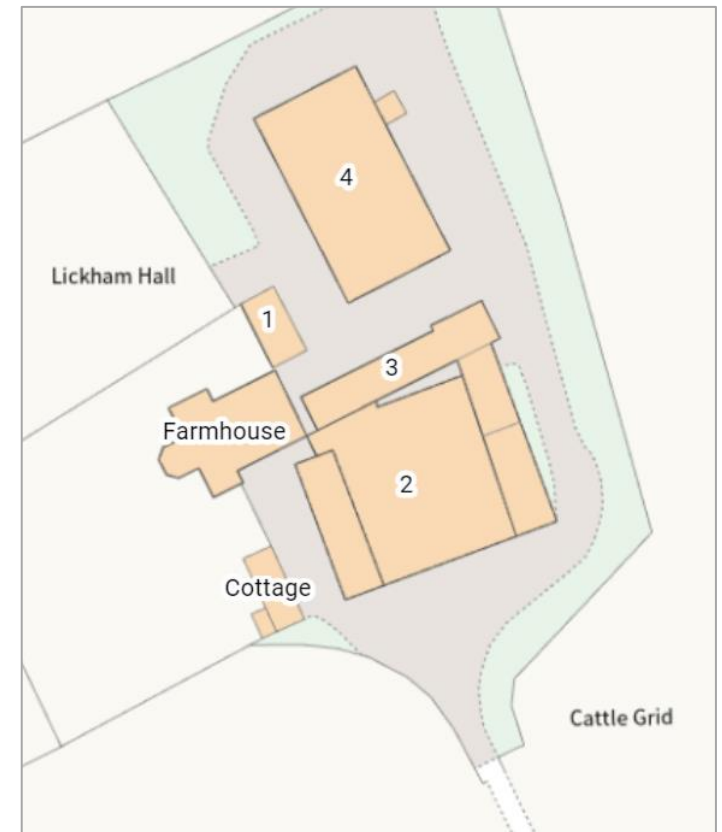
Open Plan Kitchen/Diner & Living Area - 6'7 (2.00m) x 11' (3.63m) with base and eye level kitchen units, hob, plumbing for washing machine and a stainless-steel sink and drainer.

Bathroom - 5'4 (1.61m) x 6'2 (1.87m)
Comprising a built-in shower unit, wash hand basis with integral cupboards and tiled floor.

Bedroom - 16'1 (4.90m) x 9'10 (2.99m)
The Cottage overlooks the farmhouse garden and has the benefit of available parking directly east and a shared access.

EXTERIOR AND GARDENS

Lickham Hall has a lawned garden to the east with well-maintained herbaceous borders. The Granary adjoining the house to the north provides garaging for three vehicles with storage accommodation over. There are two small outhouses adjoining The Cottage, providing storage.



FARM BUILDINGS

Lickham Hall provides a sheltered range of modern and traditional agricultural buildings set to the east of the farmhouse. The buildings are shown on the plan included within these details and comprise the following:

1. Granary/Garage 15'2 (4.63m) x 32'1 (9.77m)

Three bay open fronted to ground floor with storage room over.

2. Cattle Yard & Loose Boxes

5 bay concrete framed clear span Crendon building 75'8 (23.11m) x 57' (17.38m) with full length lean-to along the eastern side 16'4 (5.00m) x 101' (30.80m), concrete floor and lean-to on the west side 15'6 (4.78m) x 63'4 (19.34m) which partially covers a traditional brick-built range of loose boxes, with one section adapted to create an isolation/calving area. The lean-to on the east side encloses a pump house and tank for the borehole.

3. Granary 14'9 (4.57m) x 30'2 (9.21m) & Loose Boxes 16'4 (5.00m) x 33'9 (10.36m)

To the north of the cattle yard and loose boxes (1) is a brick-built Granary and loose box house with pantile roof. Previously used for livestock handling and milling and mixing of feed.

4. General Purpose Building 48'7 (14.87m x 98' (30.02m)

6 bay steel portal frame building (Ward Brothers construction) with part concrete floor to 3 bays, concrete block perimeter wall and full length lean-to along west elevation which is open at one end. Part of the building has been used for grain storage and can house circa 300 tonnes on the floor with the remaining section of the building used for straw/general storage.

The buildings are well laid out around an extensive tarmac yard area with good access.

SCHEDULE & CROPPING

| Map Ref | NG No | 2024 Crop | Area Ac | Area Ha | 2023 Crop | 2022 Crop | 2021 Crop | 2020 Crop |
|--------------------|-------|------------|------------------|-----------------|------------|-----------|------------|------------|
| LOT 1 | | | | | | | | |
| TA0245 | 5907 | Farmstead | 1.70 | 0.69 | | | | |
| TA0245 | 6292 | P Grass | 8.90 | 3.60 | P Grass | P Grass | P Grass | P Grass |
| TA0245 | 5308 | P Grass | 0.37 | 0.15 | P Grass | P Grass | P Grass | P Grass |
| TA0245 | 1907 | P Grass | 8.20 | 3.32 | P Grass | P Grass | P Grass | P Grass |
| TA0245 | 3812 | P Grass | 12.21 | 4.94 | P Grass | P Grass | P Grass | P Grass |
| LOT 1 TOTAL | | | 31.38 Ac | 12.70 Ha | | | | |
| LOT 2 | | | | | | | | |
| TA0145 | 9162 | W Barley | 23.22 | 9.40 | W Wheat | Sp Bean | W Wheat | Winter OSR |
| TA0245 | 3987 | W Wheat | 47.44 | 19.20 | Winter OSR | Sp Barley | Sp Barley | W Wheat |
| TA0245 | 7121 | Winter OSR | 60.29 | 24.40 | W Barley | W Wheat | Winter OSR | Sp Barley |
| LOT 2 TOTAL | | | 130.96 Ac | 53.00 Ha | | | | |
| TOTAL | | | 162.34 Ac | 65.70 Ha | | | | |

LAND

The land is classified as Grade 3 and is all within a ring fence comprising approximately 130.96 acres (53.00 hectares) of arable land and 29.68 acres (12.01 hectares) of permanent grassland. The land is separated into large, easy to manage fields. The grassland consists mainly of a peaty soil type and the arable land consists of a loamy soil with some clay and lies within in the Holderness soil series.



GENERAL INFORMATION

Method of Sale

Lickham Hall is offered for sale by private treaty as a whole or in two lots. Parties interested in part only should discuss proposed lotting with Dee Atkinson and Harrison. The Vendor(s) reserve the right to conclude the sale by any other means at their discretion. Interested parties are required to register their interest with Dee Atkinson and Harrison in order to be kept informed as to how the sale will be concluded.

Tenure

The property is offered for sale freehold with vacant possession available on completion.

Basic Payment Scheme (BPS) & Agri Environment Schemes

The land has been registered on the Rural Payments Agency Rural Land Register and has been used historically to claim the Basic Payment Scheme. The de-linked payment is to remain with the Vendor(s). The land has been included within an SFI scheme and where permitted this can be transferred or will be terminated.

Fixtures & Fittings

All fixtures and fittings are included in the sale unless specifically referred to in these particulars.

Services

The farmhouse and farm buildings are connected to mains electric (single phase). Water is obtained from two boreholes on the holding, with one providing water for domestic use from the farmhouse and one for the farm buildings. Foul drainage for the dwellings to a septic tank is located within the boundaries of the property.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. Lickham Hall is classified as Band 'E' and The Cottage as band 'A'.

Drainage

The farm is drained via Scarborough Beck and is dependent on local drainage systems.

Planning

Planning enquiries in respect of the property should be directed to the East Riding of Yorkshire Council, County Hall, Beverley, East Yorkshire HU17 9BA. T: 01482 887888.

Ingoing Valuation

In addition to the purchase price the Purchaser(s) will be required to pay an ingoing valuation for any growing crops, and acts of husbandry (if any). The value of the ingoing payment will be set by Dee Atkinson & Harrison.

Nitrate Vulnerable Zone (NVZ)

The property is located within a surface water Nitrate Vulnerable Zone.

Energy Performance Certificate (EPC)

Lickham Hall Farmhouse – EPC Rating - E
Lickham Hall Cottage – EPC Rating – F

Local Authority

East Riding of Yorkshire Council, County Hall, Beverley, East Yorkshire HU17 9BA. T: 01482 887700.

Sporting & Mineral Rights

In so far as they are owned, the sporting and mineral rights are in hand and included in the sale.

Easements, Wayleaves & Rights of Way

The property is sold with the benefit of all granted rights of way, water drainage, water courses, support, electricity supplies, light, other easements or quasi-easements and restrictive covenants and all existing or proposed wayleaves for electricity, drainage, water, gas, and any other pipes whether shown on the plan or indicated in these particulars or not and without any obligations to define the same respectively.

A wayleave exists in favour of Northern Powergrid for a power line that runs north to south over NG 9162. A

bridleway runs along the farm access road which terminates at the farmstead. A public footpath runs from the village across NG 9162 and 3987 to the farmstead which ceases at the boundary with the farmhouse garden.

Value Added Tax (VAT)

If any part of the property or any right attached to it is chargeable for the purposes of VAT, such tax will be payable by the Purchaser(s) in addition to the purchase price.

Plans, Areas, Schedules and Information

The plan provided in these sale particulars is for guidance only. It is the responsibility of the Purchaser(s) to verify the boundaries and area of the property before completing a sale. These sales particulars were completed in June 2024. The photographs were taken in July 2024.

Contaminated Land

The Vendor(s) are not aware of any land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The Vendor(s) does not give any guarantee or guarantees in this respect and advises the Purchaser(s) to undertake enquiries and investigations, which may be necessary to satisfy themselves that none of this land is so filled.

Viewing/Further Information

Viewings of the property will be arranged strictly by prior appointment with Dee Atkinson and Harrison. Please contact:

Davina Fillingham MRICS FAAV Nsch on 01377 253151

Davina@dee-atkinson-harrison.co.uk

Or

Amelia Preston MSc on 01377 253151

Amelia@dee-atkinson-harrison.co.uk

Disclaimer

Dee Atkinson & Harrison for themselves and for the Vendor(s) of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatsoever in relation to this property.

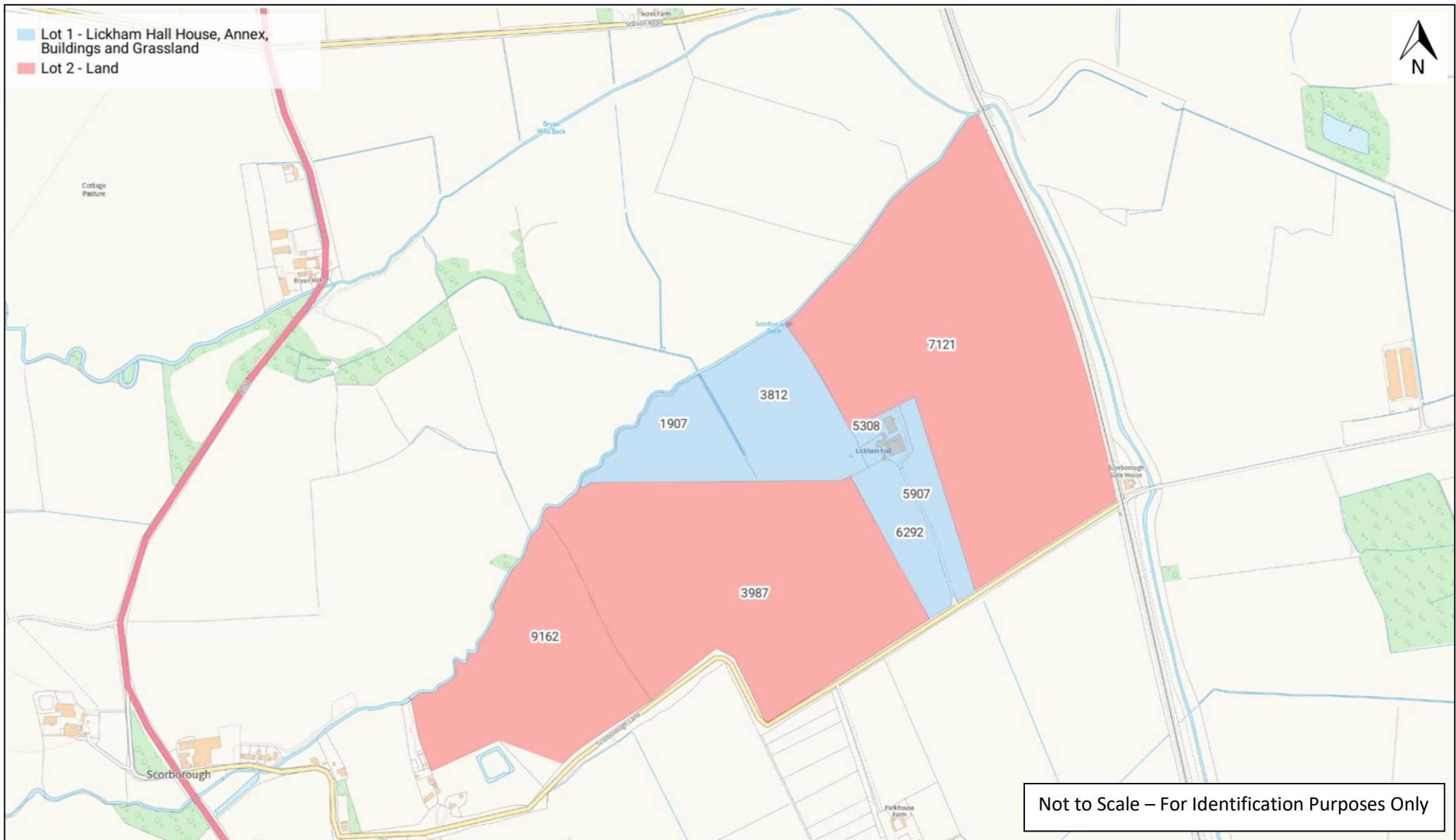


Total area: approx. 407.0 sq. metres (4380.9 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.







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