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GLEBE FARM, LOW HAWSKER, NR WHITBY

Whitby 3 miles

Robin Hoods Bay 3 miles

Scarborough 17 miles

York 49 miles

(Distances are approximate)



A SMALL RESIDENTIAL FARM SET IN A QUIET BACKWATER WITHIN THIS NATIONAL PARK VILLAGE, CONVENIENT FOR WHITBY, THE MOORS AND THE COAST AT ROBIN HOODS BAY. WITH A 3 BEDROOM FARMHOUSE RIPE FOR UPGRADING, RANGES OF MODERN AND TRADITIONAL BUILDINGS, PLUS A PADDOCK, THIS IS A GENUINE PROPERTY WITH REAL POTENTIAL.

Accommodation:

*Farmhouse: Lobby, Lounge, Living Room, Rear Lobby, Kitchen and Bathroom. 3 Double Bedrooms.
Ranges of Modern & Traditional Agricultural Buildings. Gardens and Paddock.*

In all extending to approximately 3.12 acres (1.26 Ha)

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PARTICULARS OF SALE

Glebe Farm lies in the North York Moors National Park, in the village of Hawsker, just 3 miles south-east of Whitby and 3 miles north-west of Robin Hoods Bay. Lying in a quieter position, away from the main road running through the village, Glebe Farm enjoys a wonderful setting. With a 3 bedroom house needing updating, ranges of modern and traditional farm buildings and a 2½ acre paddock, the property has much to offer and is well worth closer inspection.

Until recently a working small farm, the property had additional land, off lying from the house and buildings which has already been sold, but crucially a good paddock was secured to offer the property amenity. The modern and traditional buildings have real flexibility and development potential. These are great for amenity, but could potentially be converted to business use or cottages, subject to planning, if desired.

The Farmhouse

The farmhouse is adjoined on both sides by traditional buildings, but the whole range adjoins the neighbouring house to effectively create a terrace, even if the house itself does not adjoin its neighbour.



Glebe Farm house is a traditional style farmhouse, built of local sandstone under a pantile roof. The property will

comfortably date back to the 18th century, and although altered over the years is now ripe for investment to bring it up to modern standards.



The current arrangement has 3 bedrooms on the first floor, but the bathroom is downstairs. There are 2 reception rooms, but the kitchen is also split between two rooms, with the bathroom just off. A redevelopment might include adopting one or both of the adjoining traditional barns to create more living space. Fixtures and fittings all need replacement along with single glazed windows and installing a central heating system will be a must for pretty much anyone.



There is however, an attractive simplicity and solidity to the traditional construction – the very thick walls, the old cooking range (requires attention) in the living room, the exposed beams and window seat. There is therefore also much to keep, but a refurbishment will require wit and vision to bring out the best for the long term.

Outside, the house has a level lawn with a central path and a driveway to the side, at the front. To the rear is a walkway across the rear of the building with a brick outhouse for storage, formerly a milk house, beyond which is a sloping grassed garden with a number of small store sheds. At the top of the bank, to the rear of the Dutch barn, is a former vegetable garden with an aluminium framed greenhouse.

Hawsker Village

The village has a number of amenities including a pub-restaurant, a primary school, garage, church and village hall. Most other amenities are found in Whitby, just a couple of miles away. The Cinder Track, a former railway line running down the coast from Whitby to Scarborough, is now a popular place for walkers and cyclists and the Coast to Coast walk passes through the village. The village also lies on the coastal bus route connecting Whitby and Scarborough.



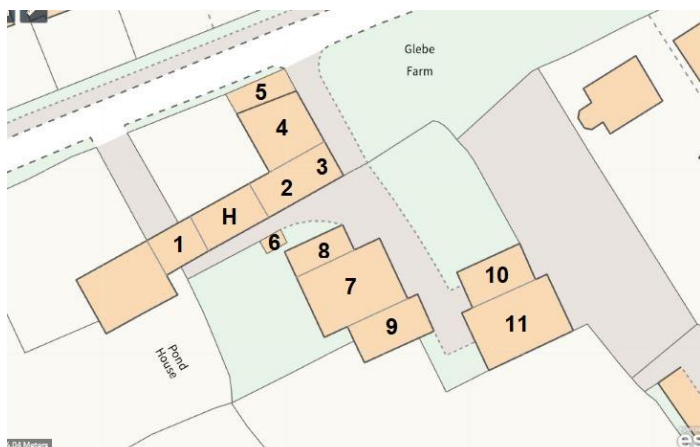
The Land

Glebe farm has a single field (OS number 4747) extending to 2.58 acres (1.045 Ha). It is accessed via the farm yard and is a regularly shaped field which is bounded on both sides by matures hedges and slopes away to the south. It is all down to permanent pasture and there is a mains fed water trough adjacent to the field gate.

In total the property extends to 3.12 acres (1.263Ha) including the farmstead.

Farm Buildings

The farm buildings lie mainly to the south of the farm house and were all formally fully utilised for agricultural production. In More recent times they have provided useful storage space. The numbering below refers to the buildings as marked on the farmyard plan.



Bldg Size Description

1	22' x 16' (int)	A stone and pantile former cow byre adjoining the house to the west. (see also floor plan)
2	25' x 17' (int)	A stone and pantile barn adjoining the house to the east. (see also floor plan)
3	17' x 12' (int)	A cow byre with loft over, of similar traditional construction, lying to the east of building 2. (see also floor plan)
4	33' x 30' (int)	An infilled range, between the two traditional ranges, constructed of concrete block walls under a sloping box-profiled roof, with concrete floor and double doors. Internally partitioned by concrete blocks into various boxes.
5	32' x 9' (int)	A traditional stone-built range under a pan tiled roof, being a former cow house with double doors.
6		A small brick built former dairy under an RFC roof with concrete floor
7	45' x 30'	A 3 bay barn, constructed of wooden supports with Yorkshire boarding walls and a RFC roof with earthen floor.
8	30' x 16'	A 2 bay lean-to extension to the above, of the same construction.
9	40' x 20'	a concrete block, general purpose range under an RFC roof comprising two loose boxes, with a double loose box with double doors, all having concrete floors.
10	35' x 20'	A concrete block range of general purpose cattle yards, constructed of concrete blocks under a RFC roof with concrete floor and double doors.
11	45' x 30'	A 3 bay general purpose cattle yard constructed of concrete blocks with Yorkshire boarding upper walls underneath an RFC roof, concrete floor and double doors.



GENERAL REMARKS & STIPULATIONS

Viewing: Viewings are strictly by appointment with the sole selling agent. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.



Directions: See also location and boundary plan. Travelling on the A171 from the south east of Whitby towards Scarborough, Low Hawsker is approximately 2 miles from Whitby town. Turn right after the traffic lights and village hall and Glebe Farm lies on your left after about 200 yards as marked by the Richardson and Smith 'For Sale' board.



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

Tenure: The property is held freehold and will be available with vacant possession on completion. Sporting Rights are in hand and will pass on completion. Mineral Rights are specifically reserved out of the sale and will be retained by the vendors.

Wayleaves Easements, etc: The property is offered for sale subject to and with the benefit of all wayleaves, easements, rights of way etc, whether mentioned in these particulars or not. The property is understood to have no public footpaths crossing it.

Planning: North York Moors National Park. Tel: (01439) 770657. It should be noted that neither the house, nor the traditional farm buildings are listed and the village does not have a designated conservation area.



Services: It is understood that the property has connections to mains water, electricity and sewers. The property has an owned array of solar panels producing regular income.

Council Tax / Business Rates: The farmhouse is assessed as band 'C' approx. £2,029 payable for 2024-25. North Yorkshire Council - Tel (01723) 232323.

Postal Address: Glebe Farm, Hall Farm Road, Low Hawsker, Whitby, North Yorkshire, YO22 4LE

What3words: jogged.received.cabbages

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F		
1-20	G	1 G	

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.



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