

RICHARDSON & SMITH

Chartered Surveyors • Estate Agents • Auctioneers • Valuers

Well Farm, Stanghow





Well Farm, Stanghow Saltburn by the Sea, Cleveland

Lingdale village 1 mile

Guisborough 5 miles

Whitby 18 miles

Saltburn-by-Sea 5 miles

(All distances are approximate)



A COMPACT AGRICULTURAL FARM WITH A MODERNIZED AND EXTENDED 3 BEDROOM STONE FARMHOUSE, A RANGE OF TRADITIONAL STONE AND PANTILE OUTBUILDINGS AND A VERSATILE COMMERCIAL ARRANGEMENT OF GENERAL PURPOSE AND PIG FATTENING BUILDINGS SET IN A TOTAL OF 4 ACRES. LYING JUST OUTSIDE THE NATIONAL PARK, BUT HANDY FOR ACCESS BACK TO TEESSIDE, THIS IS A PROPERTY WITH POTENTIAL.

Accommodation:

Porch, Hallway, Lounge, Garden Room, Dining Room, Farmhouse Kitchen, Utility, Office, WC Cloakroom.

1st Floor: 3x Double Bedrooms, House Bathroom.

Range of traditional outbuildings providing storage and stabling.

Range of commercial farm buildings including: Barn, Loose bedded yards, Pig Fattening Buildings, etc
Grazing Paddock of 2 acres.

In All Approx 3.99 Acres 1.61 Ha

FOR SALE AS A WHOLE



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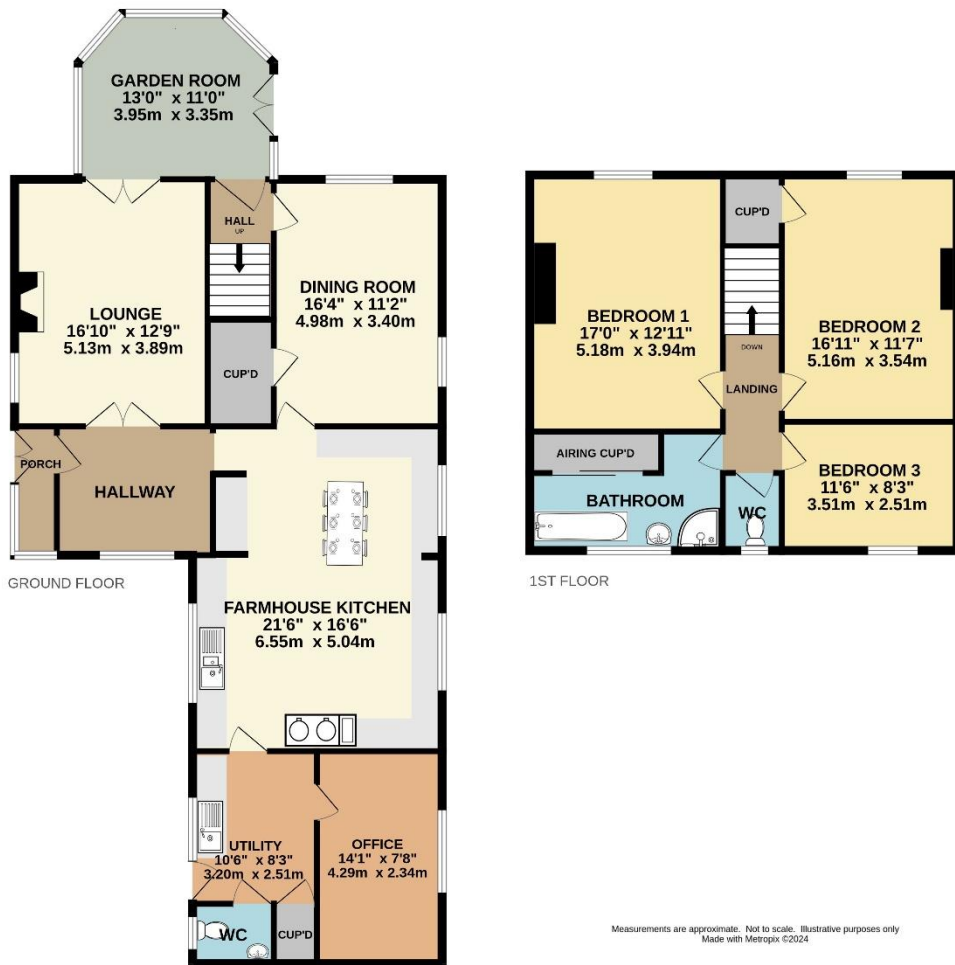
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PARTICULARS OF SALE

Well Farm has existed as a small farm for many years but was altered hugely by the current occupants by the development of an intensive pig enterprise for which a modern array of buildings were added. The house and traditional buildings are sheltered in a dip and the buildings are now ripe for redevelopment.

The Farmhouse

A traditional stone and tile farmhouse, the property was extended by the current owners to the rear in a rendered brick finish. The property has been modernized and now provides 3 double bedrooms plus lots of ground floor space including 2 reception rooms, a large farmhouse style dining kitchen, a Conservatory and separate utility and office / study.



From the yard running down the side of the farmhouse between it and the traditional range, a glazed porch houses the oil central heating boiler and has a traditional inner door opening into the Hallway from where double doors open into the lounge and a connecting door leads through the farmhouse kitchen.

The lounge has a window to the side and a focal point of a gas flame effect fire in a traditional surround. Glazed double doors from here lead through into ...

Garden Room – with double doors opening out into the front garden the garden room is wooden framed on a low stone base with a solid roof. From here a half glazed door, formerly the front door to the property, opens into a hallway with the staircase rising to the first floor. A further door from this hallway opens into...

Dining Room – formally a reception room, but currently being used as an extra bedroom, this is a good sized space with a connecting door to the farmhouse kitchen and a further door to a useful understairs storage cupboard. Windows face to the side and front, overlooking the garden.

Farmhouse Kitchen – A generous dining kitchen fitted with an extensive and attractive arrangement of modern kitchen units and doors connecting to the entrance hallway and to the utility. The star of the show is a large Aga range, but the kitchen also has a wide selection of fitted equipment including electric oven, hob, dishwasher, etc

The utility lies to the rear of the kitchen and has a window and a side door to the yard. There is a simple set of units with an additional sink and point for a washing machine. There is also a built-in storage cupboard. Doors connect to a WC Cloakroom, just by the back door and a good sized study which has been the farm office.

1st floor:

The staircase from the hallway at the front of the building rises up to a central landing off which doors open to 2 spacious double bedrooms, each with windows facing out to the front of the building.

To the rear there is a third bedroom which is slightly smaller than the first two, a separate WC and a house bathroom with both a panel bath and quadrant shower cubicle. The bathroom also houses a huge airing cupboard providing linen storage.

Outside

The house faces onto a concreted yard, opposite the traditional farm buildings which now offer a useful selection of storage and stabling. The house has a terraced garden to the north and west with a small paved seating area and a timber summer house.

A wooden workshop lies in the upper section of the garden next to a former vegetable plot. An evergreen hedge screens the modern farm buildings from the house.

Farm Buildings

A former pig farm with associated general purpose and specialist pig rearing buildings, they are a mix of traditional ranges, modern clear span general purpose sheds and older more specialist pig buildings. All numbers refer to lot plan and they briefly comprise.



1	22'6"x 21'	A traditional range of brick buildings under a slate roof comprising garage and crew room with separate WC, sink and base units with granary over. Adjoining concrete block built single garage with sloping roof.
2	54'6"x 21'	Adjoining traditional range constructed of stone under a slate roof comprising of stables and loose boxes with granaries over. Adjoining three sectional timber stable boxes on concrete bases.
3	40'x 24'	Pig serving house, constructed of concrete block base with concrete floor with sectional wooden walls under a CI Sheeted roof.
4	120' x 18'	A pig fattening house, constructed of concrete block base with sectional wooden upper walls under a CI sheeted roof. All fitted out with concrete block pens.
5	35' x 12'	A fiber cement weaner box constructed on a metal slatted tank.
6	50' x 18'	Weaner shed constructed on concrete block base with wooden walls under a RFC roof with slatted floor and 3 weaner rooms.

7	50' x 35'	Farrowing House constructed on concrete block base with wooden walls under a RFC roof partially slatted and partially solid floor divided into 4 farrowing rooms.
8	63'x47'	Service house constructed of concrete block base with wooden walls under a RFC roof divided into various service stalls and boar pens.
9	33'x112'	Farrowing house constructed of concrete block base with red cedar timber walls and RFC roof.
10	33'x112'	Farrowing house constructed of concrete block base with sectioned timber walls and RFC roof. Divided in to various weaner and fattening rooms, this building also houses the electric meter boxes and connection to a 75 KVA PTO driven generator.
11	122'x40'	Constructed of concrete block base and wooden walls under a RFC roof being pig fattening accommodation divided into various pens.
12	105'x45 + 11' lean too + 40'x20' Extension	A clear span general purpose building constructed 1999 of steel frames and concrete block walls under a RFC roof currently utilized as pig fattening accommodation. This building is off set with the offset extension to the rear following the existing hedge line.
12A	26'x46'x30'	Extension built 2014 A clear span general purpose building constructed 1999 of steel frames and concrete block walls under a RFC roof currently utilized as pig fattening accommodation.
13	46'x105' + offset 20' bay to one side	A general purpose clear span building constructed in 2014 with steel frame, partial concrete block and partial Yorkshire boarding walls under a RFC roof earthen floor.

The whole of the yard is served by concrete aprons with most of the specialist pig buildings being constructed over slurry tanks and all accessed over the hard cored sloping farm road. A further access track leads to:

The Farm Land

A single grass paddock extending to approximately 2.00 acres, which is regularly shaped. A level paddock of permanent pasture which is bounded on all sides by mature stock proof fences and has been regularly cut for hay in recent years.

GENERAL REMARKS AND STIPULATIONS

Method of Sale: The property is offered for sale as a single lot by private treaty negotiation.

Viewing: Viewings are strictly by prior appointment through the selling agents, with no direct approach or visitors to the property. All interested parties should discuss any specific issues that may affect their interest with the agents' office prior travelling or making an appointment to view.

Planning: The property falls within the administrative area of Redcar and Cleveland Council. Tel: 01642 774774. Permission was granted in 2017 for the replacement of the conservatory with a stone garden room and plans have been drawn to extend the house over the utility and office, but not submitted.

Directions: Travelling from Whitby to Guisborough on the A171 road, turn right at Lockwood Beck reservoir, where signposted to Stanghow and Lingdale. Continue on this road for approximately 1 mile before taking the first turning to the right. Well Farm is situated on the left hand side just past the last bungalow. See also location plans.



Wayleaves, Easements and Rights of Way: The property is offered for sale with the benefit of all wayleaves, easements and rights of way etc. weather mentioned in these particulars or otherwise. There is a public footpath crossing the field next to the farm house and another through the woodland to the west.

Tenure: We understand that the property is freehold and that vacant possession will be granted on completion. Sporting, Timber and mineral rights are all in hand and will pass on completion.

Subsidy Entitlements and Environmental Schemes: The land has all been delinked from the BPS subsidy scheme therefore there are no entitlements to transfer to the purchaser. Similarly, none of the land is currently entered into any environmental stewardship scheme.

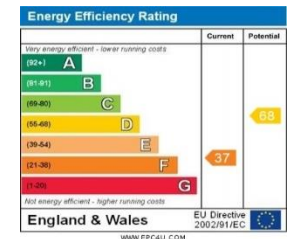
Boundaries: Vendors will only sell such interest that they have in the boundary hedges, walls, fences etc. All boundaries and areas are subject to verification with the title deeds.

Services: The property is understood to be connected to the mains water, electricity and drainage. The house has oil central heating, an oil fueled Aga and a gas flame effect fire in the lounge running from a Calor bottled gas supply.

Council Tax: Band 'C' Approx £2,052 payable for 2024-5. Redcar and Cleveland Council Tel: 01642 774774

What Three Words: chestnuts.windmill.reminder

Post Code: TS12 3JY



IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.



