



# HIGH WAUPLY FARM

Saltburn-By-The-Sea, North Yorkshire



**GSC GRAYS**  
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# HIGH WAUPLEY FARM

GRINKLE LANE, LOFTUS, SALTBURN-BY-THE-SEA, TS13 4UA

Loftus 4 miles • Guisborough 10 miles • Whitby 14 miles  
(all distances are approximate)

**A WELL EQUIPPED, MIXED ARABLE AND LIVESTOCK FARM WITH A TRADITIONAL FARMHOUSE,  
A PAIR OF FARM COTTAGES, AND PRODUCTIVE LAND, ALL WITHIN A RING FENCE**

- Substantial, modernised, traditional stone-built farmhouse with two reception rooms, four bedrooms and two bathrooms. Tremendous views and a well-maintained lawned garden.
- A pair of semi-detached farm cottages, each with three bedrooms, in need of restoration.
- Excellent range of modern farm buildings, comprising extensive livestock housing, farrowing units, machinery and grain stores (c.850 tonnes of grain storage capacity).
- Attractive traditional farm buildings, including a double storey stone-built granary with development potential, subject to obtaining necessary consents.
  - Productive Grade 3 / 4 arable and pasture land.
  - Sporting rights included.

About 321.44 acres (130.08 hectares)  
FOR SALE FREEHOLD AS A WHOLE



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## Situation

High Waupley Farm is situated between Whitby and Guisborough in a particularly attractive area of North Yorkshire on the periphery of the North Yorkshire Moors National Park within 9 miles of the picturesque village of Runswick Bay; voted 'Britain's Best Beach' in 2020 by The Times.

The market town of Loftus is about 4 miles away and is easily accessible providing a full range of shops, services, supermarkets, and leisure facilities. The surrounding area is renowned for productive farmland, picturesque countryside, quality sporting and its white sand beaches along a stunning coastline.

Road access is excellent with the A171 within a 2-mile drive and provides quick access to the neighbouring coastal villages (East) and the city of Middlesbrough (West). The East Coast Main Line also provides regular services to Edinburgh, Newcastle and London. The nearest airport is Teesside International Airport with regular domestic and international flights.

## Description

High Waupley Farm is a substantial and productive arable unit, extending in total to about 321.44 acres (130.08 hectares) with a good range of fixed assets including a traditional stone-built four-bedroomed farmhouse, two attractive three-bedroomed semi-detached cottages and extensive range of modern and traditional farm buildings with potential for further development.

The farm has principally been utilised as a mixed arable and pig rearing enterprise. It has been well maintained with considerable investment made in modernising the farmhouse in recent years. The farm buildings are in good, useable condition and offer scope for a range of uses.

High Waupley Farm is currently owner occupied with the exception of No. 2 High Waupley Cottage which is let on an Assured Shorthold Tenancy (AST). Vacant possession of the whole property will be available on completion of the sale.



### The Farmhouse

The traditional stone-built farmhouse is substantial and provides spacious family accommodation, extending to approximately 1,991 sq ft (185 sq m). The accommodation comprises a large contemporary kitchen, separate dining room, living room, utility and bathroom on the ground floor, with four good size bedrooms upstairs, as well as a family bathroom. There is a useful parking area at the front of the house with a delightful south facing mature garden and grass paddock to the rear.

The property has been completely re-wired and has undergone a significant schedule of modernisation works within the last three years, including a new kitchen, bathroom and double-glazed PVC windows throughout etc.

The farm is approached over a long, hardcore drive that runs past the farmhouse and into the farmyard, providing a high degree of privacy and security.

### High Waupley Cottages

A pair of attractive semi-detached stone-built farm cottages with mirrored accommodation over two floors, each extending to approximately 1,184 sq ft (110 sq m) and comprising:

Ground Floor: Living room, kitchen, utility, pantry and coal shed.

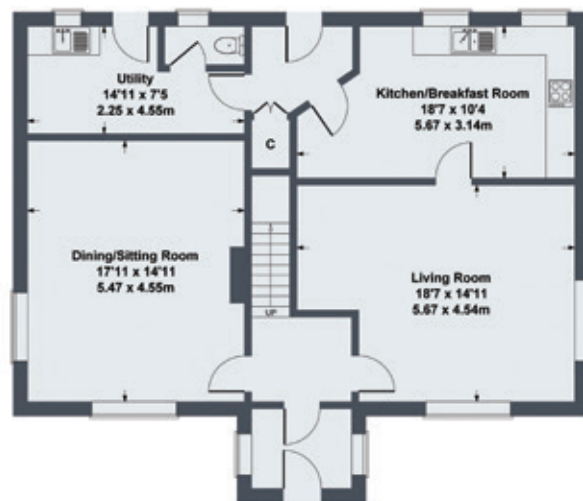
First Floor: Three bedrooms and a family bathroom.

Both cottages have an area of garden ground and would benefit from a schedule of refurbishment and modernisation.

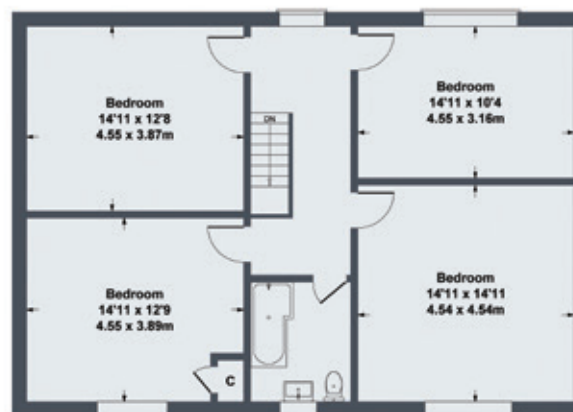


## High Waupley Farm

Approximate Gross Internal Area  
1991 sq ft - 185 sq m



GROUND FLOOR



FIRST FLOOR

### 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.

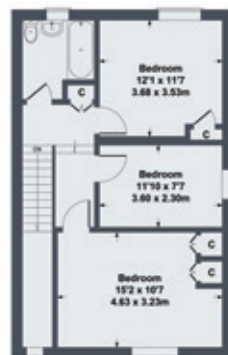
Produced by Potterplans Ltd. 2023

## 1 High Waupley Cottage

Approximate Gross Internal Area  
1184 sq ft - 110 sq m



GROUND FLOOR



FIRST FLOOR

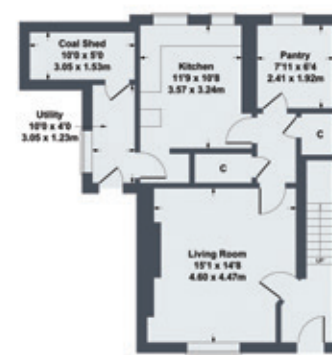
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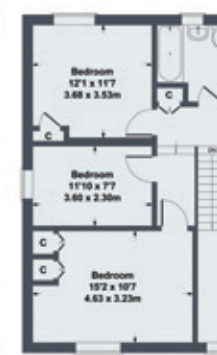
Produced by Potterplans Ltd. 2023

## 2 High Waupley Cottage

Approximate Gross Internal Area  
1184 sq ft - 110 sq m



GROUND FLOOR



FIRST FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2023

## Farm Buildings

The farm buildings are extensive, comprising a range of farrowing units, livestock housing, grain stores and general-purpose sheds which provide excellent facilities in which to manage a productive mixed arable and livestock enterprise. The space is adaptable and flexible and can be added to as required. There is also a traditional stone-built granary located to the Northeast of the farm steading that is accessible via a separate hardcore track. It is considered that there is possible scope for change of use, subject to obtaining the necessary consents.

The block plan below shows the layout of the steading.

Plan No.	Building Name	Description	Area Approx. (GEA)
1	Farrowing Unit	Timber construction with four furnished farrowing rooms. corrugated asbestos roof cladding and a concrete slatted floor.	3,815 ft <sup>2</sup>
2	Portable Farrowing Unit	Fully furnished portable farrowing unit with a steel frame and a plastic slatted floor.	630 ft <sup>2</sup>
3	Granary	Double height stone barn with a pantile roof and a concrete floor.	1,312 ft <sup>2</sup>
4	Grain Store	Timber frame with concrete block retaining walls, corrugated asbestos roof sheeting and slatted floor with underground storage/drying facilities.  350 tonnes of grain storage.	3,160 ft <sup>2</sup>
5	Farrowing Unit	Brick construction rendered over with corrugated asbestos roof sheeting and a concrete slatted floor.	2,423 ft <sup>2</sup>
6	General Purpose Building	Steel portal frame with corrugated iron roof sheeting and an earth floor.	1,732 ft <sup>2</sup>
7	Traditional Buildings	A range of traditional stone-built barns and adjoining steel portal frame sheds with corrugated asbestos roof sheeting and a mix of concrete and earth floors.	4,986 ft <sup>2</sup>
8	Stable Block	Brick-built stable block with three boxes, corrugated iron roof sheeting and a concrete floor.	1,050 ft <sup>2</sup>
9	Machinery / Grain Store	Steel portal frame building (plus lean-to) with corrugated iron side cladding and double span corrugated asbestos roof sheeting, concrete floor.  Currently utilised for machinery storage and a temporary grain store (500 tonnes of grain storage).	4,212 ft <sup>2</sup>
10	Livestock Housing	Two Steel portal framed buildings (plus lean-to) with corrugated asbestos side and roof cladding and concrete floor.  Currently used to fatten pigs with a separate boar housing facility.	15,465 ft <sup>2</sup>
11	Livestock Housing	Timber barn with profile steel roof sheeting and slatted floor.  Currently used to house second stage grower pigs.	3,348 ft <sup>2</sup>



## Farmland

The land is predominantly good quality, Grade 3 / 4 arable land with slightly acid, base rich, clay loam soils capable of producing a wide variety of spring and autumn crops. The field parcels are of a good workable size for modern agricultural machinery and extends in total to approximately 321.44 acres (130.08 hectares) within a ring fence.

There are no Environmental / Countryside Stewardship Schemes in operation on the farm at present. It is anticipated that a new owner might wish to explore these options further in the light of changes to Government farming support and the introduction of Environmental Land Management schemes (ELMS) and the growing interest in biodiversity.

The land does not fall within a Nitrate Vulnerable Zone.

Field No.	Arable	Permanent Pasture	Woodland	Other	Total (ha)	Total (ac)
7114		0.40			0.40	0.98
7258		0.98			0.98	2.41
3955	10.76				10.76	26.59
4285	8.09				8.09	19.99
6879	2.92				2.92	7.21
9536	3.62				3.62	8.95
4721	51.45				51.45	127.12
5345			1.93		1.93	4.78
7933		2.31			2.31	5.70
6347		0.17			0.17	0.42
0723	7.73	0.05		0.06	7.84	19.36
9569		0.18	0.86		1.04	2.58
8408	6.27				6.27	15.50
8947		0.50			0.50	1.23
6568		2.18			2.18	5.39
6052		2.30			2.30	5.69
1053	4.21				4.21	10.39
0371	11.02				11.02	27.24
5620			0.25		0.25	0.63
2421	10.24	0.06		0.12	10.42	25.75
9989			0.79		0.79	1.96
7550		0.30		0.02	0.32	0.78
6352		0.05	0.27		0.32	0.78
<b>TOTAL</b>	<b>116.30</b>	<b>9.47</b>	<b>4.11</b>	<b>0.20</b>	<b>130.08</b>	<b>321.44</b>





## GENERAL INFORMATION

### Rights of Way 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.

### Services

The farm is served with a private spring water supply, mains electricity (three-phase supply) and drainage to private septic tanks. There is oil central heating in both farmhouse and No. 2 Cottage, whilst No. 1 Cottage has a back boiler. There is also a fibre optic broadband connection.

### Local Authorities

North Yorkshire County Council  
Tel: 01609 534527

### Council Tax

High Waupley Farmhouse – Band D  
No. 1 High Waupley Cottage – Band A  
No. 2 High Waupley Cottage – Band A

### EPC

High Waupley Farmhouse – 50 E  
No. 1 High Waupley Cottage – 32 F  
No. 2 High Waupley Cottage – 32 F

### Basic Payment Scheme Entitlements

The land has been registered under Rural Land Registry. The Non-SDA Basic Payment Scheme (BPS) payment for the 2023 season and any subsequent de-linking payments will be retained by the Seller.

### Method of Sale

High Waupley Farm is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but the Seller reserves the right to agree a sale at any point without further reference to interested parties.



### Fixtures, Fittings and Equipment

Only those items specially mentioned in these sale particulars are included in the sale.

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance responsibilities are indicated by T marks on the transfer plan.

### Sporting Rights

Sporting rights are included in the sale in so far as they are owned.

### Mineral Rights

Mineral rights are owned by a third party and are excluded from the sale.

### Timber

All standing and fallen timber will be included within the sale.

### VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser.

### Ingoing Valuation

In addition to the purchase price, the purchaser(s) will take over and pay for all growing crops, cultivations, stocks and stores at valuation. Payment is to be made on completion at a figure assessed by the Vendor's valuer based on CAAV or contractor rates where applicable and invoice costs of seeds, fertilizers and sprays applied plus enhancement value, if applicable.

### Farm Sale

The seller reserves the right to hold a farm sale within six weeks of the date of completion.

### Solicitors

Newtons Solicitors, Martin House, 13 High Street, Stokesley, Middlesbrough, TS9 5AD

Tel: 01642 711354

### Viewing

Appointments to view will be through the Selling Agents only by calling 01748 829217. Given the potential hazards of a working farm we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

### Directions

High Waupley Farm lies approximately 2 miles North of the A171 along Grinkle Lane about 10 miles East of Guisborough and 14 miles West of Whitby.

Post Code: TS13 4UA

what3words reference: ///drizzly.amends.showcase

### CONDITIONS OF SALE

#### Purchase Price

Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

#### Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

### Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale does not entitle either party to compensation in respect thereof.

### Overseas purchasers

Any offer by a purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

### Lotting

It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

### Apportionments

The council tax and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of completion.

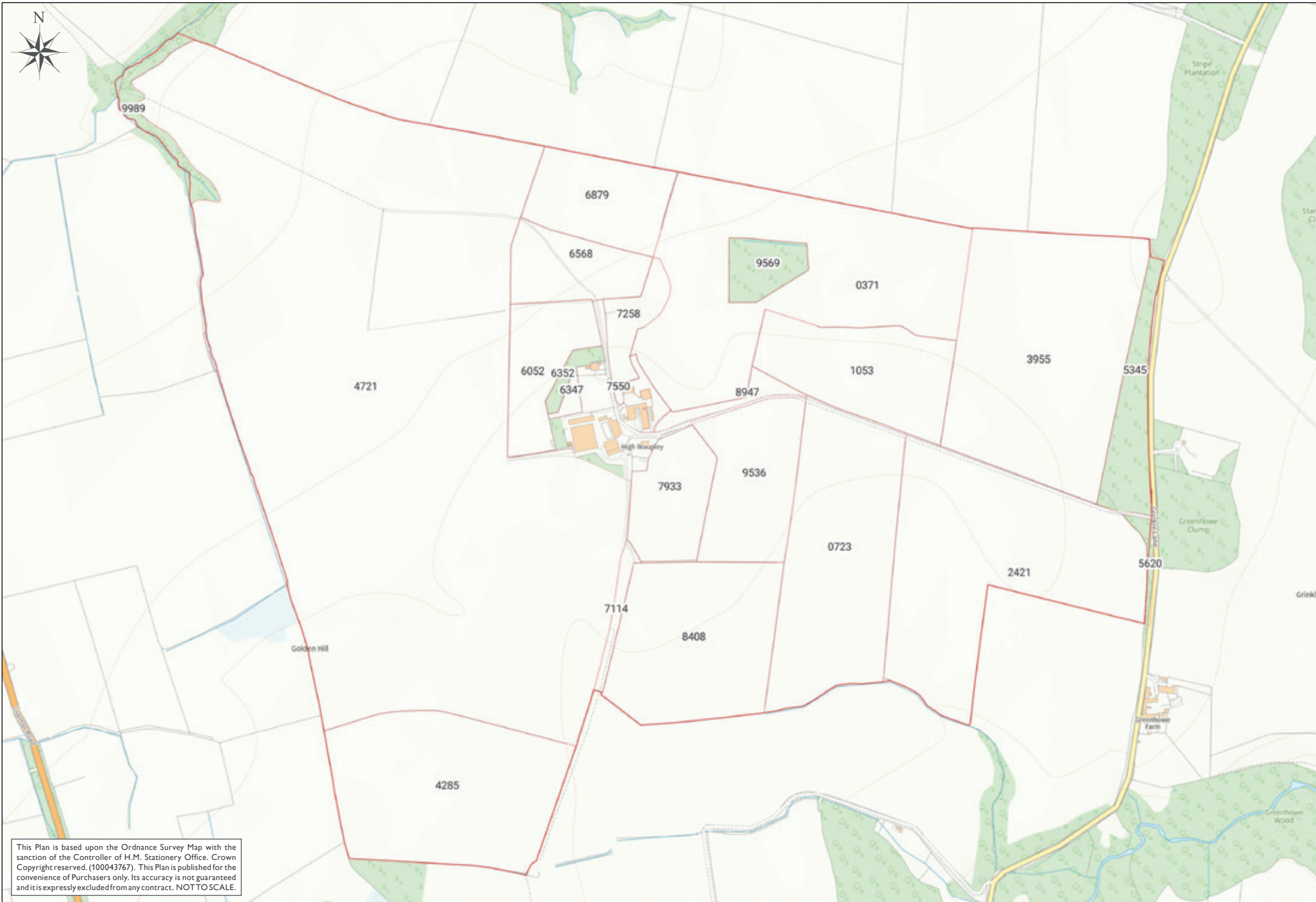
#### DISCLAIMER NOTICE:

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.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
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: Autumn 2023

Photographs taken: Autumn 2023



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