



RICHARDSON & SMITH

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EAST CLIFF FARM, DANBY

Danby Village 2½ miles

Guisborough 12 miles

Whitby 18 miles

Stokesley 15 miles

(Distances are approximate)



A SMALL RESIDENTIAL STOCK FARM SET IN A PEACEFUL DALE LOCATION IN THE HEART OF THE NORTH YORK MOORS NATIONAL PARK. RIPE FOR REFURBISHMENT AND HAVING A SELECTION OF MODERN AND TRADITIONAL BUILDINGS AS WELL AS PLENTY OF Paddock GRAZING, THIS IS A PROPERTY WITH REAL POTENTIAL.

Accommodation:

*Farmhouse: Lobby, Hallway, WC Cloakroom, Dining Room, Kitchen, Lounge, Sitting Room.
Landing 2x Double and 1x Single Bedrooms, Bathroom. Study / 4th Double Bedroom.
Ranges of Modern & Traditional Agricultural Buildings. Garden Area and Paddocks.*

In all extending to approximately 15.04 acres (6.09 Ha)

Additional land nearby in the Dale, is also available – see separate brochure.

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PARTICULARS OF SALE

East Cliff Farm lies in the middle of Danby Dale, nearly 3 miles south of the village, in the heart of the North York Moors National Park. Danby lies in the upper Esk Valley and is conveniently placed for commuting back towards Guisborough and Teesside.

The property is a small residential stock farm that is now ripe for renovation and redevelopment. The property includes a 3-4 bedroom farmhouse needing significant refurbishment, ranges of modern and traditional agricultural buildings, all set in a total of 15 acres.

The Farmhouse

The farmhouse is built of local stone under a tiled roof with windows that have been replaced with uPVC double glazing. The property was modernised but has now fallen into disrepair and requires significant modernisation.



From the front, a panelled door opens into a lobby with glazed double doors opening through to the hallway. A WC cloakroom lies off the hallway and stairs rise to the main first floor landing. Doors open from the hallway to the lounge and into a dining room with a cast iron log burning stove. A walk-in larder lies in a corner of the dining room and a connecting door leads through to the open plan breakfast kitchen. The kitchen has the remnants of fitted kitchen units and a stainless steel double sink with double drainer and the controls for the air source heat pump and solar panels.



From the hallway a door opens into the Lounge which has a window to the front, a fireplace with a cast iron stove and double doors leading through to a sitting room with window to the front and stairs to a room above with a window to the front which could be a fourth bedroom or a study.



The main staircase rises to a first floor landing with a window to the side and doors to all the principal first floor rooms. There are two large double bedrooms and a single bedroom, all with windows to the front. A bathroom lies to the rear and has a window to the side, fitted with a low flush WC, a panel bath and a pedestal wash basin.



The property has a spacious layout but needs complete overhaul.



The Land

The best grazing lies in 4 fields around the farmstead and are gently sloping and suitable for mowing, extending to 5.95 acres. The land has dry stone boundary walls. The lower quality grazing land lies at the top of the holding, just inside the moorland wall, and comprises an additional 7.70 acres of permanent pasture. All of the grazing slopes from east to west.

There is a small area of woodland amounting to 0.46 acres just to the side and below the farmhouse, the farmstead, tracks, garden, etc extending to around 0.93 acres. In total the property extends to 15.04 acres including the farmstead.



Farm Buildings

The property has a couple of useful modern agricultural buildings and a small range of traditional outbuildings that are useful for both livestock and amenity and may offer potential for further development subject to obtaining the necessary consents. The numbering below refers to the buildings as marked on the farmyard plan.



<u>Bldg</u>	<u>Size</u>	<u>Description</u>
1	18' x 17'	A traditional stone-built byre with a loft over under a clay tile roof.
2	20' x 12'	A single-story stone and pantile byre adjoining building 1 above.
3	13'6" x 8'6" (int)	A stone outbuilding adjoining the rear corner of the house with corrugated iron roof.
4a	45' x 21'	A 3-bay, steel frame, part open fronted building with RFC roof covering and part clad walls, part block walls and concrete floor.
4b	45' x 21'	A 3-bay lean-to to the above of similar construction but a different floor level.
5	22' x 12'	A stone-built cart shed with a partially collapsed roof of corrugated iron and pantile.
6		A steel framed poly-tunnel and adjacent timber garden shed.
	30' x 18'	A 2-bay open fronted barn constructed of a wooden frame with corrugated iron cladding and roof covering. Earthen floor. Positioned by the side of the driveway, just off the dale road.





GENERAL REMARKS & STIPULATIONS

Viewing: Viewings are strictly by appointment with the sole selling agent. All interested parties should discuss 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 plans. Travelling on the A171 between Whitby and Guisborough, Danby lies about 3 miles to the south in the Esk Valley. From the pub in the centre of the village, pass the railway station and cross the river following the road past the fire station. Turn left when you reach the school and head down the dale, passing the church. East Cliff Farm lies on your left about a mile further on 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 & mineral rights are in hand and will pass on completion.

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 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.



Services: It is understood that the property has a connection to mains electricity. The property has a small, owned array of solar panels and heating from an air source heat pump. Water comes from a spring supply (originally shared with the neighbour, but now solely used by East Cliff Farm) and sewerage runs to an old septic tank system, located on the neighbour's property, the use shared with the neighbouring barn conversion. Buyers should be aware that the septic tank drainage system may require work to meet modern standards.

Council Tax / Business Rates: The farmhouse is assessed as band 'E' approx. £2,790 payable for 2024-25. North Yorkshire Council - Tel (01723) 232323.

Postal Address: East Cliff Farm, Danby, North Yorkshire. YO21 2NH

What3words: width.grouping.regulator

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		89 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

IMPORTANT NOTICE

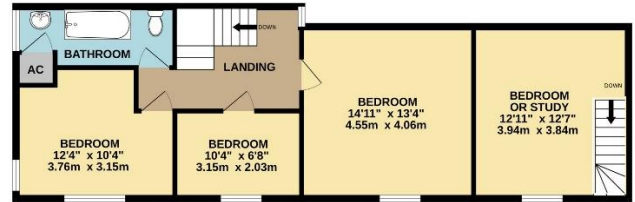
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any 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.



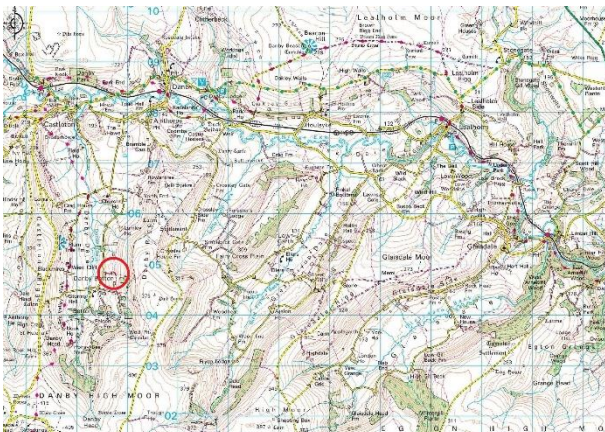
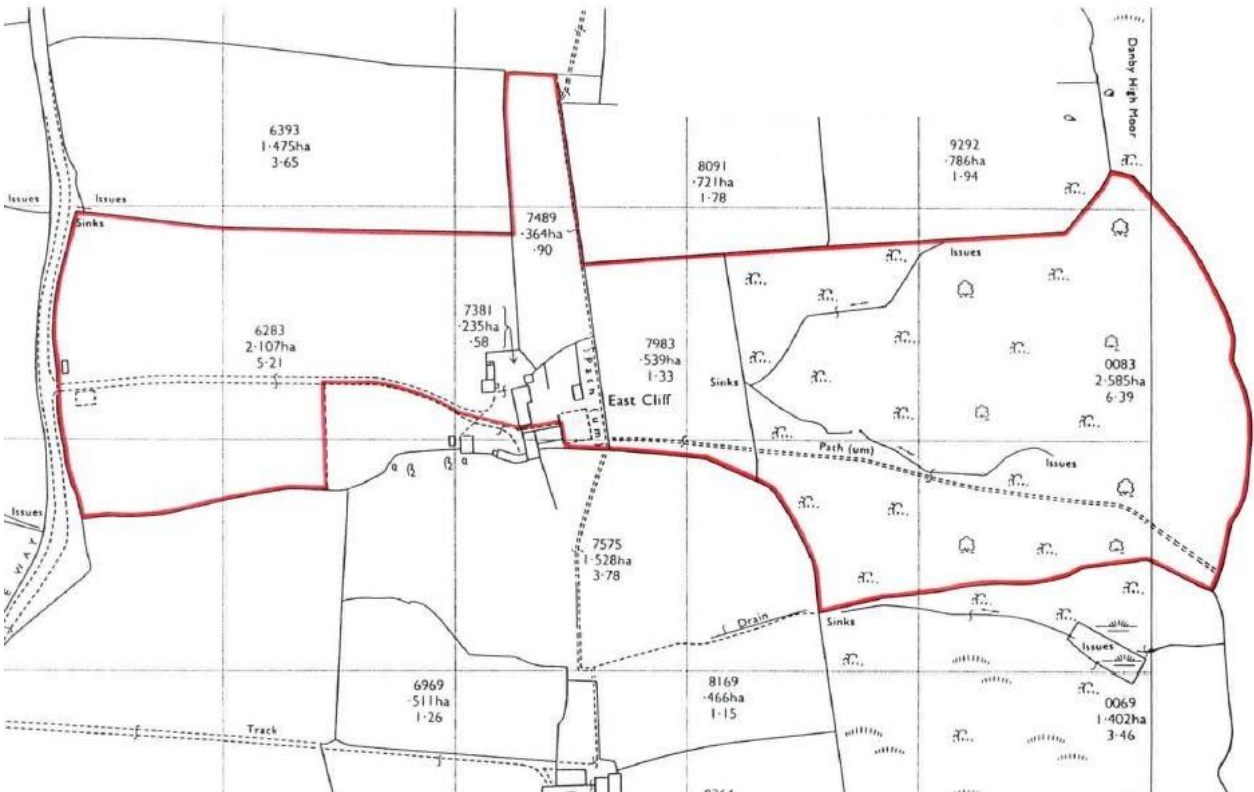


GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR





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