



BECK HOUSE FARM

SCAGGLETHORPE, MALTON, NORTH YORKSHIRE, YO17 8ED

CUNDALLS

EST 1860



BECK HOUSE FARM

SCAGGLETHORPE
MALTON
NORTH YORKSHIRE

Scagglethorpe 0.5 miles, Malton 3 miles, York 20 miles, Scarborough 20 miles, Leeds 45 miles, (All distances approximate)

A VERSATILE RESIDENTIAL, AGRICULTURAL AND COMMERCIAL PROPERTY SITUATED IN A STRATEGIC POSITION WITH VAST POTENTIAL

“Beck House Farm is a versatile mixed - use property with vast potential situated in a superb strategic location just off the A64 within 3 miles of Malton town centre. The property comprises a 4 bedroom period dwelling, a 2 bedroom cottage, traditional barn with potential, a commercial unit, a concrete yard area of over 7 acres with around 32,500sq.ft of buildings, 60,000sq.ft of concrete external yard space and in all 28 acres”.

- **House:** A 4 bedroom period house situated in mature gardens and grounds together with outbuildings offering development potential
- **Cottage:** A very well appointed 2 bedroom cottage, currently utilised as a holiday cottage but having consent to be utilised as a permanent residential dwelling.
- **Traditional Building:** A substantial part two storey building offer potential for residential or commercial development, subject to consents.
- **Commercial Buildings:** Around 3,250sq.ft commercial building (currently let generating £6,000p.a.)
- **Yard and Buildings:** Substantial yard area of around 7.6 acres which includes a range of storage buildings providing over 32,500sq.ft of floorspace and around 60,000sq.ft of concrete external yard space (including bases from 3 former poultry buildings) (part occupied generating £20,000pa.)
- **Land:** In all the property amounts to approximately 28 acres, comprising 16.7 acres of arable land, grazing paddocks and the remainder yards, buildings and houses.

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

- | | | |
|-----------------|---|------------------------------|
| ▪ Lot 1: | House, Cottage and Commercial unit in 1.25 acres: | Guide Price: £875,000 |
| ▪ Lot 2: | Circa 32,500 sq.ft buildings and yard in 9.8 acres: | Guide Price: £700,000 |
| ▪ Lot 3: | Around 16.7 acres Grade II arable land: | Guide Price: £175,000 |

GUIDE PRICE AS A WHOLE: £1,750,000

DESCRIPTION

The sale of Beck House Farm is a genuinely rare opportunity to purchase an extremely versatile mixed-use property with vast potential situated in a very accessible location, between Malton and Scagglethorpe just off the A64.

The property currently comprises a 4 bedroom period dwelling, a 2 bedroom cottage, a traditional barn with development potential, a commercial unit, a large concrete yard area of over 7 acres with a large range of buildings providing around 32,500sq.ft of floorspace and 60,000sq.ft of concrete external yard space.

Beck House Farm was formerly the main base for a much larger commercial farming operation and included a 300 sow pig unit, an intensive duck egg laying unit, an 800 ton potato store and also previously had a commercial retail farm shop.

Former commercial offices have been converted into a high quality 2 bedroom cottage (*that can be utilised as a permanent dwelling or holiday let*), a 3,250sq.ft building has consent for commercial use and the farm buildings and yard have been part occupied by agricultural contractors and operators.

The property is situated within around 28 acres of which 16.7 acres is a good quality part Grade II land comprising a single arable field.

The property is positioned around 3 miles east of Malton town centre, immediately adjoining the A64 road and given its strategic location, offers variety of alternatives subject to any consents required for uses such as commercial/industrial business park, logistics and yard site, events centre /car boot site, caravan storage, intensive pig/poultry/calf rearing agricultural unit, leisure development site, possible Class Q or R opportunities or anerobic digester/ energy renewable opportunities.

The property has been generating over £30,000 per annum over part of the property from occupiers on a low-key basis, and the property can be purchased with vacant possession or subject to the existing agreements which are mainly on licences to occupy.

LOCATION

The property is situated immediately fronting and adjoining the A64 accessed immediately after the dual carriageway heading east from Malton.

Scagglethorpe village is around 0.5 miles to the east and benefits from a public house/restaurant.

The market town of Malton is within 3 miles and includes shops, schools, restaurants, hospital, sporting and leisure facilities and train station.

The property is approximately equi-distance to Scarborough and York (20 miles) both of which provide a further range of services and amenities.

The property can be identified by Cundalls 'For Sale' board and the plan within these details.



HOUSE

A surprisingly private and very spacious period house providing accommodation of over 2,800sq.ft in very mature private gardens and grounds.

The house is well-appointed and includes an entrance hall/boot room, inner hall, kitchen with AGA, dining room, living room, garden room/conservatory, sitting room, shower room and utility room. To the first floor is a large landing providing access to a bedroom with en-suite, three further bedrooms, bathroom and shower room, adjoining boiler room/workshop.

Outside, the property has a private parking area and large private gardens to all sides, well screened and sheltered by mature hedges and trees and providing a southwest facing large lawned garden area with patio.



FLOORPLAN



COTTAGE

Situated to the east of the house is a detached single storey cottage constructed of part stone and brick and benefiting from consent for use as either a permanent dwelling or holiday let.

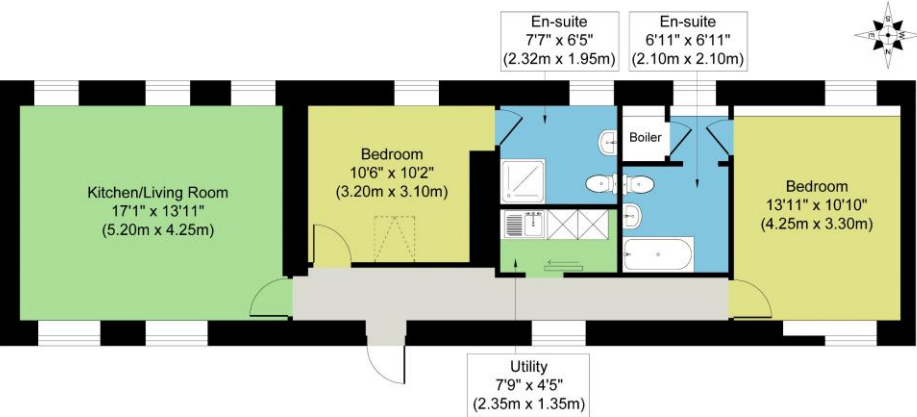
The property is very well appointed, converted in 2021 and comprises entrance hall, open plan living/kitchen and two en-suite bedrooms. There is the benefit of a private parking area and garden to the rear. The property currently generates a good annual income of around £20,000 per annum as a holiday let.



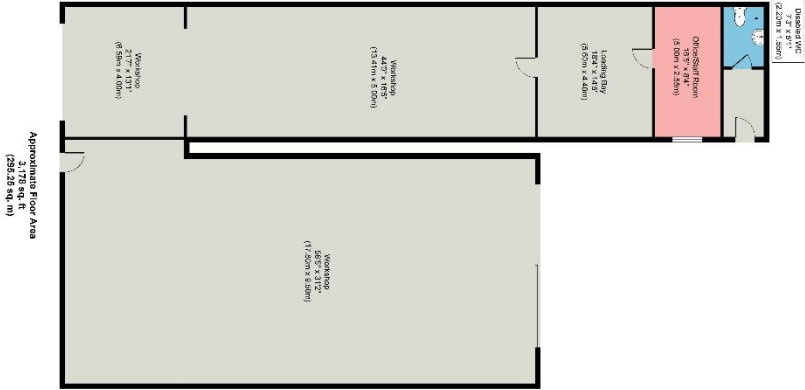
COMMERCIAL UNIT AND BARN

Situated to the immediate north of the house and cottage is a detached brick barn offering vast potential and a separate commercial unit together with parking and yard area.

The commercial unit provides over 3,250sq.ft of floor space and is currently let on a rolling lease at a figure of £6,000 per annum and provides two main warehouse storage areas, smaller store, loading bay and associated offices, staff room and w.c. facilities.

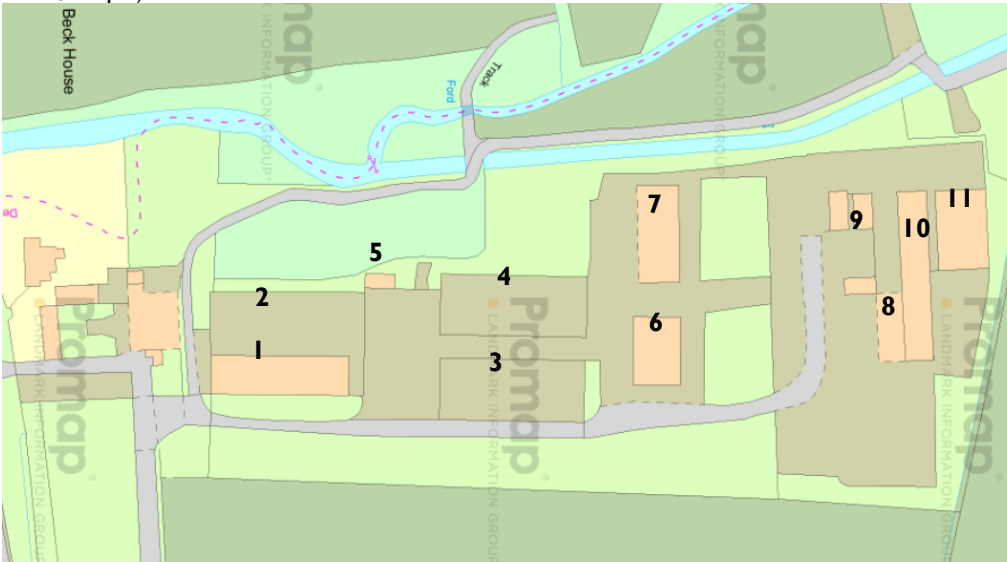


Approximate Floor Area
797 sq. ft
(74.03 sq. m)



BUILDINGS & YARD

Situated to the immediate northeast of the house is a large concrete yard area and range of agricultural buildings. The buildings benefit from electric and water supplies and offer vast potential for further development subject to consents. Overall there is around 7.6 acres which includes a range of storage buildings providing over 32,500sq.ft of floorspace and around 60,000sq.ft of concrete external yard space (including bases from 3 former poultry buildings) (part occupied generating circa £20,000pa.)



No	BUILDING	Size	DESCRIPTION
1	POULTRY SHED	7,483sq.ft	Refurbished poultry shed with modern insulated steel profile roof sheets and walls. Concrete floor. Re-wired.
2, 3 & 4	FORMER POULTRY SHEDS	30,500sq.ft	Three concrete bases of former poultry sheds
5	STORE	451sq.ft	Monopitch block construction, providing two stores.
6	POTATO STORE	4,400sq.ft	Steel portal frame with concrete block and insulated profile sheet walls. Building split into two with central duct. 2 x roller shutter doors. Concrete floor. Fully insulated and ambient controlled environment.
7	G.P. STORE	5,600sq.ft	Steel portal frame and part insulated profile sheet roof, walls and concrete floor. Building split into three with 3 x roller shutter doors. Note Building 6 & 7 have external concrete areas of circa 17,800sq.ft
8	G.P. STORE BUILDING	2,400sq.ft	Five bay steel portal frame building with part double height concrete panel walls, profile sheet clad and concrete floor.
9	FORMER PIGGERIES	2,100sq.ft	An adjoining range of part dilapidated former piggeries
10	FORMER PIGGERY / LOW STORE	6,240sq.ft	Steel portal frame, insulated roof and concrete floor. Former piggery with low eaves used as storage.
11	WORKSHOP	5,400sq.ft	Steel portal frame building with insulated side panels and roof, concrete floor. Roller shutter door.



LAND

In all, the farm amounts to approximately 28 acres of which around 16.7 acres comprises high quality mainly Grade II arable land, there are 1 acre and 0.6 acre grass paddocks and the remainder comprising around 7.6 acres of yard and buildings plus the house and gardens etc.

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

The land is situated at a height of around 20 to 25 meters above sea level and is a flat single parcel of arable land suitable for large modern machinery and cultivation equipment.

The land has the benefit of a summer abstraction licence of 2864 cu m from Settrington Beck.

LAND CLASSIFICATION AND SOIL TYPE

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

The soil type is the 'Landbeach' series described as "calcareous coarse loamy soils over chalky gravel"



GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME / ENVIRONMENTAL SCHEMES

The land was previously registered for the RPA BPS scheme, but no entitlements will be transferred with the sale of the property. The property is not within 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. The adjoining fishing lakes to the northwest have a right of access, but the vendors have the benefit to be able to request or amend the layout and access to the lakes.

SPORTING, TIMBER & MINERAL RIGHTS

It is assumed that sporting, mineral and timber are in hand and included in the sale.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary walls, fences and hedges.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole or in up to three lots. The agent reserves the right to conclude negotiations by any other means at their discretion. Interested parties should inform the agents of their interest on 01653 697 820 or if you have specific queries please contact either Tom Watson FRICS or Edward Wilkinson MRICS email: tom.watson@cundalls.co.uk / edward.wilkinson@cundalls.co.uk

GENERAL INFORMATION

Services:	Mains electric and water supply. Oil central heating. Vortex sewage treatment plants.
Council Tax:	House: Band D.
Business Rates:	Cottage: £2,100 R.V. Commercial unit: £7,700 R.V. (<i>small business rates relief</i>)
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Viewing:	Strictly by appointment with the agent's office in Malton, 01653 697820
Postcode:	YO17 8ED
EPC:	See EPC enclosed.
AML:	Under Anti-Money Laundering Regulations buyers will need to provide their full proof of identification and proof of funds.

NOTICE:

Details and photographs prepared May 2025

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. 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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