



THE MILL INN

HARWOOD DALE, SCARBOROUGH, NORTH YORKSHIRE, YO13 0LA

Cundalls



THE MILL INN

HARWOOD DALE
SCARBOROUGH
NORTH YORKSHIRE

Burniston 5.5 miles, Scalby 6.5 miles, Scarborough 9 miles, Whitby 12 miles, York 40 miles. (All distances approximates)

A UNIQUE RURAL PROPERTY / COUNTRY INN WITH LAND, OFFERING VAST POTENTIAL

The Mill Inn is a well renowned, landmark property in Harwood Dale, comprising a detached country inn / dwelling together with a range of buildings offering potential. The property can be purchased with upto 38 acres of grassland and woodland, making it ideal for those with smallholding or equestrian interests

The Mill Inn: Situated in an attractive elevated roadside position, a traditional country inn with residential accommodation comprising: Entrance Hall, Bar Area, Dining Room, Kitchen, Rear Porch. To the first floor are Three Bedrooms, Store and Bathroom.

Buildings: There is the benefit of a range of traditional stone buildings proving WC facilities and storage and offering potential to be linked and amalgamated into the accommodation or be developed in holiday cottages, subject to the necessary consents.

Land: The property is situated in all amounting to around 38.3 acres comprising grazing meadows and mature deciduous woodland with stream frontage.

FOR SALE BY INFORMAL TENDER: AS A WHOLE OR IN 5 LOTS: BEST & FINAL OFFERS BY 2pm FRIDAY 11th FEBRUARY 2022

LOT 1: The Mill Inn, Outbuildings and 0.76 acres: **Guide Price: Offers over £200,000**

LOT 2: 4.6 acres of grassland and woodland: **Guide Price: Offers over £30,000**

LOT 3: 5.1 acres of grassland and woodland: **Guide Price: Offers over £35,000**

LOT 4: 22.1 acres grassland and woodland: **Guide Price: Offers over £75,000**

LOT 5: 5.8 acres grassland: **Guide Price: Offers over £40,000**

GUIDE PRICE AS A WHOLE: OFFERS OVER: £380,000

DESCRIPTION / BACKGROUND

The Mill Inn is a landmark property within Harwood Dale, identified by the prominently displayed 'Mill Inn' emblazoned on the ridge of the roof.

The property is available on the open market following the passing of Mr Hamish McGregor, who's family have owned the property since the 1930's, so the sale is a genuinely rare opportunity to purchase a unique rural property with land.

The Mill Inn comprises a traditional country inn and associated living accommodation together with upto 38 acres of agricultural grazing land and mature deciduous woodland.

Historically The Mill Inn has traded since the 19th Century and the adjoining mill buildings were operated as a mill, until just after the second world war. The pub has always had a good reputation as a respectable country inn and has been trading as a traditional public house operating as a free house operating on a low-key basis.

The property is ideal for those looking for a rural yet accessible rural property which offers equestrian and smallholding opportunities or to continue to operate as a low key country inn.

There are miles of nearby/adjoining bridleways which provide excellent walking over the attractive National Parks countryside.

The property is available as a whole or in upto 5 lots in order to appeal to a variety of purchasers and offers can be submitted for any combinations of lots to suit.

LOCATION

The property is situated in a rural position in open countryside to the west side of Harwood Dale and is easily accessible to Whitby and Scarborough.

Burniston is located 5.5 miles to the east and is a well-served village, providing a range of services, including shops/Post Office, garage, public houses together with a primary school.

The heritage coastline is nearby and there is a large number of tourist attractions and outdoor recreation available in the area including footpaths and bridleways.

Further amenities can be found in the seaside spa town of Scarborough approximately 9 miles East. There is a large range of amenities and services with shops, restaurants, public houses, theatres, golf courses, sports and leisure facilities and a railway station with connections to York, allowing access to the East Coast Mainline and therefore access to London within 2 hours.

The historic City of York is situated approximately 40 miles away with mainline trains available to Kings Cross, London and Edinburgh in less than 2 hours.

There are miles of nearby/adjoining bridleways which provide excellent walking over the attractive National Parks countryside



MILL INN

The Mill Inn is constructed of stone under a pitched slate roof with suspended timber flooring and single glazed sash timber windows. The property now requires modernisation and renovation but offers the potential to develop into a lovely family home/country inn.

The property is situated in a pleasant south facing position with attractive views over Harwood Dale and is situated in a prominent elevated roadside position providing reasonably good access for passing trade and walkers/tourists visiting the Harwood Dale area.

The accommodation is situated over two floors and to the ground floor is a formal entrance hall leading through to the main bar area with separate dining room and serving hatch leading through to a separate private kitchen. To the first floor are three double bedrooms, bathroom and store/box room.

Externally there is a stone flagged rear yard which leads through to a traditional stone and pantile building providing gentleman's and ladies WC facilities and a further two storey building providing good quality storage space and attached to a dilapidated former wheelhouse mill building.

There is an external access to the side of the property which provides to a cellar providing a beer store and this is also accessible internally from the bar area.



The accommodation comprises the following:

FORMAL ENTRANCE HALL

4m x 1.79m

Door to front, stairs up to first floor, night storage heater

BAR AREA

3.96m x 6.62m

A double aspect front to back room with built in bar area, wood burning stove on stone surround, night storage heater, stable door to rear hall, door to front hall, stainless steel sink. Access to beer cellar.



REAR ENTRANCE HALL

2.3m x 1.91m

Quarry tiled floor, electric meters, under stairs cupboard, door to rear

KITCHEN

3.87m x 2.39m

Quarry tiled floor, two oven oil fired Aga, range of fitted wall and base units incorporating 1.5 bowl stainless steel sink unit, tiled splashbacks, beamed ceiling, serving hatch

DINING/SITTING ROOM

3.93m x 3.95m

South facing room, wood burning stove in brick surround with alcove storage either side, fitted dado rail.

FIRST FLOOR

LANDING

3.88m x 1.86m

Landing area with airing cupboard off and loft hatch

BEDROOM ONE

4m x 2.48m

Double bedroom, Yorkshire sliding sash window to rear, timber flooring

BATHROOM

2.52m x 2.73m

Fitted bathroom suite with bath, low flush WC, pedestal wash hand basin and shower unit

BEDROOM TWO

3.99m x 4.06m

A double bedroom with south facing aspect, open fireplace in cobble surround, fitted shelves

DRESSING ROOM / SMALL BEDROOM

2.6m x 1.8m

South facing window. This room has been utilised as a small bedroom in the past.

BEDROOM THREE

4m x 3.97m

Double bedroom, Victorian feature fireplace, south facing window

OUTSIDE

Externally the property is accessed from the public maintained highway leading through Harwood Dale into a relatively small parking area with room for approximately half a dozen vehicles.

To the front of the property is an open lawned garden with mixed herbaceous borders and dry stone walling and an attractive south facing aspect.

To the rear of the property is a stone paved yard area leading through to the following buildings:

TOILET OUTBUILDING

Stone and pantile building comprising the following:

- Ladies WC: 5.73m x 2.11m – Wash hand basin and two WC cubicles
- Gents WC: 5.8m x 1.6m – low flush WC in cubicle and urinal

FORMER MILL BUILDING/OUTBUILDING

A two storey brick and pantile building comprising the following:

- Ground Floor: 5m x 8.8m comprising 3x storage areas
- First Floor: 8.8m x 5m comprising large open room with 2x king truss beams.

FORMER MILL HOUSE

Dilapidated stone building comprising the former Mill House and offering potential.



LAND

In all the property portfolio amounts to 38.3 acres of which around 37.5 acres is agricultural land and interspersed mature woodland and scrub.

The land is situated in a ring fence, albeit bisected by the public highway and comprises a number of slightly individual holding paddocks comprising permanent pasture grassland interspersed with mature trees and some deciduous woodland areas.

The land comprises a number of generally flat/part gently rolling grass paddocks and mowing land bordered by post and wire fencing and mature hawthorn hedgerows.

The land is bordered by Jugger Howe Beck together with some mature deciduous woodland and mature trees and provides a range of amenity and wildlife value.

LAND CLASSIFICATION

The land at is shown on the former Ministry of Agricultural Provisional Land Classification map as Grade III land and is capable of providing grazing land, mowing land and silage land.

LAND TYPE

The land is classified as Grade III.



GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME

The land is not registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme.

ENVIRONMENTAL SCHEMES

The land is not in any environmental schemes.

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. A footpath crosses through the property.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting and timber rights are in hand and included in the sale. Mineral rights will be excluded from the sale.

METHOD OF SALE

The property is being offered for sale by Informal Tender as a whole or in five lots, best and final offers must be submitted on the enclosed form prior to 2pm on Friday 11TH February 2022. For those with queries please contact Tom Watson or Ryan Bailey on 01653 697 820. Email: tom.watson@cundalls.co.uk ; ryan.bailey@cundalls.co.uk

GENERAL INFORMATION

Services:	Mains electric and water supply. Septic tank drainage. Oil fired AGA.
Council Tax:	Band A. Business Rates: Ratable Value: £900 per annum.
Planning:	North York Moors National Park planning Tel: 01439 772 700
Tenure:	The property is Freehold and vacant possession will be given upon completion.
Viewing:	Strictly by appointment with the agents office in Malton, 01653 697 820 or Pickering: 01751 472 766.
Postcode:	YO13 0LA (Don't rely on satellite navigation!)
EPC:	Please see enclosed.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTICE

Details and photographs prepared November 2021

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen. Purchasers legal advisors need to confirm accuracy of matters.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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