



BRECKONHURST FARM
HARWOOD DALE, SCARBOROUGH, NORTH YORKSHIRE, YO13 0LE

CUNDALLS
EST 1860



BRECKONHURST FARM

HARWOOD DALE
SCARBOROUGH
NORTH YORKSHIRE
YO13 0LE

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

AN ATTRACTIVELY POSITIONED FARM OFFERING VAST POTENTIAL

“Breckonhurst Farm is an attractively positioned farm / small holding that extends to some 53.89 acres and offers exceptional re-development potential.”

- **HOUSE:** A 3 bedroom house in a lovely rural setting, requiring modernisation and improvement but offering vast potential.
- **BUILDINGS:** There is a reasonable farm yard area and a range of traditional and more modern agricultural buildings.
- **LAND:** The property sits in around 53.89 acres, of which around 51 acres is reasonable grazing land.

**FOR SALE BY INFORMAL TENDER: AS A WHOLE OR IN 3 LOTS:
BEST AND FINAL OFFERS: 2pm FRIDAY 12th JULY 2024**

LOT 1: Breckonhurst Farm, Outbuildings and 20.4 acres: **Guide Price: Offers over £500,000**

Lot 2: 16.72 acres of grassland **Guide Price: Offers over £75,000**

LOT 2: 16.6 acres of grassland : **Guide Price: Offers over £75,000**

GUIDE PRICE AS A WHOLE: OFFERS OVER: £650,000

DESCRIPTION / BACKGROUND

Breckonhurst Farm is an attractively situated small farm that offers vast potential for modernisation and possibly further development subject to the necessary consent.

The property benefits from good road access directly off Reasty Hill and has a picturesque open outlook over Harwood Dale and the surrounding North York Moors National Parks .

The house and farmstead are located in the centre of the land that wraps around the property and extends to some 53.89 acres of grazing land.

The farmyard has a selection of traditional stone-built buildings as well as a selection of more modern agricultural buildings.

Despite the rural location of the property it is still situated within reasonable proximity to Scarborough and Whitby as well as the historic city of York within approximately 40 miles.

The property would appeal to a number of different markets including residential, agricultural, equestrian and lifestyle purchasers.

LOCATION

The property is situated in a rural position in open countryside to the south 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.



THE FARM HOUSE

Breckonhurst farmhouse is an attractive building constructed of stone under a pitched pantile roof with lovely views across Highwood Dale.

It extends to 3 large double bedrooms as well as a kitchen with a pantry and two good-sized reception rooms.

The Farmhouse benefits from a large front and back garden which is overlooked by the house and also boasts a separate parking area.

The property is in need of major renovation and offers an excellent opportunity to put a personal stamp on an idyllically located property situated in the heart of the North York Moors National Park.

The accommodation comprises the following:

GROUND FLOOR

PORTCH

2.60m x 2.40m

The rear porch leads on to a Boot room.

BOOT ROOM

2.00m x 2.00m

Moderate sized boot room with window overlooking the front garden.

KITCHEN

6.00m x 2.30m

Large Kitchen with views over Harwood Dale and front door leading onto the front garden. Range of fitted units.

PANTRY

2.40m x 2.30m

Large pantry accessed off the kitchen.

SNUG ROOM

4.20m x 3.00m

Good sized South facing room, leading on to the second Living room.

LIVING ROOM

4.00m x 3.50m

Large south facing sitting room with a stone fire place.

FIRST FLOOR

BEDROOM ONE

4.20m x 3.30m

Double bedroom, overlooking the back garden.

BATHROOM

2.88m x 2.50m

Large Bath room with bath, pedestal wash hand basin and electric shower unit

BEDROOM TWO

2.90m x 2.80m

Good sized dubble bedroom overlooking ther ear garden.

W.C

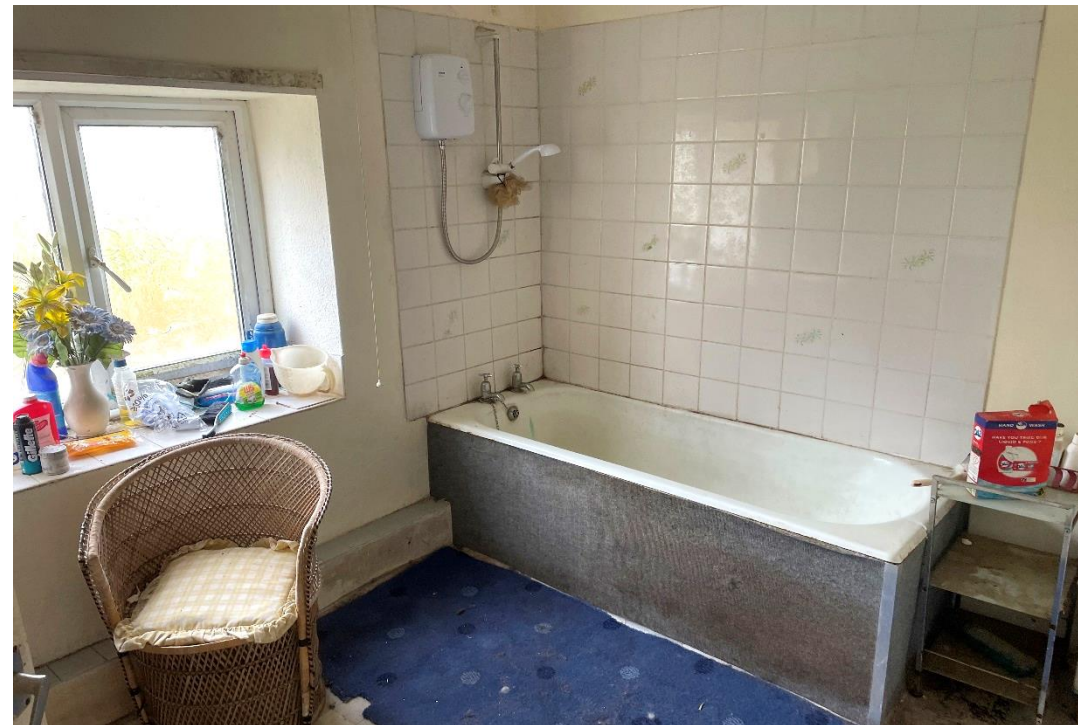
1.5m x 0.8m

W.C facilities separate from the main bathroom.

BEDROOM THREE

4.40m x 2.50m

Double bedroom, with large window overlooking Harwood Dale



BUILDINGS

Externally the property is accessed from the public maintained highway leading through Harwood Dale into the a good sized parking area.

The farmyard offers a selection of traditional stone built agricultural buildings set under a pitched pantile roof witch may offer some development potential subject to the necessary consents.

Additionally there is a large timber framed building that is currently being utilised as livestock housing.

The farm yard is accessed separate to the house from Reasty Hill and is centrally located with all of the land being easily accessible.



LAND

In all the property amounts to 53.89 acres of which around 51 acres is agricultural grazing land with the remainder being the farm steading and wooded areas.

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

The land comprises a number of generally sloping and more level fields that are permanent grassland and that have been used for grazing and hay making. The land is bordered by post and wire fencing and mature hawthorn hedgerows.

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.



GENERAL INFORMATION - REMARKS & STIPULATIONS

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 two lots, best and final offers must be submitted on the enclosed tender form prior to **2pm on Friday 12th July 2024**. For those with queries please contact Tom Watson FRICS or Stephen Dale – Sunley on 01653 697 820. Email: tom.watson@cundalls.co.uk ; stephen.dale-sunley@cundalls.co.uk

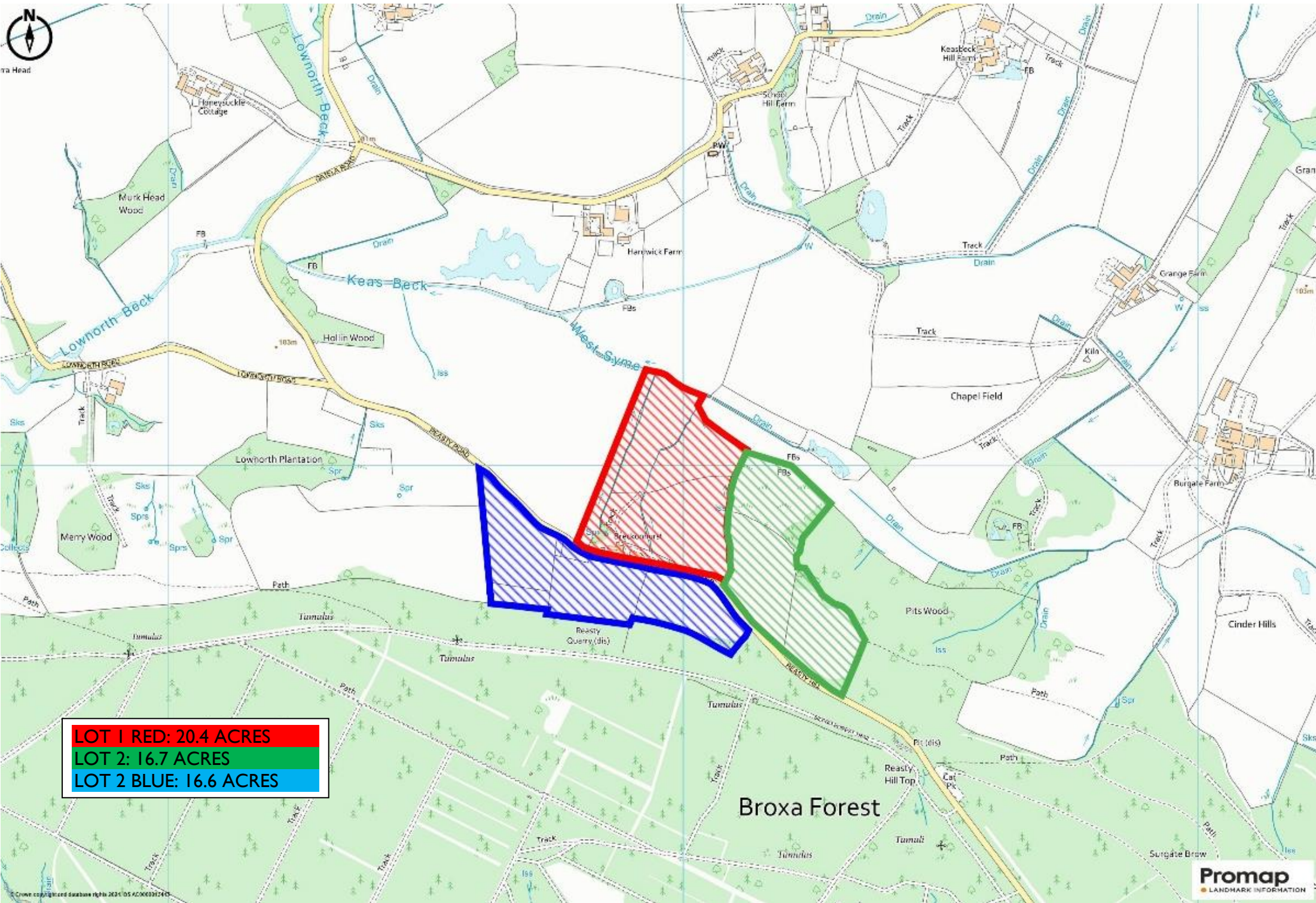
GENERAL INFORMATION

Services: Mains electric and water supply. Septic tank drainage. Oil fired Boiler.
Council Tax: Band E
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
Postcode: YO13 0LE (Don't rely on satellite navigation!)
EPC: Please see enclosed.



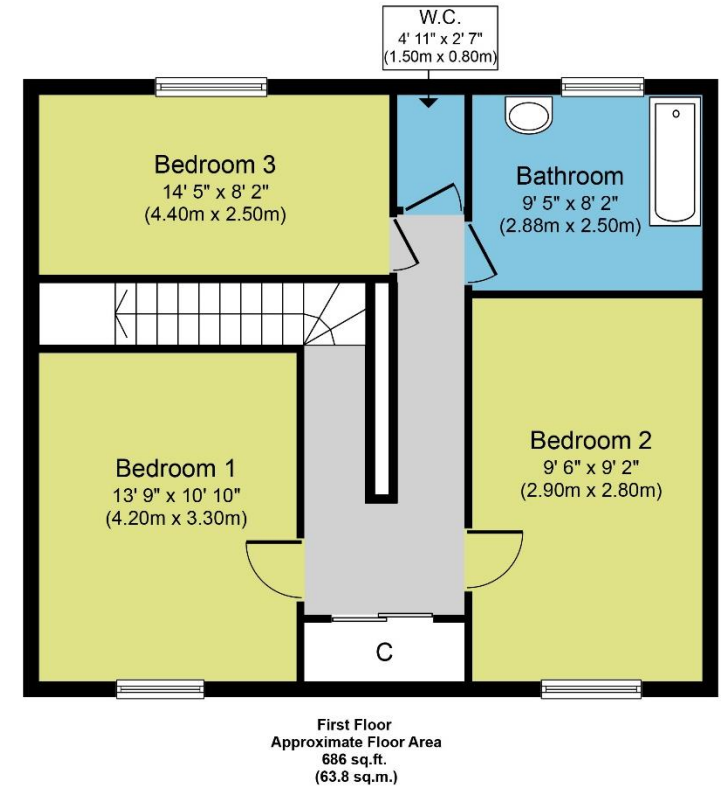
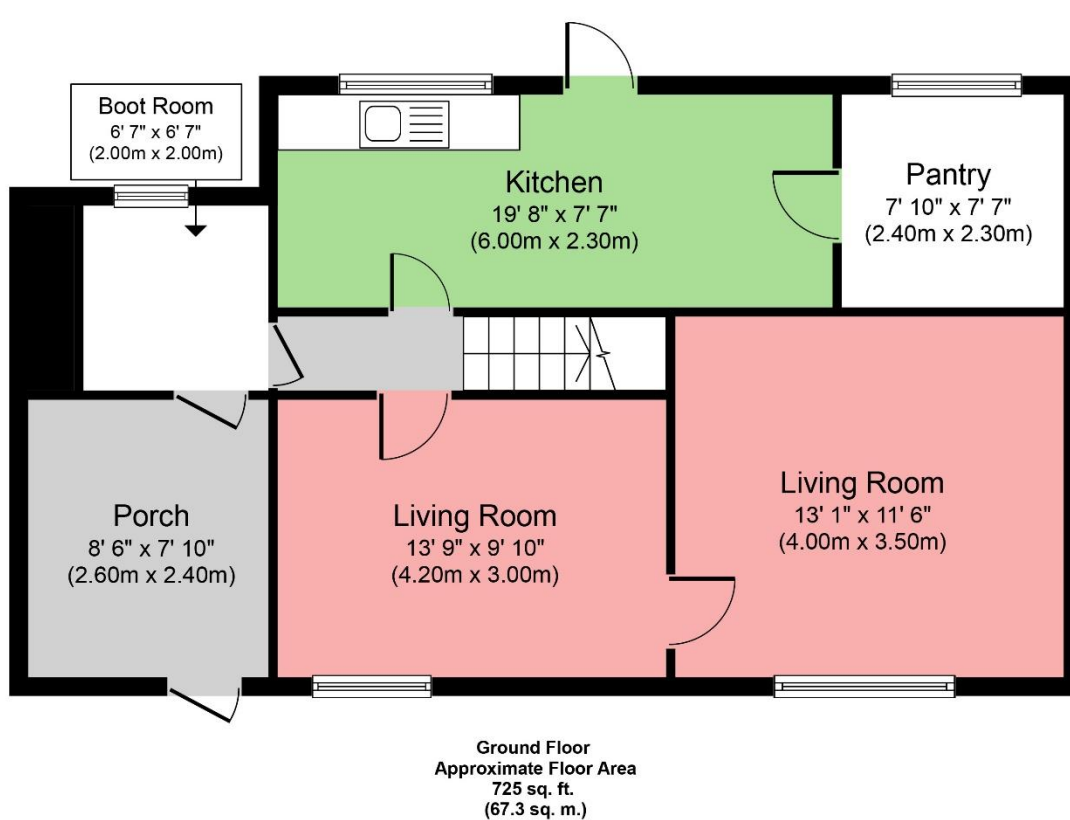


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LOT 1 RED: 20.4 ACRES
LOT 2: 16.7 ACRES
LOT 2 BLUE: 16.6 ACRES

Broxa Forest



NOTICE

Details and photographs prepared April 2024

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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