



CHURCH FARM
FOLKTON, SCARBOROUGH, NORTH YORKSHIRE

Cundalls



CHURCH FARM

FOLKTON

SCARBOROUGH

NORTH YORKSHIRE

Flixton 1 miles, Hunmanby 3.3 miles, Scarborough 7.6 miles, Filey 4.9 miles, Malton 18.7 miles, York.37 miles (All distances approximates)

AN ATTRACTIVELY LOCATED RESIDENTIAL FARM SET WITHIN THE HEART OF FOLKTON VILLAGE AND COMPRISING PERIOD FARMHOUSE, RANGE OF BUILDINGS AT 134 ACRES

Church Farmhouse: An attractive, period farmhouse set alongside St Johns Church and extending to five-bedrooms. In brief the accommodation comprises Kitchen, Pantry, Dining Room, two Reception Rooms and Utility to the ground floor and five bedrooms with family bathroom to the first floor.

Range of Buildings: Range of traditional and more modern farm buildings including attractive granary and fold yard. The buildings offer excellent potential for conversion for alternate uses with more modern buildings offering livestock and machinery storage.

Land: In all around 134 acres comprising 58 acres of grassland with areas of woodland to the north of Church Farm and a further 72 acres of grassland a short distance south and offer excellent grazing or grass cropping

FOR SALE AS A WHOLE OR IN THREE LOTS

- **Lot 1:** Church Farm, Range of Buildings and 4.78 Acres of Grass paddocks: **Offers Over: £400,000**
- **Lot 2:** 57.98 Acres of Grassland extending to the north of Folkton: **Offers Over: £285,000**
- **Lot 3:** 72.10 Acres of Grassland to the south of Flixton: **Offers Over: £365,000**

GUIDE PRICE AS A WHOLE:

OFFERS OVER £1,050,000

DESCRIPTION / BACKGROUND

Church Farm is an attractive, livestock farm situated within the village of Folkton and adjoins St Johns Church, giving the property its name. It comprises period, Grade II listed farmhouse, range of farm buildings and extends to approximately 134 acres of land, split into two main blocks.

Church Farm has been run as a livestock farm, having been farmed by the late Mr B Found and held within the family for many years. The sale of Church Farm offers a unique opportunity to purchase a residential farm with excellent potential to develop attractive holding, suitable for agricultural or equestrian interests

There is an extensive range of buildings situated at Church Farm including traditional and more modern buildings and have been used to accommodate cattle and sheep with the grassland suitable for grazing and grass cropping. The buildings are in need of renovation and improvements however, offer excellent potential, being situated within the development limits for Folkton, subject to the necessary consents.

The farmhouse extends to five bedrooms and whilst in need of renovation and modernisations provides opportunity to create a comfortable family home. The farmhouse is access directly off the main street in Folkton with grass paddocks extending to the north and west of the house, extending to 4.78 acres.

In all the property extends to 134 acres and is available as a whole or in three lots with:

Lot 1: Comprising Farmhouse, Buildings and Grass Paddocks extending to 4.98 acres.

Lot 2: Comprises 58 Acres of grassland extending to the north of the steading. The buyer for Lot 2 will have the option to purchase 5 acres (TA0580 6252) from a neighbouring vendor at an agreed price of £36,000 to provide access to Carr Lane.

Lot 3: Separate ring-fenced block of 72 acres and sits a short distance south with access via a track running directly from the A1039. The land is utilised as grassland.

LOCATION

Church Farm enjoys an attractive setting within the village of Folkton and sits alongside St Johns Church, directly off the main street.

Folkton is twinned with the village of Flixton which sits approximately 1 mile south west and offers modest range of services and amenities including public house, village hall and church. The village of Hunmanby is also within close proximity and benefits from convenience shops, supermarket, cafes, restaurants and public houses.

A wider range of facilities can be found in the coastal towns of Filey and Scarborough, situated 5 and 7.5 miles east and offers range of shops, recreational, sporting, educational and health care facilities. The towns also benefit from railway stations.

The market town of Malton sits approximately 18 miles west offering further services and amenities. The property benefits from good nearby road links with the A1039 and A64 providing access to Scarborough, Filey and York.



CHURCH FARMHOUSE

Church farmhouse is an attractive, Grade II listed farmhouse and is constructed of brick with white render, set under clay pan tile roof. The property extends to five bedrooms and whilst in need of modernisation and renovations, offers opportunity to create a spacious and comfortable family home.

In brief the accommodation comprises:

GROUND FLOOR

Entrance/Porch: 3.65m x 2.43m (12'0" x 7'10")

Useful entrance porch/boot room with external access.

Store Room: 3.65m x 3.84m (12'0" x 12'7")

Store room adjoining kitchen providing useful storage space with fitted cupboards.

Kitchen: 3.89m x 6.39m (12'8" x 21'0")

Large kitchen with fitted oil-fired AGA, quarry tile floor and fitted cupboards, wall and base units

Pantry: 2.41m x 4.68m (7'11" x 15'4")

Useful pantry adjoining the kitchen with fitted cupboards.

Hallway: 8.41m x 1.84m (27'5" x 6'4")

Attractive and open hallway running through the centre of the property with stairs to the first floor.

Dining Room: 4.25m x 4.26m (13'11" x 14'0")

Good sized dining room with patio doors to the garden and open fireplace set in brick hearth and surround. Wood panelling to the walls.

Living Room: 4.26m x 4.70m (14'0" x 15'5")

Good sized, double aspect living room with oil fired boiler set within fireplace.

Living Room: 4.21m x 4.65m (13'10" x 15'3")

Overlooking the front with open fire set within tiled fireplace.

FIRST FLOOR

Landing:

Bedroom 1: 4.38m x 4.36 (14'4" x 14'4")

Double bedroom with double aspect and views over St Johns Church. Built in wardrobe space.

Bedroom 2: 3.20m x 2.50m (10'6" x 8'2")

Single bedroom with outlook to the front.

Bedroom 3: 5.48m x 4.76m (18'0" x 15'7")

Large, double bedroom with outlook to the front.

Bedroom 4: 4.36m x 3.82m (14'4" x 12'6")

Double bedroom with outlook over the Church and built-in wardrobe space.

Bedroom 5: 4.21m x 2.80m (13'10" x 9'2")

Single bedroom with attractive outlook to the rear of the property.

Bathroom:

Low flush WC, pedestal hand wash basin, panelled bath with shower over.

Outside:

Lawn garden and patio area wrapping round the property to the west with attractive outlook over grassland to the south and St Johns Church.



RANGE OF BUILDINGS

Church Farm benefits from a range of traditional and more modern farm buildings. They have been utilised for livestock housing as well as machinery and produce storage. They are however now in need of renovations but offer excellent opportunity to develop alternate uses, subject to the necessary consents.

The buildings comprise:

1. FARMHOUSE

2. ADJOINING COVERED YARD

9.60m x 16.60m (31ft x 55ft)

Stone walls to the south and east with corrugated tin roof. Adjoins the Granary with open frontage and utilised as machinery/vehicle storage.

3. GRANARY

14.0 x 7.0m (45ft x 23ft)

Traditional, red brick under clay pantile granary and split over two-stories. The ground floor was the former milking parlour and in recent years has been used as livestock housing.

4. FOLD YARD

21.0m x 24.0m (70ft x 80ft) *Max.*

Rear fold yard, adjoining the granary to the north. Open area and sub-divided into livestock pens. Currently utilised for sheep housing. Adjoining traditional stone and clay tan-tile, single story buildings also enclosed and in need of repair and renovation.

5. TRADITIONAL BUILDING

4.0m x 15.0m (13ft x 50ft)

Single story, traditional stone under clay pantile roof. Sub-divided into livestock housing.

6. CROOK BARN

13.0m x 6.0m (42ft x 19ft)

Traditional construction of red brick and stone walls with a concrete tiled roof.

7. GENERAL PURPOSE BUILDING

10.0m x 5.0m (32ft x 16ft)

Constructed of timber with steel clad corrugated roof. Used for produce storage.

8. LEAN-TO

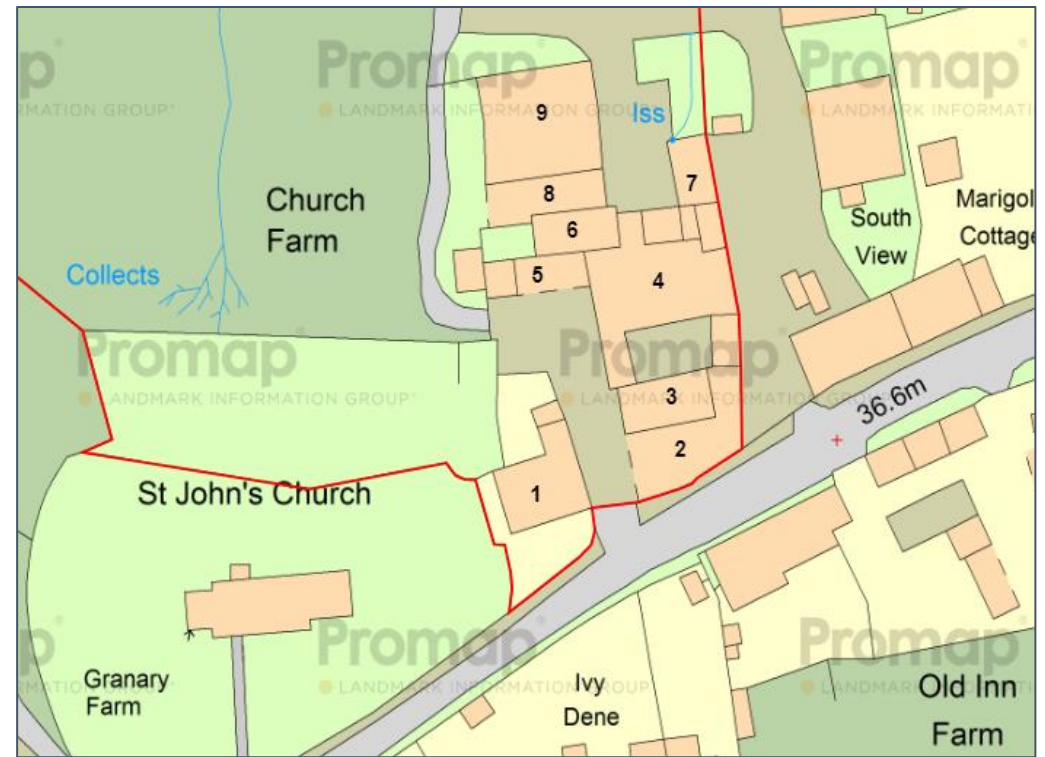
17.0m x 6.0m (55ft x 20ft)

Constructed of timber stanchions and corrugated steel cladding. Utilised for machinery storage with open frontage.

9. GENERAL PURPOSE BUILDING

21.0m x 17.0m (68ft x 55ft)

Constructed of timber stanchions and corrugated steel cladding. Divided for livestock accommodation including sheep and cattle



LAND

In all the total farmland extends to approximately 134 acres of grassland, set within two main blocks. Approximately 61 acres including yard and buildings, sits within a ring-fenced block, to the north of Church Farm. An option to purchase further 5 acres for £36,000 has been offered by a neighbouring land owner. This sits to the north east of the land and provides access directly off Carr Lane.

The grassland is currently utilised for grazing with small areas of woodland within, providing suitable shelter for livestock. There are a number of grass paddocks, directly to the rear of the farm steading which amount to approximately 4 acres and comprises Lot 1.

Lot 3 comprises 72.10 acres of ring-fenced grassland, located a short distance south and access via track, directly off the Filey Road (A1039). The land is gently undulating and offers good livestock grazing or grass cropping.



LAND CLASSIFICATION

The land is shown on the form at Ministry of Agricultural Provisional Land Classification Maps as Grade III Land and is capable of growing good cereal and grass crops along with livestock grazing.

SOIL TYPE

The soils are shown in the soil series of England and Wales as primarily being of the Adventures I series of soil types accordingly described as deep peat soils suitable for grazing and woodland and cereals and sugar beat in groundwater-controlled areas.

LAND SCHEDULE

Lot	Field Number	Description	Hectarage (Ha)	Acreage (Ac)
1	TA 0579 3672	Grass Paddock	0.12	0.29
1	TA 0579 3478	Grass Paddock	0.99	2.44
1	TA 0579 4182	Grass Paddock	0.33	0.81
1	TA 0579 4285	Woodland	0.06	0.15
	TOTAL		1.49	3.69
2	TA 0580 3728	Grassland	12.82	31.67
2	TA 0580 5402	Grassland	1.69	4.17
2	TA 0580 3455	Grassland	4.02	9.93
2	TA 0580 3043	Grassland	0.10	0.24
2	TA 0580 4945	Grassland	4.75	11.73
2	TA 0580 4015	Woodland	0.10	0.24
	TOTAL		23.46	57.98
	Option to Purchase TA0580 6252	Grassland	2.02	5.00
3	TA 0479 7025	Grassland	9.82	24.26
3	TA 0478 6298	Grassland	0.72	1.77
3	TA 0478 7291	Grassland	2.16	5.33
3	TA 0579 0104	Grassland	12.38	30.59
3	TA 0579 1911	Grassland	4.11	10.15
	TOTAL		29.18	72.10

DRAINAGE RATES

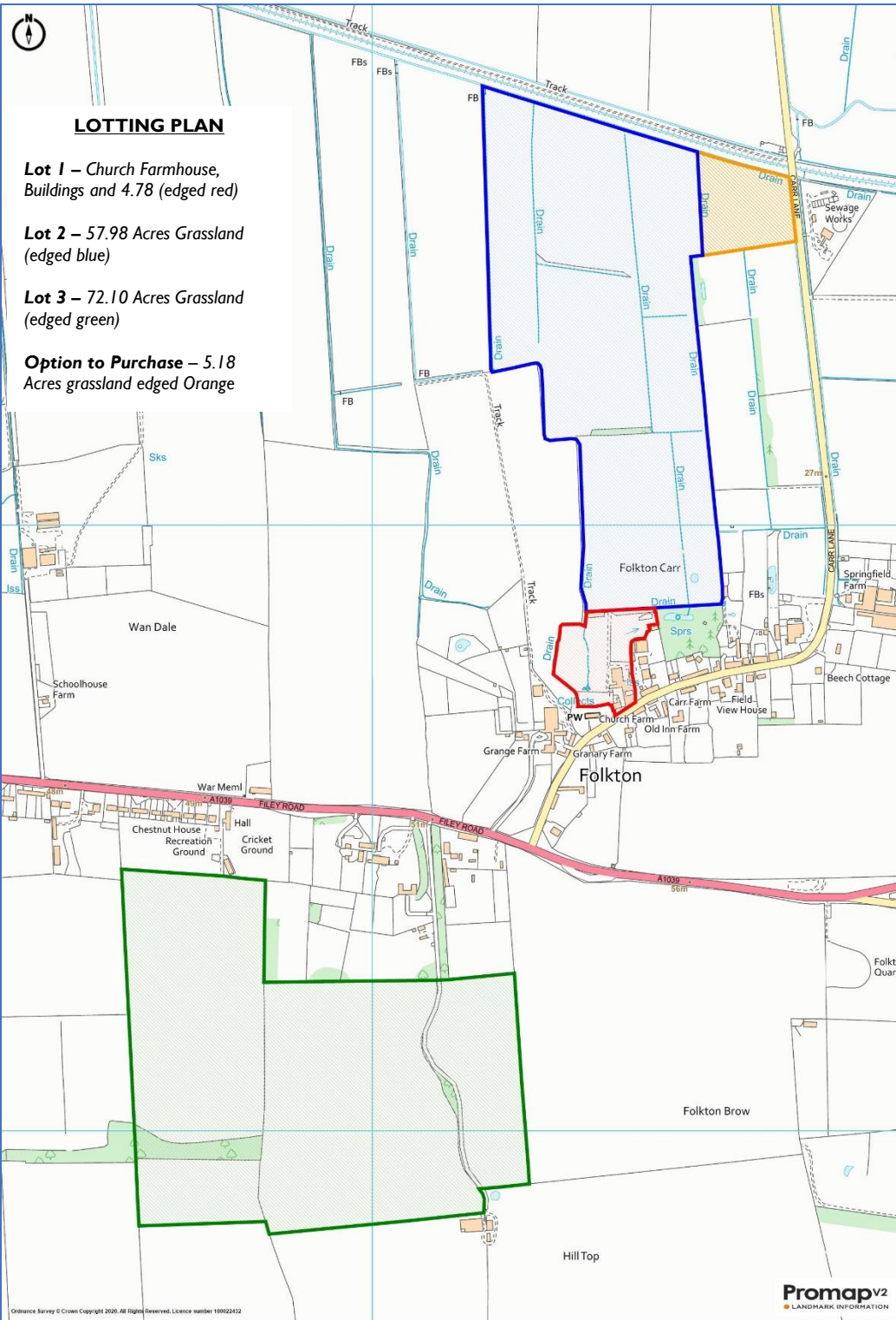
We understand the property is liable for drainage rates.

BASIC PAYMENT SCHEME

We understand that the land is registered under the RPA Basic Payment Scheme and claimed on an annual basis.

ENVIRONMENTAL SCHEMES

All land is presently in an environmental stewardship scheme which is due to expire in August 2021 with details available from the Agent.



GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme.

ENVIRONMENTAL SCHEMES

The land is presently in an environmental scheme (Higher Level Scheme) Details available

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. There are no footpaths over 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.

DRAINAGE RATES

We understand the property is liable for drainage rates.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole or in three lots with alternate lotting arrangements considered. 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 Keith Warters MRICS or Edward Wilkinson MRICS FAAV on 01653 697 820 or email: keith.waters@cundalls.co.uk or edward.wilkinson@cundalls.co.uk

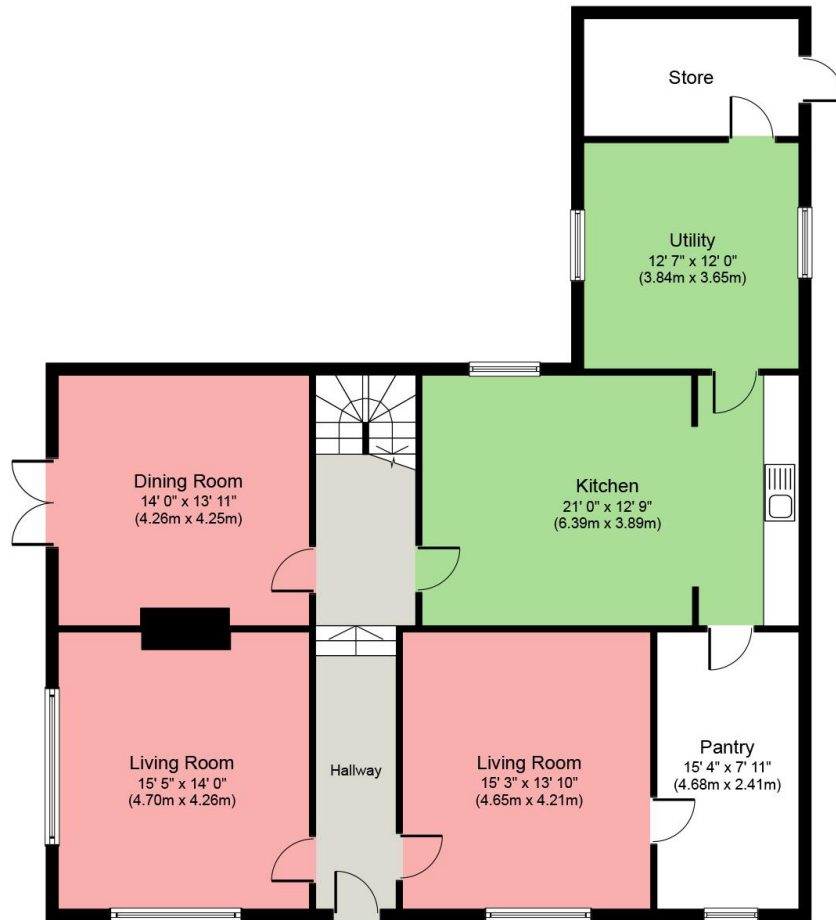
ADDRESS

Church Farm, Folkton, Scarborough, North Yorkshire, YO11 3UH

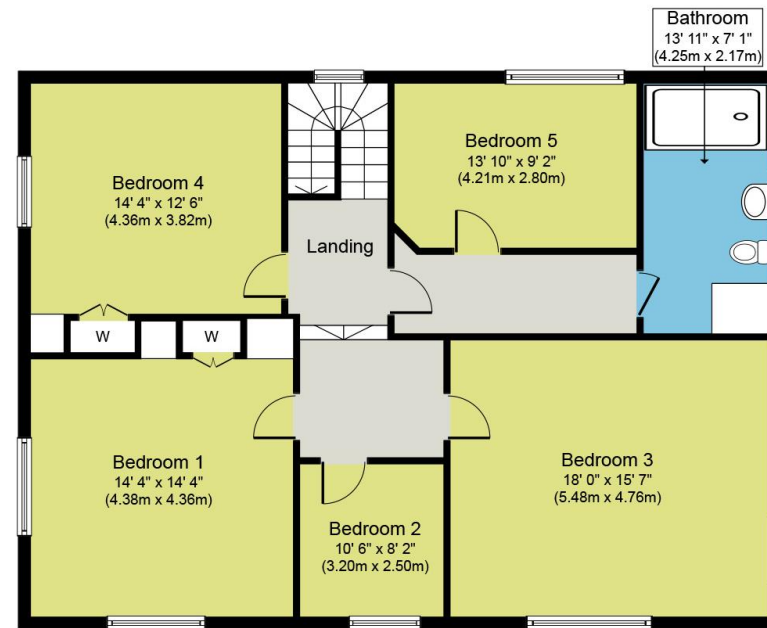
GENERAL INFORMATION

Services: Mains Water, Electric and Drainage, Oil Fired Central Heating.
Council Tax: Band D.
Planning: Scarborough, Borough Council. Tel. 01723 232323
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: YO11 3UH
Guide Prices: As a whole: Offers over £1,050,000
Lot 1: Offers over: £400,000
Lot 2: £285,000
Lot 3: £365,000





Ground Floor
Approximate Floor Area
1,464 sq. ft.
(136.0 sq. m.)



First Floor
Approximate Floor Area
1,227 sq. ft.
(114.0 sq. m.)

Details and photographs prepared July 2020.
 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.

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. 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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