



LOW GRUNDON FARM

THORNTON LE DALE, PICKERING, NORTH YORKSHIRE, YO18 7RB

CUNDALLS
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LOW GRUNDON FARM

THORNTON LE DALE
PICKERING
NORTH YORKSHIRE

Thornton le Dale 2.5 miles, Pickering 5 miles Malton 7 miles, York 25 miles (All distances approximates)

A WELL EQUIPPED ARABLE AND LIVESTOCK FARM – SUBJECT TO FARM BUSINESS TENANCY

“Low Grundon Farm is a productive arable and livestock farm situated in a rural position to the south of the popular village of Thornton le Dale between Malton and Pickering. The farm comprises a 4 / 5 bedroom house, a 2 bedroom cottage, range of traditional and modern buildings, around 130 acres and is let on a FBT tenancy with 22 years remaining”

- Well equipped and productive arable and livestock farm in attractive position close to Thornton le Dale.
- Let investment farm, to be sold subject to an existing Agricultural Tenancies Act (1995) / FBT tenancy expiring 10th October 2046 (22 years remaining)
- **Farmhouse:** Attractive and well proportioned 4 / 5 bedroom principal house
- **Cottage:** Self contained 2 bedroom cottage
- **Buildings:** Large range of modern and more traditional buildings providing over 23,000sq.ft floorspace.
- **Land:** In all 130 acres of arable and grassland situated over five separate land parcels all in close proximity.
- Current passing rent is £20,000/annum.
- Certain traditional buildings now classed as ‘redundant’.
- Potential for a superb long term investment and capital growth.

**FOR SALE BY INFORMAL TENDER: AS A WHOLE:
BEST AND FINAL OFFERS: 2pm FRIDAY 19th JULY 2024**

GUIDE PRICE: OFFERS OVER: £1,200,000

DESCRIPTION / BACKGROUND

Low Grundon Farm is a fully equipped mixed arable and livestock farm, amounting in all to around 130 acres and is nicely positioned in a peaceful rural setting close to the rural village of Thornton Dale in the Vale of Pickering.

The property is currently let on an Agricultural Tenancies Act 1995 agreement. The tenancy commenced on the 6th April 2023 and expires on the 10th October 2046 with a passing rent of £20,000 per annum and there is around 22 years remaining of the tenancy.

The property comprises a period 4/5 bedroom house, which has been well maintained by the tenant and in recent times the landlord has upgraded including A new roof due to take place during summer 2024.

There is a large range of traditional and more modern buildings which provide useful storage for machinery and produce. Some of the traditional buildings are classed as redundant.

In all, the farm amounts to approximately 130.68 acres, which comprises around 57.24 acres arable land, 71.48 acres grassland, 0.22 acres woodland and the farmstead, house, gardens and grounds are round 1.8cres. The land is situated in five slightly separate blocks ranging from the house, cottage buildings and 73.5 acres and then blocks of 5 acres, 10.54 acres, 12.99 acres and 28.7 acres.

Overall the sale of Low Grundon Farm presents a rare opportunity to purchase an attractive let investment farm with a 'know' end date on a Farm Business Tenancy offering potential for possible 100% Agricultural Property Relief after relevant ownership criteria and long term capital growth opportunities.

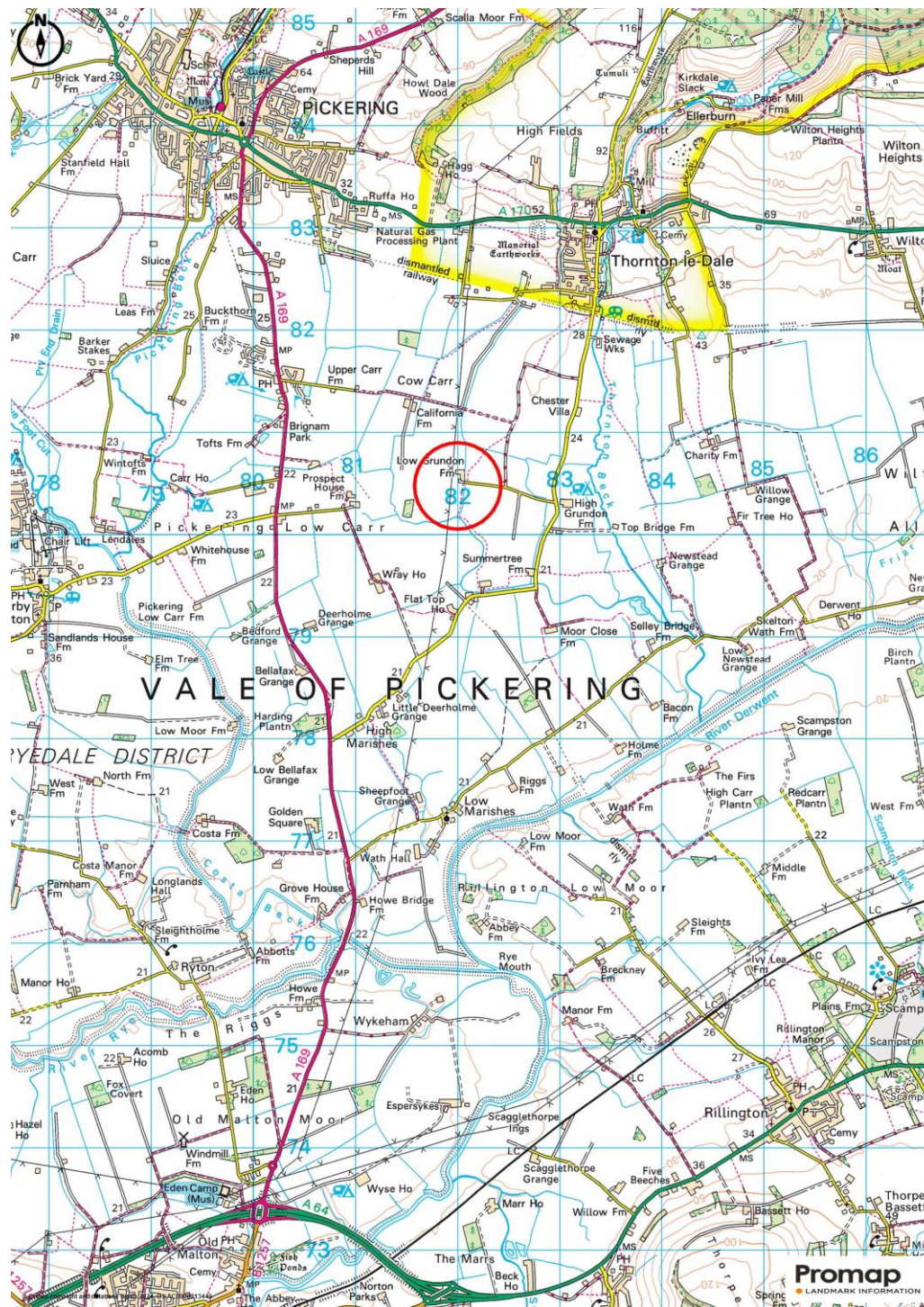
LOCATION

The property is accessed of Fox lane (accessed off Thornton Lane) a public maintained highway which leads down to the farmstead. The property is located around 2.5 miles south of Thornton le Dale.

Thornton le Dale is a popular and well serviced village and provides a wide range of services and amenities including shops, post office, pharmacy, doctor's surgery, public houses and primary school.

Pickering, known as 'The Gateway to the Moors' is around 5 miles distant and is a charming market town with a wide range of amenities including primary and secondary schools, sports centre, restaurants, public houses and an array of retailers. The town also boasts a number of visitor attractions. There is the terminus of the North York Moors Railway, an 18 mile steam railway running through the spectacular scenery of the Moors. There is a 12th century castle, a museum of rural life and a busy weekly market.

The historic City of York is situated about 25 miles to the south and provides a wide range of services and amenities including a main line train service to London Kings Cross and Edinburgh in under 2 hours.



FARMHOUSE AND COTTAGE

The farmhouse at Low Kiplin Farm comprises a very attractive period property situated to the south of the farmyard and with an attractive outlook over open countryside. The property is constructed of stone under a pitched tile roof. The property provides well-proportioned accommodation and has been well maintained internally by the tenant.

Situated immediately to the west of the house is a self contained Cottage which provides good quality 2 bedroom accommodation. The cottage is currently sub-let by the tenant on an AST. In the long terms the cottage could easily be re-configured back into the main house, let as a long term residential unit or holiday let.



The farmhouse amounts to over 2,500 sq.ft and the accommodation comprises the following

Ground floor:

- Utility Room with store and W.C.
- Dining Kitchen with office area
- Entrance Hall
- Living Room
- Dining Room

First floor:

- 3 Bedrooms
- Bathroom

Second floor:

- 2 Bedrooms

The cottage accommodation comprises the following:

Ground floor:

- Entrance Hall with W.C.
- Living Room
- Dining Kitchen

First floor:

- 2 Bedrooms
- Bathroom

FLOORPLAN



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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FARM BUILDINGS

Low Grundon Farm benefits from a large yard and a good range of general purpose agricultural buildings providing over 25,000sq.ft of floorspace capable of being utilised for the storage of produce, livestock & agricultural machinery.

In basic summary the buildings comprise as follows (numbers relate to the plan)

BUILDING 1 – LIVESTOCK BUILDING / STRAW SHED

800sq.m / 8,611sq.ft

Steel portal frame building with lean-to. Profile sheet roof. Part concrete floor/part Earth floor.

BUILDING 2 – LIVESTOCK BUILDINGS

477sq.m / 5,134sq.ft

Three adjoining buildings comprising a steel frame dutch barn, lean to and steel portal frame building. Concrete floor. Tin sheet roof. Part concrete panels.

BUILDING 3 – TRADITIONAL RANGE

357sq.m / 3,842sq.ft

Traditional brick and pantile building. Three bay cart shed with granary over. Five bay open store.

BUILDING 4 – GENERAL PURPOSE MACHINERY STORE / LIVESTOCK BUILDING

357sq.m / 3,842sq.ft

Erected in 2014 a modern steel portal frame building with double height concrete panel walls and concrete floor. Fibre cement roof. Roller shutter door.

BUILDING 5 – THREE BAY TRADITIONAL BUILDING

74.9sq.m / 806sq.ft

This building is classed as a Tenant's building.

BUILDING 6 – TRADITIONAL BUILDING

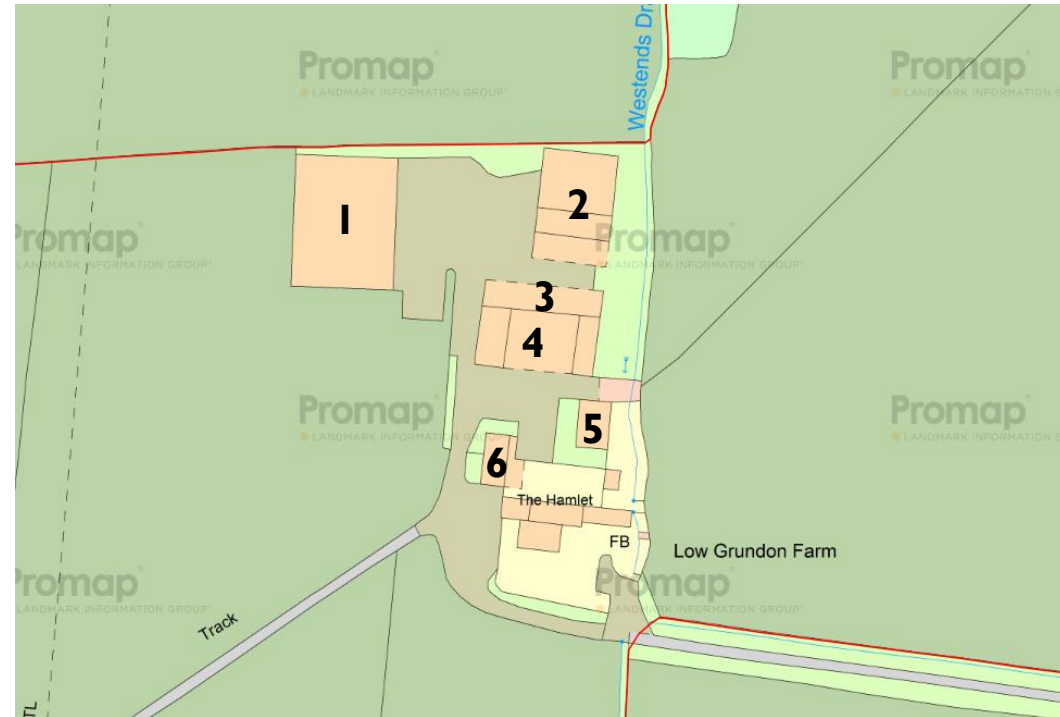
108sq.m / 1,162sq.ft

Traditional brick and pantile building. This building is part classed as 'Redundant'.

IN-FIELD BUILDING

37.4sq.m / 403sq.ft

A traditional stone and pantile building which is within Field 2757 and may offer long term development.





LAND

In all, the farm amounts to approximately 130.68 acres, which comprises around 57.24 acres arable land, 71.48 acres grassland, 0.22 acres woodland and the farmstead, house, gardens and grounds are round 1.8cres.

Overall, the land comprises a generally flat, low lying block of productive agricultural land capable of producing high yielding cereal crops and grazing land.

The farm has historically produced mixed cereal crops of wheat, barley and oil seed rape.

The land is low lying situated at a height of around 20 meters above sea level and is general flat, parcels of grassland and arable land suitable for large modern machinery and cultivation equipment.

The land is bordered by open drainage board ditches and mature hawthorn hedges.

The land provides a block of medium bodied clay loams.

LAND CLASSIFICATION

The land is shown on the former Ministry of Agricultural Provisional Land Classification map as grade III.

LAND SCHEDULE

Field Number	Ha	Acres	Description
7992	5.26	12.99	Arable
7536	4.66	11.51	Arable
9510	2.54	6.27	Arable
6639	6.65	16.43	Perm Pasture
7839	3.73	9.22	Perm Pasture
7914	3.36	8.30	Perm Pasture
8633	1.86	4.59	Perm Pasture
8853	1.54	3.80	Perm Pasture
9726	1.19	2.94	Perm Pasture
9938	2.22	5.48	Perm Pasture
0154	1.96	4.84	Perm Pasture
0967	0.09	0.22	Wood
2757	6.43	15.88	Perm Pasture
3890	4.24	10.54	Arable
7432	2.03	5.01	Arable
7220	4.42	10.92	Arable
	0.73	1.81	Farmstead
TOTAL	52.91	130.75	



GENERAL INFORMATION - REMARKS & STIPULATIONS

TENANCY DOCUMENTS

The current tenant is a Mr Stuart Maw and Mrs Rachel Maw and whilst the current tenancy only started in 2023, the Maw family have occupied the farm for a significant number of years.

The current tenancy commenced 6 April 2023 and expires 10 October 2046 with tenant only Break Clauses on the 10th and 18th anniversary.

Cundalls currently manage the farm on behalf of the current vendor Landlord and we can provide detailed information to interested parties, including the 2023 FBT tenancy agreement including redundant buildings details and list of tenants improvements.

BASIC PAYMENT SCHEME & ENVIRONMENTAL SCHEMES

The land has been registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme, however entitlements are owned by the Tenant.

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 the Holding.

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.

METHOD OF SALE

The property is being offered for sale by Informal Tender as a whole. Best and final offers must be submitted on the enclosed tender form to Cundalls Malton office no later than **2pm on Friday 19 July 2024**. For those interested in purchasing the farm those or with queries on the sale please contact: Tom Watson FRICS, Peter Elwess FRICS or Stephen Dale Sunley at the Cundalls Malton office on 01653 697 820 or email: tom.watson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains electric and water supply. Klargester treatment plant drainage. Oil fired central heating.

Council Tax: House: Band E. Cottage: Band A.

Planning: North Yorkshire Council Tel: 01609 779 977

Tenure: The property is Freehold subject to the existing Farm Business Tenancy.

Viewing: **Strictly by appointment** with the agents office in Malton, 01653 697 820

Postcode: YO18 7RB. (Please do not rely on Sat Nav, please also view location plan).

Guide Price: As a whole: offers over £1,200,000





NOTICE:

Details and photographs prepared May 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 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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