



**ROWAN FARM**  
LOCKTON, PICKERING, NORTH YORK MOORS NATIONAL PARK

**Cundalls**



## ROWAN FARM

LOCKTON  
PICKERING

### NORTH YORK MOORS NATIONAL PARK

*Thornton Le Dale 3.5 miles, Pickering 6 miles, Malton 14 miles, Whitby 16 Miles, York 32 Miles (All distances approximates)*

#### **A FIRST CLASS PURPOSE BUILT LIVESTOCK FARM WITH SUPERB RANGE OF MODERN BUILDINGS**

**Farmhouse:** A modern farmhouse which provides spacious family accommodation with a pleasant outlook. The accommodation comprises: Utility Room with W.C. Farmhouse Kitchen/Diner, Entrance Hall, Sitting Room. To the first floor are Three Bedrooms and a Bathroom.

**Farm Buildings:** A comprehensive and immaculately presented range of modern farm buildings providing over 30,000 sq.ft of floorspace. The buildings are currently utilised for cattle housing, produce and machinery stores and there are also some high quality stabling facilities within the buildings. Potential for utilisation as 'bed and breakfast pig' accommodation.

**Land:** In all around 95 acres of productive grassland utilised for grazing, mowing, silage.

**Equestrian Facilities:** Large outdoor arena, small indoor school, post and rail grazing paddocks and range of high quality stables

**FOR SALE AS A WHOLE**

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## DESCRIPTION / BACKGROUND

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Rowan Farm is a purpose built livestock farm situated in a pleasant rural position near Lockton in the North York Moors National Park, only 6 miles from the Market Town of Pickering.

The farm has been developed over the past thirty years, by the previous owner who meticulously and painstakingly developed the farm into a first class self-sufficient livestock unit, developing the farm from a bare field to the current well equipped holding which provides first class facilities, comprising an attractive modern farmhouse, a superb range of buildings and farmland which is farmed to a superb standard and provides grazing, silage and cereal crops.

The current vendors have only been at the property for a short time but are now wishing to move back to Scotland, where their previous farm was located.

No expense has been spared with the development of the farm, the house is nicely situated and won an award from the National Parks for its design, the farm buildings are based on a fully concrete yard and provide over 32,000 sq.ft of superb livestock and general purpose storage buildings and the land has been farmed to a very high standard producing good grazing and high yielding cereal crops.

The farm has the potential to house good numbers of 'bed and breakfast pigs' and be able to generate a strong annual income stream.

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## LOCATION

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The farm is located around half a mile north east of Lockton village accessed off David Lane. The farmstead is situated in an attractive position yet is very accessible to the A169 providing quick and easy access to Pickering and Whitby.

Lockton is an attractive and traditional rural village, located in beautiful countryside on the Southern edge of the North Yorkshire Moors National Park.

The nearest range of basic amenities are in the very popular village of Thornton Le Dale around 3 miles south which provides a variety of shops, cafes and public houses.

The Market Town of Pickering, is only 6 miles distant and is an attractive and thriving town with a wide range of amenities including primary and secondary schools, shops, public houses, restaurants and sporting and leisure facilities.

Further amenities are available in the market town of Malton 14 miles distant, the popular coastal town of Whitby is 16 miles distant and the historic City of York is situated approximately 32 miles away with mainline trains available to Kings Cross, London and Edinburgh in within 2 hours.

There are livestock markets at Malton, Ruswarp (Whitby) and Thirsk.



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## FARMHOUSE

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The residential accommodation at the farm is situated within a modern purpose built farmhouse which was erected in 2000 by local builder Alan Sawdon and is subject to an agricultural occupancy clause.

The property provides well-proportioned family accommodation and received an award for a new build farmhouse design when it was constructed.

The property is constructed of stone under a pitched pantile roof and benefits from having a separate private access immediately to the North of the farm buildings.



The accommodation comprises the following

### ENTRANCE HALL

6.27m x 1.96m (20.57ft x 6.43ft)

A good size entrance hall, front door, window East, stairs up to first floor and radiator

### SITTING ROOM

6.3m x 3.98m (20.67ft x 13.06ft)

Double aspect front to back room with large feature inglenook fireplace with large log burning stove on stone hearth and brick surround with timber mantle above, patio doors to front garden, 2x radiators.

### FARMHOUSE KITCHEN

6.28m x 3.93m (20.60ft x 12.89)

An attractive farmhouse kitchen with dining area including range of fitted base units with single drainer sink unit with mixer tap over, double range oven in recess with timber mantle over, part beamed ceiling, stone floor, large front to back room with double aspect and patio doors to front garden.

### UTILITY ROOM

3.6 x 3.2m (11.81ft x 10.50ft) (including WC/cloakroom)

A useful utility room with stone flooring, range of base units with 1.5 bowl single drainer sink unit and mixer tap over, plumbing for washing machine and tumble dryer, stable door to rear, radiator, door to separate WC with wash hand basin.

### FIRST FLOOR

#### LANDING

In built storage cupboard, radiator, window with attractive views to East.

#### BEDROOM ONE

4.3m x 3.9m (14.11ft x 12.79ft)

A large double bedroom with South and East facing double aspect, in-built airing cupboard, attractive views over open countryside and farmyard

#### BATHROOM

3.97m x 1.79m (13.02ft x 5.87ft)

Bathroom suite with panelled walls, bath, low flush WC, pedestal wash hand basin and corner shower cubicle

#### BEDROOM TWO

3.97m x 3m (13.02ft x 9.84ft)

Double bedroom, radiator, views to West

#### BEDROOM THREE

3.97m x 3m (13.02ft x 9.48ft)

Double bedroom, radiator, views to East

### OUTSIDE

The property is accessed off a council maintained road onto a private drive which is a separate access to the farmyard and leads onto a large gravelled parking area with ample space for parking and turning.

There is the benefit of a double garage measuring 6m x 6m (19.69ft x 19.69ft) providing garaging and storage space.

To the front of the property is a large lawned garden area with a Ha-Ha and post and rail fencing to the West and hawthorn hedgerow to the East. There are a number of mature trees and shrubs planted throughout.



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## FARM BUILDINGS

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One of the main features of the farm is the outstanding range of first class farm buildings which are situated in a large concrete yard area with the benefit of two road access points providing “in and out” access to the yard. In all the farm buildings amount to over 32,000sq/ft and comprise livestock housing, machinery and produce storage and stabling and have been designed to provide an easy to use system for housing and movement of livestock with a large concrete yard and good quality gates and penning systems throughout.

The buildings comprise the following:

### GENERAL PURPOSE LIVESTOCK BUILDING

36.58m x 13.72m (120ft x 45ft)

Modern steel portal frame building with block walling to North and West with Yorkshire boarding and curtain sides above and open sided with feed barriers including raised feed area to East. Concrete floor, electric and light.

### GENERAL PURPOSE BUILDING TWO

45.72m x 9.14m (180ft x 30ft)

Modern steel portal frame building with concrete floor, block walling to East with Yorkshire boarding above, feed barriers and raised feed area to West with 8 bays providing cattle housing and two bays used as grain/produce storage areas with concrete grain walling internally and roller shutter doors at half shed height above fitted gates.

Attached is:

### GENERAL PURPOSE/LIVESTOCK BUILDING THREE

45.72m x 13.72m (180ft x 45ft)

Modern steel portal frame building with block walling and Yorkshire boarding to North, East and West, concrete floor providing stock and general purpose housing to 8 bays and 2 bays providing grain/produce storage with gates to South with half height roller shutter doors above.

### GENERAL PURPOSE BUILDING/HAY STORE

18.29m x 27.43m (60ft x 90ft)

Modern steel portal frame building with part concrete floor, concrete block walls and Yorkshire boarding above to South and West and open sided to North and East.

### GENERAL PURPOSE/STABLE BUILDING

18.29m x 27.43m (60ft x 90ft)

Modern steel portal frame building attached to West of above building with concrete floor, block walling and half height roller shutter doors above block walling or gates. Internally the building includes 6 purpose built stables of 4.27m x 3.96m (14ft x 13ft).

Externally the yard is situated in a large concrete yard with full drainage and there are a number of post and rail holding paddocks to the East of the buildings and a large outdoor arena with post and rail fencing and rubber surface.



## LAND

In all the farm amounts to around 95 acres within a ring fence and amounts to around 95 acres comprising the farmhouse, buildings and grazing and mowing land.

A large area of the land is relatively level and good quality pasture capable of grazing or mowing for hay and silage. The grass enclosures are well secured by post and rail or post and wire fences, mature hedges or stone walls and there is water supplies to the fields.



## LAND SCHEDULE

Lot	Field Number	Description	Ha	Acres
I		House, Yard and Buildings	0.68	1.7
I	03857	Grassland	4.5	11.11
I	5035	Grassland	6.05	14.94
I	3927	Woodland	1.05	2.59
I	3841	Grassland	1.22	3.01
I	2740	Grassland	2.97	7.33
I	2228	Grassland	0.49	1.21
I	2725	Grassland	0.50	1.23
I	3323	Grassland	0.95	2.34
I	1818	Grassland	2.32	5.73
I	1109	Grassland	2.73	6.75
I	0698	Grassland	2.79	6.89
I	0188	Grassland	3.80	9.38
I	Corner Field	Grassland	0.48	1.2
I	0532	Grassland	1.91	4.71
I	0846	Grassland	2.57	6.35
I	1461	Grassland	3.75	9.26
<b>TOTAL</b>			<b>38.74</b>	<b>95.73</b>





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## GENERAL INFORMATION - REMARKS & STIPULATIONS

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### BASIC PAYMENT SCHEME

The land has been 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 Lot 1 on the northern boundary. Various wayleaves for electric poles cross the land.

### 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, timber and mineral rights are in hand and included in the sale.

### ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for the farmhouse and is available for inspection at the agents Malton office, or please find insert attached.

### METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Tom Watson on 01653 697 820 or email: [tom.watson@cundalls.co.uk](mailto:tom.watson@cundalls.co.uk)

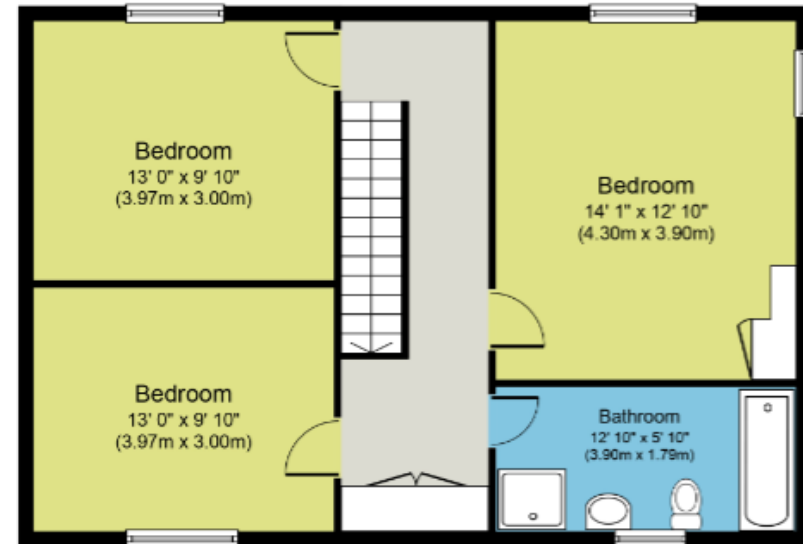
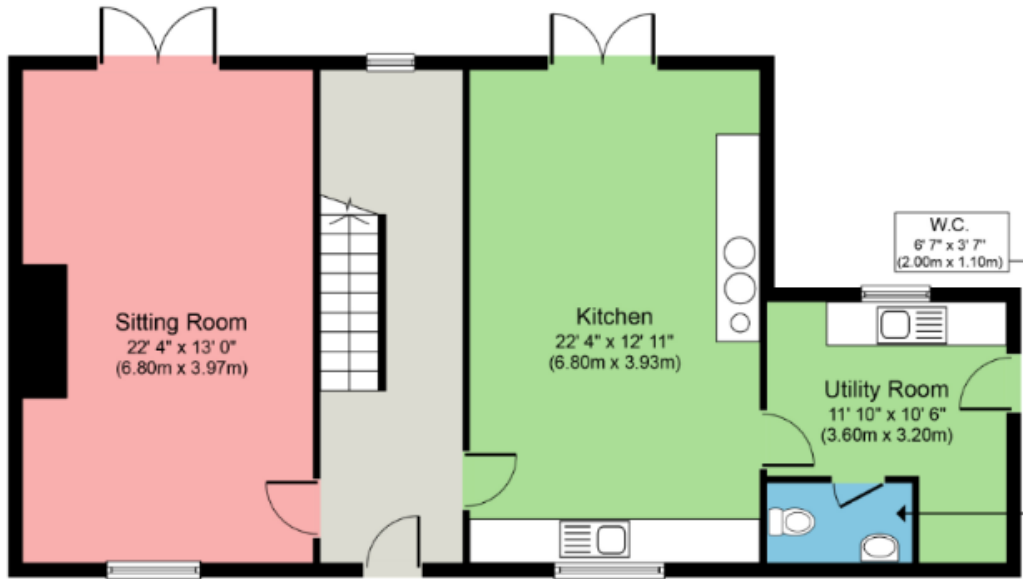
### ADDRESS

Rowan Farm, Lockton, Pickering, North Yorkshire, YO18 7NU

### GENERAL INFORMATION

Services: Mains electric and water supply. Oil Fired central heating  
Council Tax: Band D.  
Planning: North York Moors National Park Authority Tel: 01439 770657.  
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  
Postcode: YO18 7NU. (Please do not rely on Sat Nav, please also view location plan).





**NOTICE**

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 brought as seen.

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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