



# VILLAGE FARM

Picton, Yarm



**GSC GRAYS**  
PROPERTY • ESTATES • LAND

# VILLAGE FARM

PICTON, YARM TS15 0AG

A small farm, situated in the heart of the village, with farmhouse, outbuildings and grazing land. The farmhouse would benefit from modernisation. Fantastic scope for either equestrian or small holding use and potential for further development, subject to necessary consents.

## Accommodation

Dining Kitchen • Two Reception Rooms • Conservatory • Utility • Pantry  
WC • Three Double Bedrooms • House Bathroom

## Externally

Lawned Gardens and Grounds • Variety of Outbuildings & Barns  
Approximately 12.79 Acres of Grazing Land • About 14.41 Acres in All



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## Offices also at:

Alnwick  
Tel: 01665 568310  
Chester-le-Street  
Tel: 0191 303 9540

Barnard Castle  
Tel: 01833 637000  
Drifffield  
Tel: 01377 337180

Boroughbridge  
Tel: 01423 590500  
Kirkby Lonsdale  
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### Situation and Amenities

Picton village is set in glorious countryside, situated approximately 4 miles south of Yarm and 10 miles south west of Middlesbrough. The village lies within close proximity to the A19 (about 2.5 miles) providing great access across the region.

The village lies on the northern fringe of North Yorkshire, approximately 5 miles from the boundary of the North York Moors National Park. It has a family-friendly traditional pub, The Station Hotel (which is due to reopen Spring 2024), and enjoys close proximity to the thriving market town of Yarm. The nearby village of Crathorne also benefits from a pub/restaurant The Crathorne Arms and independent farm shop and café Five Houses, less than 3 miles away.

Yarm offers both individual and national shops, restaurants, public houses, bars, cafes and restaurants. There are also excellent schooling facilities for all ages, both state and independent, including the well renowned Yarm School and Teesside High School.

The nearest train station is at Yarm, however Northallerton (15miles) has a regular service on the east coast main line to York, Newcastle, London or Edinburgh. Leeds Bradford is the nearest international airport but there are an increasing number of services now being offered from Durham Teesside airport only 10 miles away.

### Village Farm

Village Farm occupies a lovely position, with superb views of the surrounding countryside. The property includes the main farmhouse which has been extended over the years to create a comfortable home, with well-proportioned rooms. The farm steading lies on the eastern side of the property, sharing the same access.

The house requires modernisation and improvements throughout and has great potential to incorporate the attached granary into the living space, subject to consents.

Lot 1 extends to approximately 1.62 acres, with a further 12.79 acres of grazing land, separated into 3 livestock proof fields on the opposite side of Long Lane, offered as Lot 2.

### Accommodation

An entrance porch leads into the hall and onwards to the two reception rooms and first floor.

The living room is a good size and benefits from a period, cast-iron open fireplace and characterful ceiling beams. To the other side of the hall, the second reception room could be used as either a dining room or secondary sitting room and enjoys the view of the front fields.

The breakfast kitchen has a good range of wooden units with ample space for a dining table, a useful walk-in pantry and further storage cupboard. The adjacent utility, has access to the ground floor w.c and the rear gardens.

A door from the living room leads through to the conservatory, which looks out over both the front and rear gardens.

To the first floor, there are three good-sized double bedrooms with far-reaching views of the countryside to the front and rear, along with a spacious house bathroom.

### Gardens and Grounds

Village Farm is approached by a private, gated drive leading into the yard, which provides parking for several vehicles. It includes a large area of garden to the rear with access into the main agricultural yard.

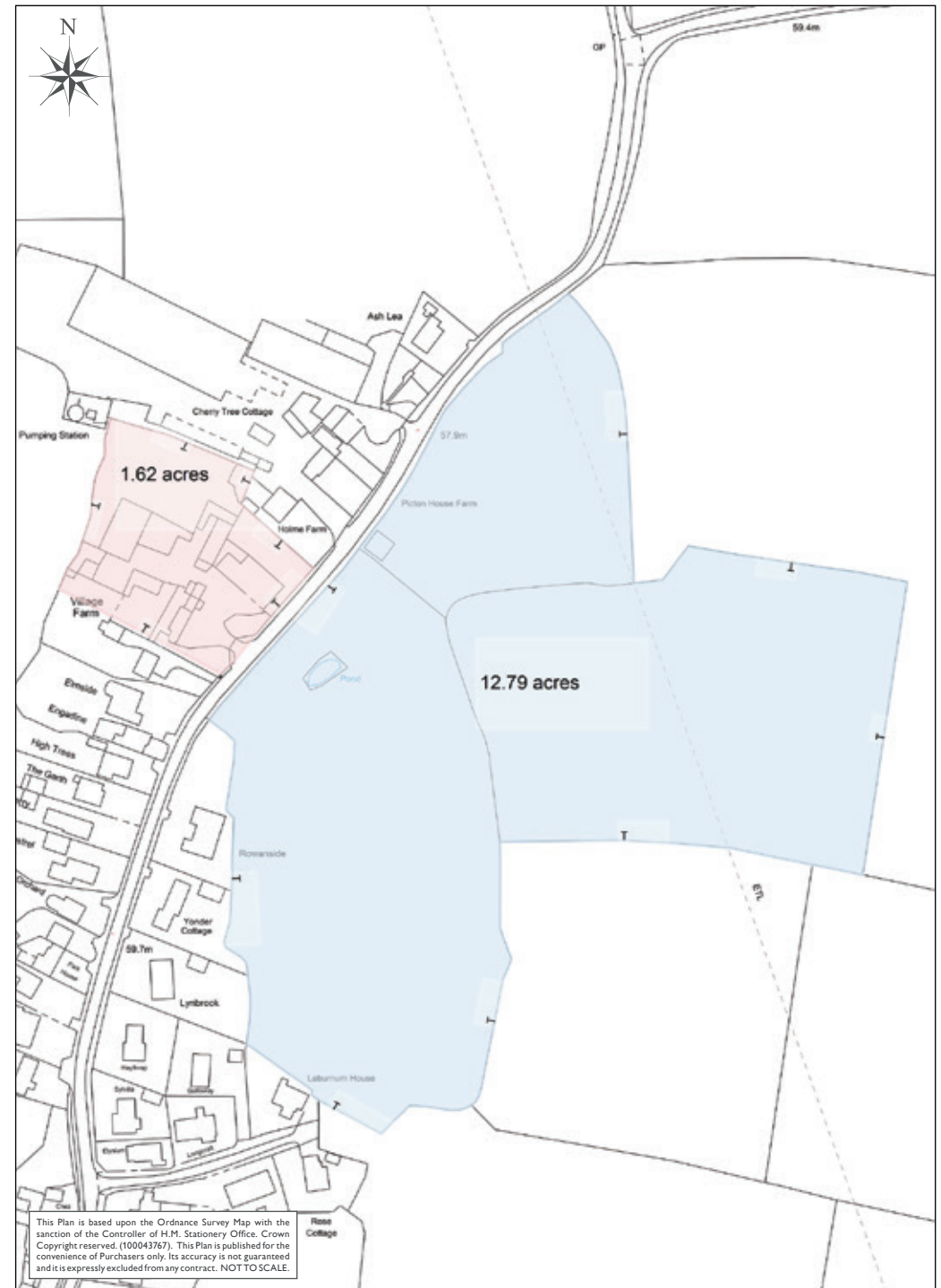


## Farm Buildings

The farm buildings lie adjacent to the farmhouse and within a large yard area with concrete and hardcore hardstanding providing a site for expansion or a variety of potential uses. The yard has excellent road frontage and wide sight lines.

The buildings provide limited livestock housing, extensive straw and hay storage, general machinery storage and a former commercial kennel building (now redundant).

Building	Construction	Area (m)
Barn	3 bays, timber frame, Yorkshire Board side cladding, corrugated asbestos roof sheeting and earth floor.	23.4m x 13.3m
Machinery Shed	Open fronted, 3 bays, timber frame mono-pitch building with Yorkshire Boarding cladding, corrugated asbestos roof sheeting and concrete floor.	13.5 x 6m
Cattle court & Dutch Barn	Central Dutch barn with steel frame, corrugated roof and part side cladding and earth floor. Two lean-tos, part timber and part steel frame, part block walls and Yorkshire board cladding, corrugated asbestos roof sheeting and concrete floors.	21.1m x 13.8m
Garage	Steel frame, block walls, corrugated iron cladding, corrugated asbestos roof sheeting and concrete floor.	10m x 7.2m
Kennels	Timber frame, corrugated iron cladding and concrete floor.	19m x 6m
Cattle shed (lot 2)	2 bay timber frame with block walls Yorkshire Board cladding and corrugated asbestos roof sheeting. Concrete Floor.	9m x 9m





### Land

The farm extends in total to about 14.41 acres. There are two small paddocks included in Lot 1 adjacent to the farm buildings with the remainder, 12.79 acres, split into three good sized field enclosures on the on the east side of the road (Lot 2).

The land is all classified as Grade 3 according to Natural England, capable of producing high quality grassland and a wide range of arable crops. The soilscape is one of slowly permeable seasonally wet, slightly acid base-rich loamy and clay soils. It is gently undulating and lies at about 60m above sea level.

There are no Environmental / Countryside Stewardship Schemes associated with the farm at present.

### Rural Payments Agency

The land is registered with the Rural Payments Agency. Any BPS entitlement payments for 2023 will be retained by the Seller along with any future de-linked payments. No entitlements will be transferred as part of this sale.

### Development Potential

It is considered that this range of buildings has potential for development for the expansion of the farming enterprise, for equestrian use or even change of use to residential development, subject to appropriate local authority approval.

An application for the demolition of the farm buildings and erection of two houses was submitted in 2016 (ref: 16/01775/FUL) but was refused on the grounds that it represents unsustainable development on a site outside of the Development Limits of the Hambleton Settlement Hierarchy...contrary to Policies CP1, CP2 and CP4 of the adopted Hambleton Local Development Framework.

### Overage

The Sellers will impose upon the Purchaser(s) an overage provision in the event that any of the property receives planning consent for change of use from agricultural for a period of 35 years from completion of a sale. The provision will allow a share of the uplift in value on the property, after planning costs, with 35% being paid to the Seller on commencement of works relating to the planning approval.

### Third Party Rights of Access, Wayleaves and Easements.

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants, and all existing and proposed wayleaves whether referred to or not.

We are aware that the property is cross by an ethylene pipe and there is a pylon within Lot 2.

A Public Footpath traverses the land in Lot 2. Further details can be found on the North Yorkshire Public Rights of Way maps on the online portal at [www.northyorks.gov.uk/roads-parking-and-travel/public-rights-way/rights-way-map](http://www.northyorks.gov.uk/roads-parking-and-travel/public-rights-way/rights-way-map)

### Tenure

The property is freehold and will be offered with vacant possession on completion.

### Viewings

Strictly by appointment with GSC Grays.  
Telephone: 01748 829 217.

### Local Authority

Hambleton District Council. Council tax band E.

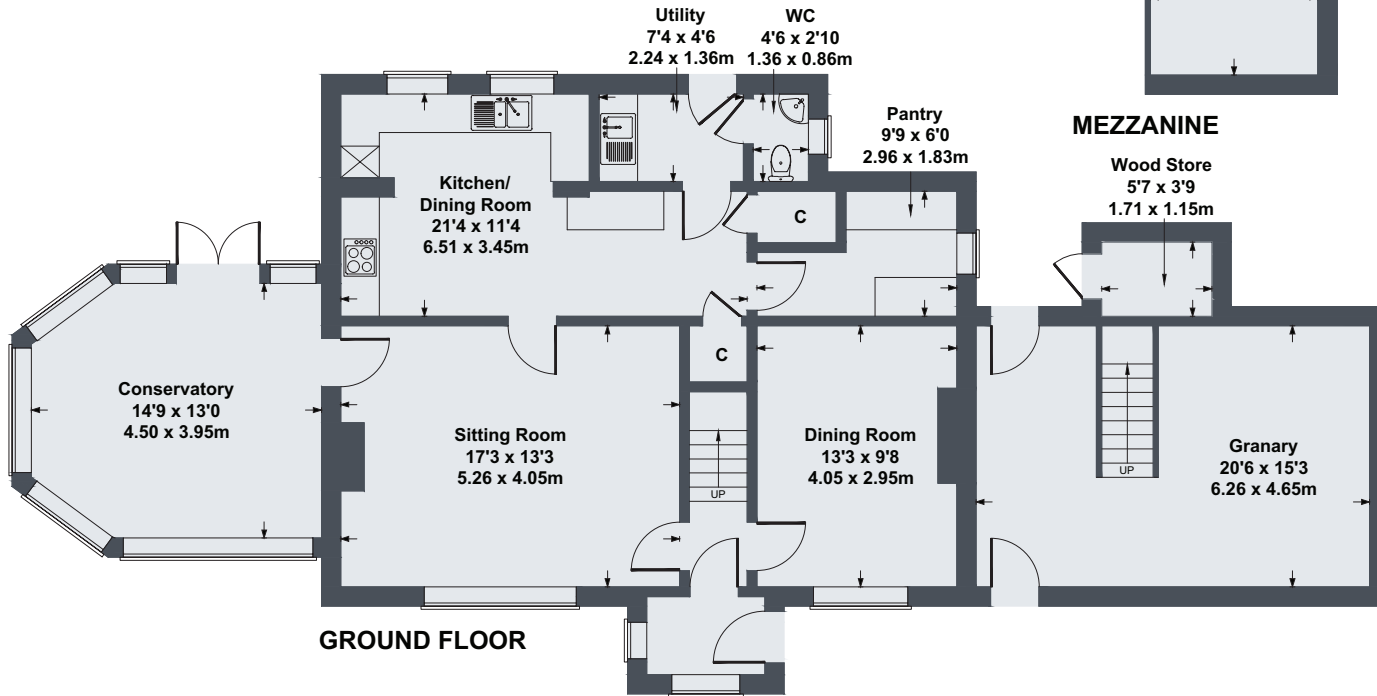
### Services

Village Farm is connected to mains electricity, water and drainage. The property is heated by oil fired central heating.

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

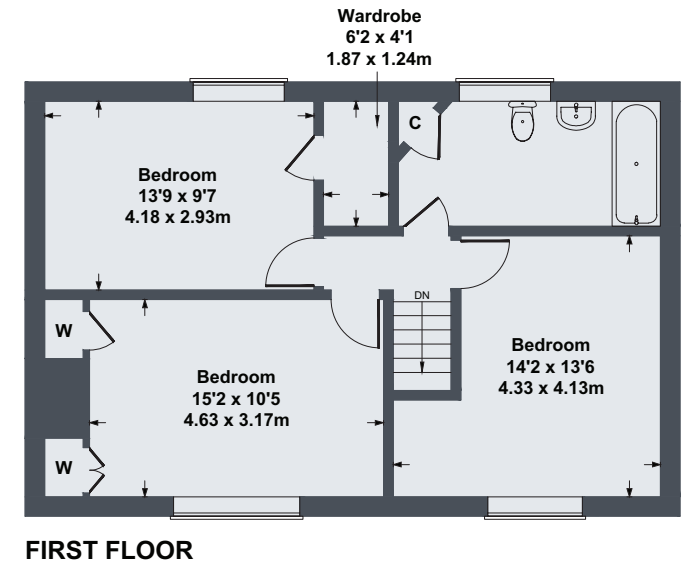
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

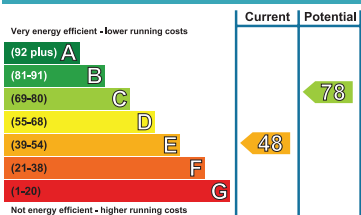


**Village Farm, Picton**

Approximate Gross Internal Area  
Main House - 1733 sq ft - 161 sq m  
Granary - 269 sq ft - 25 sq m  
Wood Store - 22 sq ft - 2 sq m  
Total - 2024 sq ft - 188 sq m



**Energy Efficiency Rating**



**DISCLAIMER NOTICE:**

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: November 2023

Photographs taken: November 2023