



DEVELOPMENT OPPORTUNITY AT VILLAGE FARM

Kilburn, York, North Yorkshire



GSC GRAYS

PROPERTY • ESTATES • LAND

DEVELOPMENT OPPORTUNITY AT VILLAGE FARM

KILBURN, YORK, NORTH YORKSHIRE, YO61 4AG

Coxwold 2 miles • Thirsk 6 miles • Helmsley 10 miles
(distances approximate)

A UNIQUE OPPORTUNITY TO ACQUIRE A RANGE OF
MODERN FARM BUILDINGS WITH CLASS Q CONSENT
FOR 5 RESIDENTIAL UNITS SITUATED WITHIN THE
HIGHLY SOUGHT AFTER VILLAGE OF KILBURN

- Class Q planning consent for five dwellings providing 7,426 sq. ft. of residential accommodation
- Easily accessible to popular market towns of Thirsk, Helmsley and Easingwold
 - Superb, elevated far-reaching views of the Hambleton Hills towards the renowned White Horse of Kilburn
- Additional 12.44 acres of adjoining land available by separate negotiation

FOR SALE FREEHOLD AS A WHOLE

About 1.77 acres (0.72 ha)

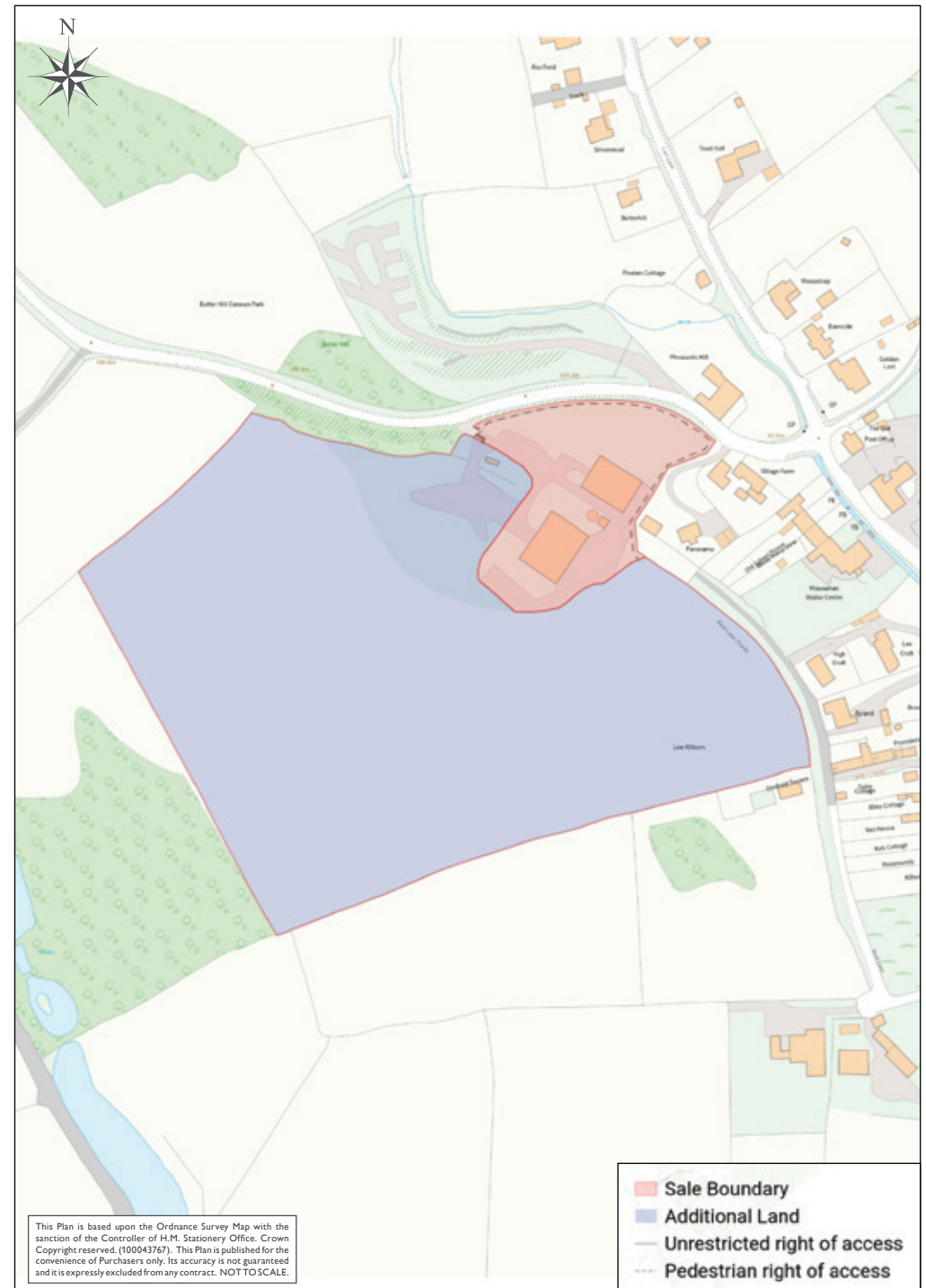


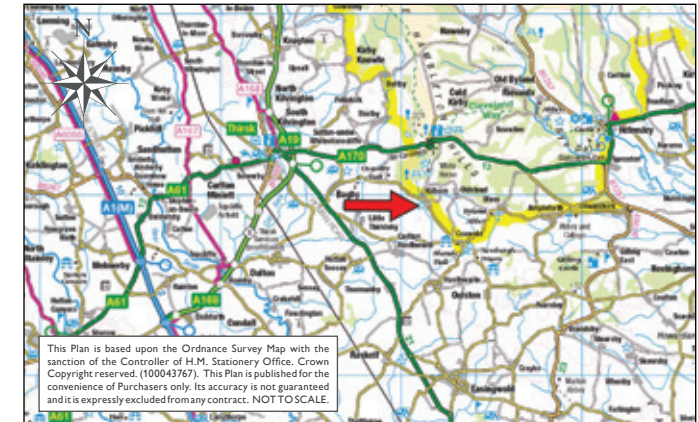
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Situation

Village Farm Steading is set within a prominent and elevated position within the highly sought-after village of Kilburn with outstanding far-reaching views of the Hambleton Hills towards the renowned White Horse of Kilburn.

Despite its peaceful rural setting, the site enjoys excellent accessibility, positioned close to the A19 and A170 and within striking of the popular market towns of Thirsk, Helmsley and Easingwold.

Kilburn is one of North Yorkshire's most desirable villages and is noted for its traditional quaint character properties and the home of the famous furniture maker Robert Thompson "Mousey Thompson". The village has a pub the Forrester's Arms as well as a church (St Mary's) and Village Hall.

The historic market towns of Thirsk, Helmsley and Easingwold are renowned for their vibrant communities and wide range of amenities, including shops, restaurants, schools, healthcare facilities, and leisure options. Thirsk train station provides direct services to York and London, with Teesside International Airport just 30 miles away.

Set amidst rolling countryside, these towns combine traditional market-town character with modern conveniences, making them highly desirable locations for families, commuters, and those seeking a balanced lifestyle.

The general area is well-known for its productive farmland and quality sporting estates.

Farm Buildings

A range of modern farm buildings and associated yard area in an elevated position on the north western edge of Kilburn with access off Osgoodby Road.

The buildings principally comprise:

Building A – Modern timber framed building with an adjoining lean-to building (northern elevation), fibre cement sheet roof, concrete block walls and Yorkshire Boarding and a concrete floor.

Building B – Modern timber framed building with two adjoining lean-to buildings (northern and southern elevations), profile steel / fibre cement sheet roof, concrete block walls, Yorkshire Boarding and a concrete floor.

The farm buildings have historically been utilised for loose livestock housing and agricultural storage, extending in total to about 10,787 sq. ft.

Planning Consent

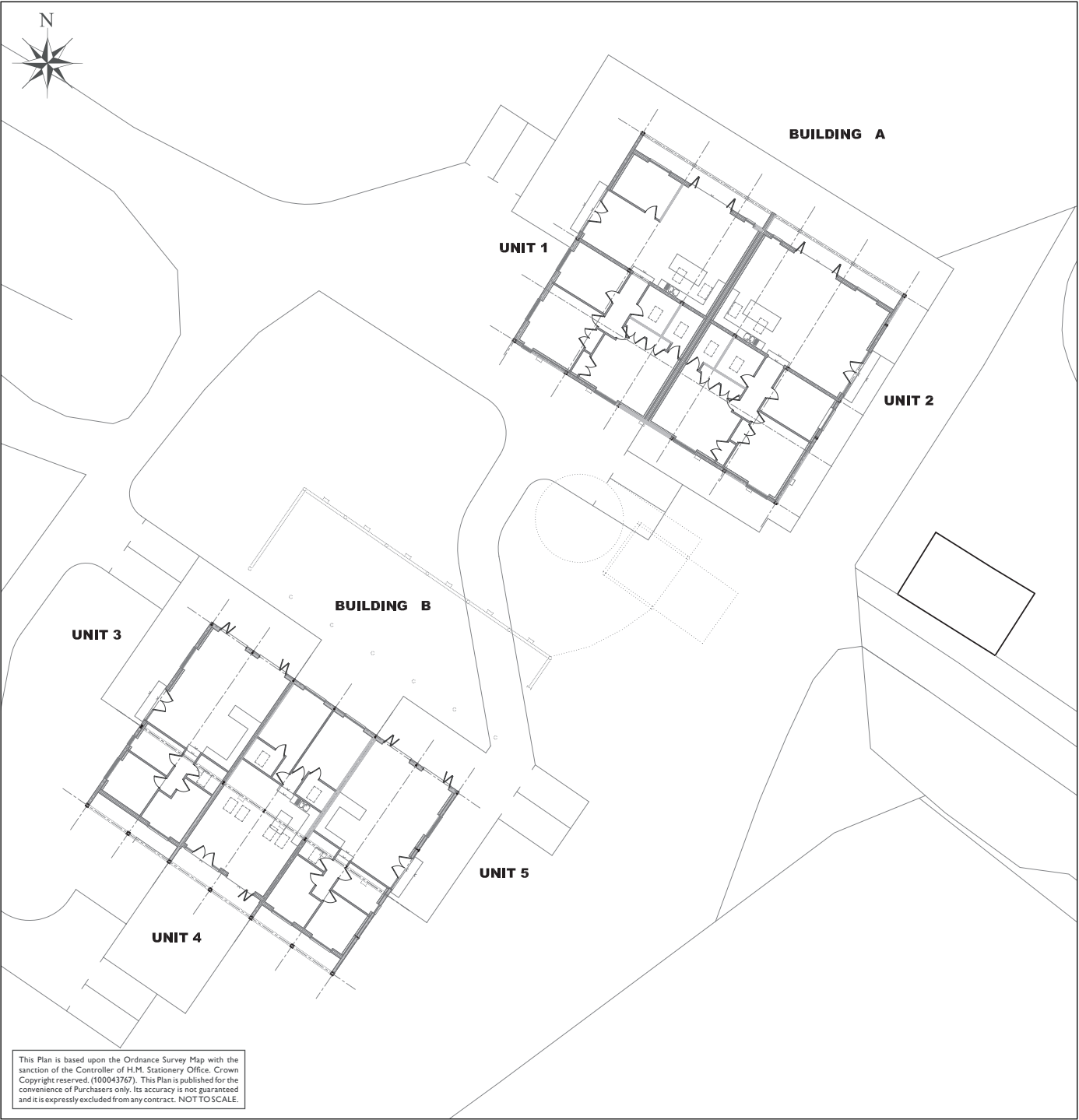
Class Q consent has been granted for ‘Prior approval for a proposed: Change of Use of Agricultural Buildings to 5no. Dwellings’ (Ref: ZB23/02359/MBN). This approval is detailed in a Decision Notice dated 22nd January 2024, as summarised below and further outlined in the attached planning documentation.

The consented accommodation briefly comprises:

Unit	Description	No. Bedrooms	GIA (sq. m.)	GIA (sq. ft.)
1	Semi-detached	3	196	2,110
2	Semi-detached	3	196	2,110
3	End terrace	3	99	1,065
4	Mid terrace	2	100	1,076
5	End terrace	3	99	1,065
Total			690	7,426

The site extends to about 1.77 acres; providing sufficient plot sizes to accommodate landscaping, garden/amenity space, and parking requirements for the proposed development.

The site is considered to offer potential for a new build development (subject to planning approval) in accordance with the provisions of the Mansell Case (Mansell v Tonbridge and Malling BC, 2017).



Additional Land

An additional 12.44 acre arable field is situated immediately adjacent to the southwest boundary of the development site and is accessed via the same entrance (shaded blue on the sale plan).

The land is classified as Grade 3, with slightly acidic clay loam soils. It is generally level, ranging from approximately 100m to 112m above sea level.

The land offers potential for a variety of uses, including amenity, equestrian, or agricultural purposes (subject to consents). Further information is available from the Selling Agent(s).

General Information

Occupation

The farm buildings are currently occupied in-hand with vacant possession available upon completion of sale.

Rights of Way and Easements

The Seller reserves the access and an unrestricted right of access (5m width) including to connect services to their retained land. The Seller also reserves the right to construct and use a pedestrian right of access along the northern and eastern boundaries as shown on the plan. Further details available upon request from the Selling Agent(s).

The property is sold subject to and with the benefit of all other rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

Services

The farm is served by mains water.

The installation of sewerage treatment plants has been approved in accordance with the planning consent. Further details available from the Selling Agent(s).

Local Authorities

North Yorkshire County Council
Racecourse Lane, Northallerton DL7 8AD

T: 0300 131 2131

Proposed Elevations - Plots 1 & 2



Method of Sale

The property is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but the Seller reserves the right to agree a sale at any point without further reference to interested parties.

Fixtures, Fittings and Equipment

Only those items specially mentioned in these sale particulars are included in the sale. Some items fixtures and fittings may be available by separate negotiation and interested parties are invited to discuss their requirements directly with the Selling Agent(s).

Designations

A small proportion of the site is located within the High and Low Kilburn Conservation Area.

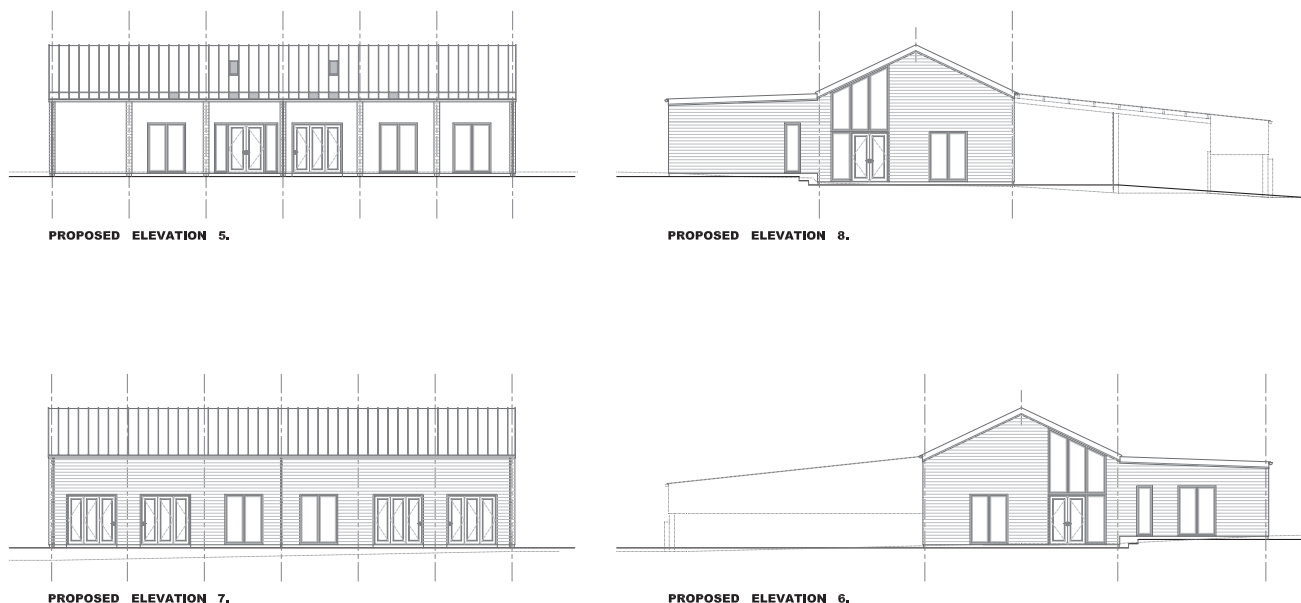
Removal of Agricultural Equipment and Scrap Waste

The Seller will remove all portable agricultural equipment, machinery, vehicles and scrap metal from the site prior to completion of sale.

Boundaries

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance responsibilities will be indicated by T marks on the transfer plan.

Proposed Elevations - Plots 3, 4 & 5



Sporting Rights

Sporting rights are included in the sale in so far as they are owned.

Mineral Rights

Mineral rights are owned by a third party and are excluded from the sale.

Asbestos

An asbestos survey has not been undertaken and on completion of the sale it will be the responsibility of the Purchaser(s) to comply with the Control of Asbestos at Work Regulations.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser.

Viewing

Appointments to view will be through the Selling Agents only by calling 01748 829203. Given the potential hazards of a working farmyard, we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

Directions

From Thirsk, proceed east on Sutton Road for 2 miles. Turn right onto Moor Lane for 2.5 miles and continue onto Osgoodby Bank Road for an additional 1.5 miles. Upon approaching the village of Kilburn, the site is located on the right-hand side and signposted by a GSC Grays sale board.

Postcode: YO61 4AG

what3words: ///wording.tags.whirlpool

Tenure

Title to the site is registered with HM Land Registry under Title Number NYK319883

Conditions of Sale

Landscaping - The Purchaser will be required to erect a stock-proof boundary fence and 15ft field gate to the Industry Standard between the proposed development site and the adjacent farmland. The detailed specification shall be agreed upon with the Seller.

Overage Provision - The site is offered for sale subject to an overage provision, under which the Seller shall be entitled to 40% of any uplift in value arising from the grant of planning consent for the development of 5 or more residential units for a period of 30 years from the date of sale. The detailed terms of this provision are to be agreed immediately prior to completion. Further information is available upon request from the Selling Agent(s).

Deposit - Upon exchange of contracts, a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

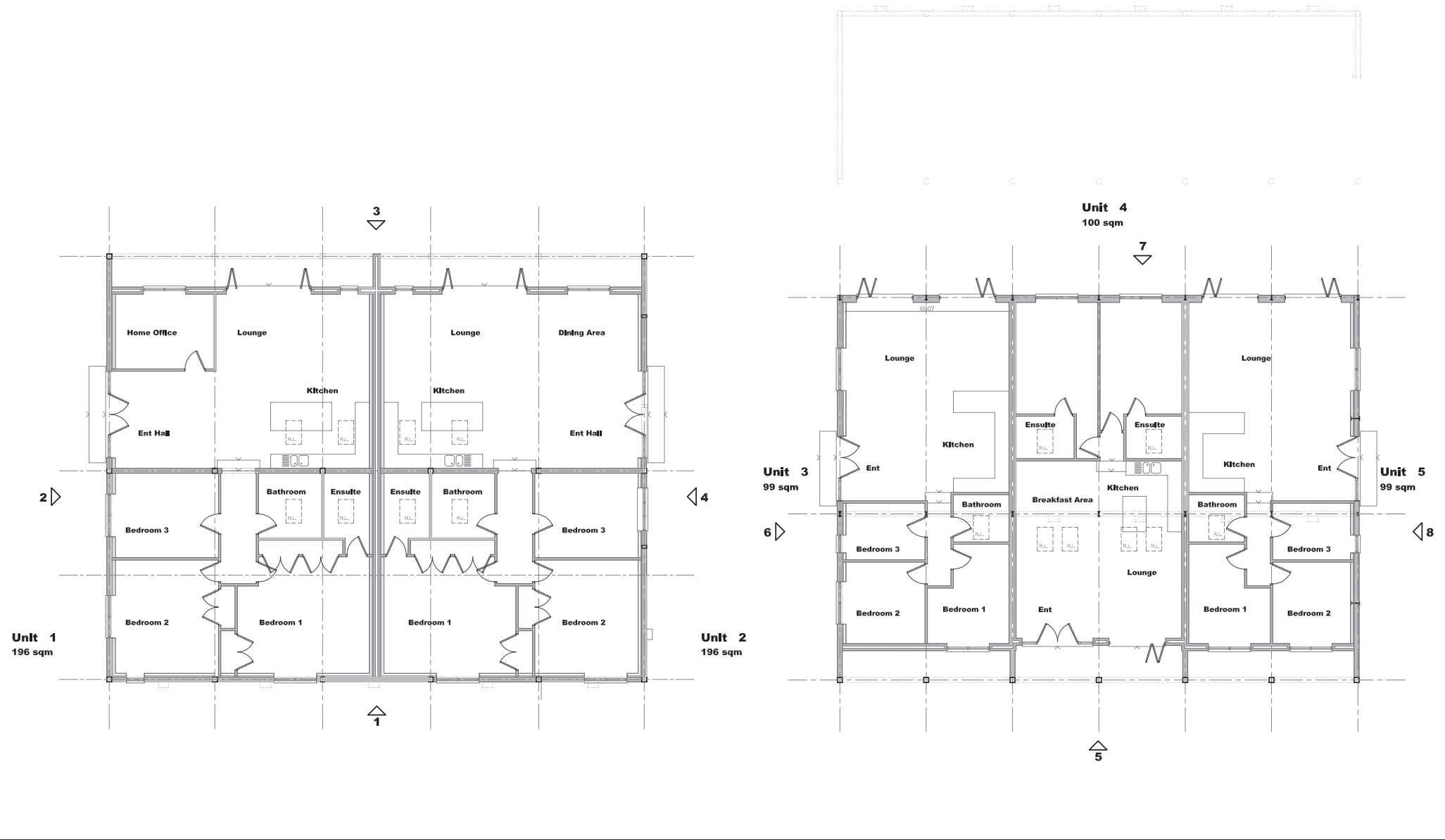
Disputes - Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

Plans, Areas and Schedules - These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the Selling Agent(s), and the Purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale does not entitle either party to compensation in respect thereof.

Overseas purchasers - Any offer by a Purchaser(s) who resides out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

Lotting - It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Proposed Floorplans



DISCLAIMER NOTICE: PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. 2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise. 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order. 6. Please discuss with us any aspects that are important to you prior to travelling to the property. Particulars written: November 2025. Photographs taken: September 2025.

