



CRESCENT GRANGE FARM
ROYAL OAK, FILEY, NORTH YORKSHIRE, YO14 9QE

CUNDALLS

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CRESCENT GRANGE FARM

ROYAL OAK FILEY NORTH YORKSHIRE

Filey 1 mile 1, Hunmanby 2 miles, Scarborough 9 miles, Bridlington 9 miles, (All distances approximates)

A COMPACT LIVESTOCK FARM WITH DEVELOPMENT POTENTIAL CLOSE TO FILEY

“Crescent Grange Farm is situated in an accessible rural location just off the A165 near Filey and comprises a substantial 5 bedroom period house, a courtyard range of brick buildings offering potential, a range of modern steel frame and more traditional brick buildings which have housed 1,500 bed and breakfast pigs, together with a grass paddock and in all around 1.6 acres. The property is a brownfield site in an edge of hamlet position and may have residential, commercial or leisure development potential”

House: Traditional period farmhouse, which was previously split into two and now providing 5 bedroom accommodation which has been part modernised and improved. The property has a lawned front garden, ample parking to the rear and garage.

Courtyard Buildings: A range of traditional brick buildings providing over 2.750sq.ft floorspace and offering potential for holiday lets, annexe use or residential conversion subject to consents.

Buildings: A large range of buildings in a large concrete yard providing livestock and produce housing, stables, workshops and machinery storage. The building have been utilised as a 1500 place ‘bed and breakfast’ pig unit and have the capability of generating a good annual income. There may also be residential or commercial development opportunities subject to consents.

Land: In all the land extends to approximately 1.6 acres including a grass paddock of around 0.86 acres

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN TWO LOTS

- **Lot 1.** House & courtyard buildings in 0.24 acres. Guide Price: £325,000
- **Lot 2:** Buildings & Yard in 1.36 acres: Guide Price: £225,000

GUIDE PRICE AS A WHOLE: £550,000

DESCRIPTION / BACKGROUND

Crescent Grange Farm is an accessible and extremely versatile farmstead comprising a substantial detached house, range of traditional courtyard buildings (circa 2,750sq.ft), range of more modern buildings (circa 12,750sq.ft) and in all situated within 1.6 acres.

The residential accommodation comprises a rendered Victorian farmhouse which in total provides around 1,800 square feet of versatile accommodation, comprising in brief; sitting room, snug, dining room, living room, kitchen with rear hall and cloakroom, utility/boot room and a ground floor bathroom. Upstairs are four double bedroom and a further single bedroom/study and the main house bathroom. Fully double glazed with dual central heating both oil and solid fuel. Th house has attractive lawned gardens to the front which is south east facing and a sheltered hard paved area to the rear giving direct access to a range of traditional storage and arm buildings.

The buildings comprise a mixture of more modern steel framed agricultural buildings and a range of traditional brick and pantile buildings. Currently offering a substantial level of storage, well suited to operate a commercial enterprise, the agricultural buildings have until recently housed 1,500 bed & breakfast pigs and offer the potential to generate a substantial annual income. All of the buildings may offer commercial or residential development potential subject to consents.

In all the property sits 1.6 acres, to the north west is a grass paddock of around 0.86 acres, securely stock fenced to all sides and being ideal for any buyer with equestrian or smallholding interests.



LOCATION

Crescent Grange Farm is situated in the hamlet of Royal Oak, situated immediately adjacent to the A165 coastal road between Hunmanby and Filey.

Royal Oak lies on the A165 Filey to Bridlington road and is a little over a mile from Filey town centre.

Filey is a charming town located along the Heritage Coastline approximately 7 miles south of Scarborough. Best known for its award winning 'blue flag' beach and the Crescent Gardens, the town has been a popular seaside town since its Victorian heyday, but at its heart remains a traditional fishing port. It benefits from a comprehensive range of amenities including schooling, independent shops and national high street retailers, train station and a wide range of restaurants as well as Doctors surgery.

Crescent Grange Farm lies approximately two miles from Hunmanby and roughly equidistant to the coastal resorts of Scarborough and Bridlington (9 miles); the property is ideally placed for easy access to either seaside town and their sandy beaches.



HOUSE & FORMER COTTAGE

A substantial recently modernised 5 bedroom house which now can be updated internally to a buyers own requirements

In basic summary the property comprises as follows:



GROUND FLOOR

ENTRANCE HALL

Upvc double glazed door to the front. Stairs to the first floor.

SNUG

4.00 m (13'1") x 3.94 m (12'11")

Multi fuel stove set upon a stone hearth and with a carved mantel and surround. Casement window to the front. Television point. Telephone point.

SITTING ROOM

3.94 m (12'11") x 3.76 m (12'4")

Casement window to the front. Gas fire set into a tiled surround and timber mantel. Radiator. Television point. Fitted under stairs cupboard.

DINING ROOM

4.31 m (14'2") x 4.00 m (13'1")

Casement window to the front. Electric fire set into a tiled surround and timber mantel. Radiator. Television point.

KITCHEN

4.31 m (14'2") x 2.36 m (7'9")

Range of fitted base and wall units incorporating stainless steel sink unit. Gas cooker point. Dual aspect with windows to the rear and side. Radiator. Tiled floor. Extractor fan. Plumbing for a washing machine.

BACK HALL

Grant floor standing oil fired boiler. Casement window to the side. Upvc double glazed door.

CLOAKROOM

1.52 m (5'0") x 1.37 m (4'6")

Low flush WC. Wash hand basin in vanity. Window to the side. Radiator.

LIVING ROOM

4.00 m (13'1") x 3.76 m (12'4")

Casement window to the rear. Radiator.

REAR HALL

Radiator. Half glazed door to the rear. Tiled floor. Electric metres and fuses.

UTILITY/BOOT ROOM

3.93 m (12'11") x 3.15 m (10'4")

Range of fitted units incorporating stainless steel sink unit, quarry tiled floor. Radiator. Plumbing for a washing machine.

BATHROOM

2.30 m (7'7") x 1.64 m (5'5")

Bath with tiled surround and shower overhead, low flush Wc. Pedestal w/lsh hard basin. Radiator, extractor fan.

FIRST FLOOR

LANDING

BEDROOM ONE

4.88 m (16'0") x 3.96 m (13'0")

Pair of casement windows to the front. Fitted cupboard. Radiator.

BATHROOM

3.00 m (9'10") x 1.43 m (4'8")

Bath with shower overhead. Low flush WC. Pedestal wash hand basin. Radiator. Tiled walls. Electric wall heater. Casement window to the side.

BEDROOM TWO

3.96 m (13'0") x 3.83 m (12'7")

Casement window to the front. Fitted cupboard. Radiator.

BEDROOM THREE

3.80 m (12'6") x 3.00 m (9'10")

Casement windows to the rear and side. Radiator

BEDROOM FOUR

4.00 m (13'1") x 2.31 m (7'7")

Casement window to the rear. Radiator. Airing cupboard housing hot water cylinder and the solar panel controls.

BEDROOM FIVE

2.84 m (9'4") x 1.75 m (5'9")

casement window to the rear. Radiator.

OUTSIDE

To the front of the property is a south facing lawned garden.

To the rear of the property is a concrete yard providing parking and access to the courtyard buildings and garage.



BUILDINGS

The property benefits from a large concrete yard area and a large range of traditional and more modern general purpose agricultural buildings.

The buildings may offer potential for alternative uses subject to planning consents.

The buildings have electric and water supplies and comprise as follows

TRADITIONAL COURTYARD RANGE

255sq.m

Range of adjoining brick buildings providing various stores

PIG BUILDING

187.8sq.m

Part brick and timber frame with profile sheet roof. Concrete floor.

GENERAL PURPOSE /PIG BUILDING

360sq.m

Steel portal frame building with concrete panels, concrete floor and profile sheet roof

BRICK PILLAR PIG BUILDING

120sq.m plus LEAN-TO 219sq.m

Constructed of brick and asbestos roof. Concrete floor.

PIG BUILDING /DUTCH BARN

298q.m

Steel framed building with brick surround. Concrete floor.



LAND

Overall Crescent Grange Farm sits within around 1.6 acres.

Around 0.74 acres comprises the house, yard and buildings and the remaining 0.86 acres comprises a grass paddock.

The grass paddock is situated to the north west and provides secure grazing land.



GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME

The land has been registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme. The entitlements are not included within the sale as they can no longer be transferred.

ENVIRONMENTAL SCHEMES

The land is not within any environmental scheme.

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. No footpaths cross the holding.

DEVELOPMENT CLAWBACK / OVERAGE

The property is sold with NO development clawback or overage.

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, Mineral and timber rights are in hand and included in the sale.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole or in two lots. The sale of the property is being handled by Tom Watson FRICS. Anyone with queries of the sale process should contact the agents Malton office on: 01653 697 820 or email: tom.watson@cundalls.co.uk

GENERAL INFORMATION

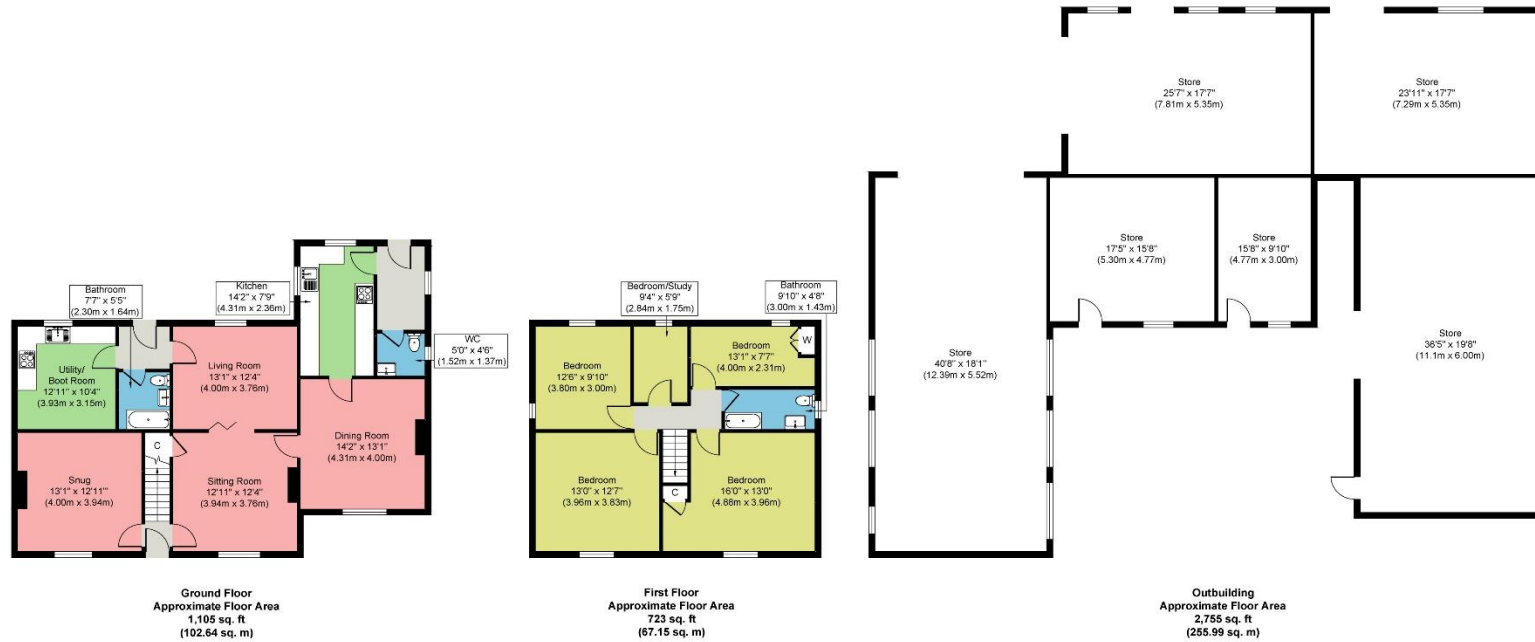
Services: Mains electric. Mains water. Mains drainage. Oil fired central heating
Council Tax: Band D.
EPC: Available to inspect at agents Malton office.
Planning: North Yorkshire Council.
Tenure: The property is Freehold and vacant possession will be given upon completion.
Viewing: Strictly by appointment with the agents' office in Malton, 01653 697 820
Postcode: YO14 9QE

NOTICE:
Details and photographs prepared October 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.



FLOORPLANS – HOUSE AND TRADITIONAL COURTYARD (not to scale for approximate guidance only)



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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