



THE KIRKHAM ESTATE

NORTH YORKSHIRE



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An exceptional residential and agricultural estate with a delightful Grade II Listed country house in an extremely beautiful part of North Yorkshire

- Kirkham Hall is an impressive, yet entirely manageable principal house set in mature gardens and parkland, with a traditional estate courtyard and coach house, restored walled garden and greenhouse and the remains of an Augustinian priory at Kirkham Abbey
- Farming enterprise of approximately 845 acres with central steading, productive arable and grassland and over 215 acres of managed woodland
 - Residential portfolio including 3 houses and 11 cottages
- 3 miles of single bank fishing on The Derwent & adjacent ancient fishponds
- Situated in Middleton Hunt country and offering significant sporting opportunities

In all about 1,102.54 acres (446.19 ha) | For sale as a whole

*York 14 miles - Malton 6 miles - London 2 hours by train (from York)
(All distances are approximate)*



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DESCRIPTION

The Kirkham Estate is one of the most desirable, private, traditional landed estates in North Yorkshire, with a truly beautiful principal house and lands extending to approximately 1,102 acres. It is located on the eastern edge of the Howardian Hills between the North York Moors and the City of York, in beautiful countryside on the banks of the river Derwent and in a designated Area of Outstanding Natural Beauty (AONB).

At the core of the estate lies Kirkham Hall, an architecturally impressive late Georgian country house which looks over the riverside ruins of Kirkham Abbey to the river beyond. Set within formal parkland, the Hall is surrounded by an attractive and diverse portfolio of agricultural land and managed woodland and includes fourteen other houses and cottages, development opportunities, conservation and sporting assets, fabulous scenery, and abundant wildlife.

HISTORY

Kirkham Hall was designed and built by renowned architect J Harper on the hillside overlooking the river Derwent between 1838-1839.

The Priory was one of several Augustinian houses established in North Yorkshire in the early 12th century. It was founded in 1122 by Walter L’Espec, Lord of the nearby market town of Helmsley, who was also responsible for building the Cistercian monastery at Rievaulx Abbey. Henry VIII’s reign saw the Dissolution of the Monasteries and Kirkham Priory was surrendered to The Crown on 8 December 1539 and subsequently falling to ruin with some of the stone, reportedly, being used for the construction of Howsham Hall; possibly Kirkham Hall but more likely Manor Farmhouse.

Rediscovery of the priory started in the 19th century led by Sir William St John Hope, a leading authority on medieval monasticism, who excavated the east end of the church. By that time the site had been returned to private hands and photographs show the ruins overgrown with ivy, and the cloister laid out as a tennis court! However, the historical and architectural importance of Kirkham was such that shortly after the First World War its custody was transferred to the Office of Works, a forerunner of English Heritage. The ruins were stabilised, and the priory became a tourist attraction, aided by a local railway station and two nearby boatyards with cafes and shops.

During the Second World War, Kirkham Priory was used by the military in training for the D-Day landings. Tanks, jeeps and other military vehicles destined for the landings were put through their paces at the priory and on the banks of, and in, The Derwent. The abbey walls were also used for training. The high wall of the Western Cloister was used for training with scrambling nets, techniques later used for transferring troops from transport ships to landing craft.

On 22nd March 1944 King George VI, Queen Elizabeth, Princess Elizabeth (on her first official engagement with her parents) visited Kirkham Priory to inspect troops and watch military manoeuvres. Nine days later, on 31st March 1944, Prime Minister Winston Churchill also visited the priory and inspected troops, witnessing river crossings and the operation of waterproofed vehicles. The whereabouts of the royal family, The Prime Minister and senior allied commanders were “advertised” by double agents to German intelligence. Sir Alan Lascelles, The King’s Private Secretary (and later Queen Elizabeth II’s) recorded in his diary for Friday 3rd March 1944: - “Two Military Intelligence men called on me yesterday and explained how the King’s visits (and that of Winston Churchill) could assist the elaborate cover scheme whereby we are endeavouring to bamboozle the German Intelligence regarding the time and place for ‘Overlord’”. The rest, as they say, is history. In the meantime, the estate has been carefully looked after and managed under the guardianship of The Brotherton Family, preserving what we see today.



SITUATION

The Kirkham Estate lies about 14 miles north of York in an Area of Outstanding Natural Beauty.

Notwithstanding its rural location, the estate is remarkably accessible. The market town of Malton lies about 6 miles to the northeast of Kirkham with a good range of shops and services, as well as many excellent restaurants and artisan food outlets. It is linked to the city of York by rail from the station at Malton (Kirkham Abbey station was closed in 1930) and to the national rail network (London can be reached in under 2 hours), and road via the A64 to the motorway network- A1(M).

Leeds (Bradford) is the nearest international airport and is about an hour’s drive away.

There are many excellent schools in the area, including Ampleforth College, St Peter’s of York, Queen Margaret’s, Queen Ethelburga’s and Terrington Preparatory School. The surrounding countryside is some of the most beautiful in England with many opportunities for walking and watching wildlife, with traditional villages supporting long established farming and rural enterprises. Castle Howard, with all its visitor attractions, is close by.

The North York Moors National Park lies to the north and the sandy beaches of Scarborough, Filey, Whitby, Robin Hood’s Bay and Sandsend are only a short distance to the east. Many of England’s traditional country sports can be found on the doorstep including hunting with the Middleton Hunt, driven grouse shooting on the moors, shooting on surrounding estates and fishing on the rivers Derwent and Esk. There is top class flat racing at York (that includes the renowned Ebor meeting) and at Thirsk, Ripon and Beverley and numerous local golf courses, including the championship course at Ganton.

KIRKHAM HALL

Characterised by its Georgian facade, Kirkham Hall is a significant, Grade II listed country house of manageable proportions that has been well maintained providing excellent and adaptable family accommodation. With its sunny, south westerly aspect, the house is set in an elevated position, looking down over meadows and fishponds to the river in the valley below. The house contains much of its original interior decorative features, including an elegant staircase and galleried landing, ornate fireplaces, wide corridors and generous proportions throughout. The rooms are well lit by large windows.

The approach to Kirkham Hall is commanding, through wrought iron gates, over a gravel drive lined with mature copper beech trees to a large sweep at the front door. The entrance to the Hall is truly impressive and leads to a spectacular reception hall, galleried landing and hanging stone staircase, lit by a large half landing window, with decorative cornice and plasterwork reflecting the grandeur of this impressive house.

The accommodation flows beautifully with a practical layout and is arranged over three floors. The reception rooms are elegantly proportioned and designed for entertaining. There are four main, first floor bedrooms and four bathrooms positioned at each corner of the house. The second floor has a particularly wide staircase to allow the movement of large furniture and has two large storage rooms. There is plumbing to this floor too so the rooms could easily be turned into guest or children's bedrooms.

Former staff quarters are set around the kitchen and are linked to a sizeable lower ground floor which includes wine cellars, staff rooms and spacious stores, all of which have considerable scope for change.

With separate access from the back of the house is a fully self-contained apartment which could be easily incorporated into the main accommodation. Currently it is laid out to provide a kitchen, sitting room, bedroom, and bathroom.



KIRKHAM HALL

Gross Internal Area (approx)

Cellar 284 sq m / 3,057 sq ft

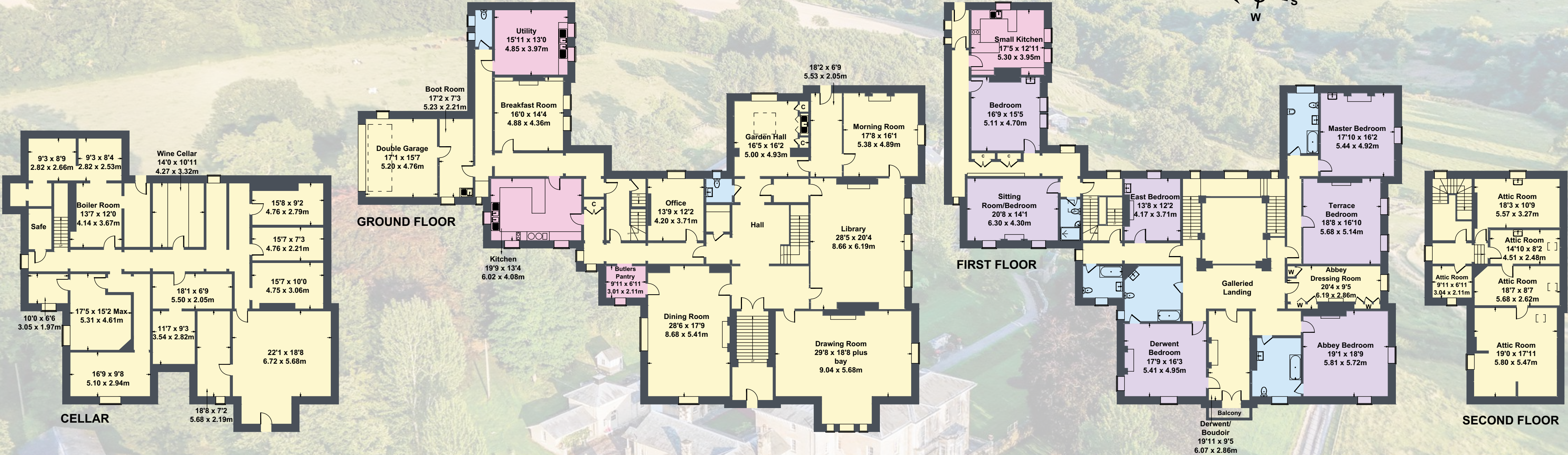
Ground Floor 489 sq m / 5,264 sq ft

First Floor 416 sq m / 4,478 sq ft

Second Floor 103 sq m / 1,109 sq ft

TOTAL 1,292 sq m / 13,907 sq ft

For identification only - Not to scale







GARDENS AND GROUNDS

The Hall is set on a terraced bank facing southwest over the surrounding parkland to the river and wooded hills beyond. Behind is a mature plantation, of mainly native hardwoods providing shelter from any northerly winds.

Formal landscaped gardens include the south lawn with deep herbaceous borders and rose beds. Grass banks are filled with spring bulbs and ornamental trees and are traversed by wide paths connecting the hall to the walled garden and to the old tennis court behind.

WALLED GARDEN AND RESTORED GREENHOUSES

The walled garden is magnificent. It covers an area of about 0.66 acres on a southwest facing slope with a 10-foot-high red brick wall. Along the south west facing back wall is a recently restored Richardson greenhouse spanning about 180 feet and including a gardener's room and potting area. The work has included a new oak framework and new glass with all the ventilation mechanisms, seed trays and potting benches restored.

There are espaliered fruit trees on the side walls, box hedged paths creating parterres for kitchen garden produce, cut flowers, bedding plants and soft fruits. The garden produces bedding and nursery plants on a modest commercial scale supplying numerous garden centres locally including Castle Howard.

KIRKHAM ABBEY

Kirkham Abbey forms part of the estate but it is managed by English Heritage who coordinate public access and take responsibility for the maintenance, insurance and security on the site.



ESTATE COURTYARD & COACH HOUSE

A separate access road running parallel to the main drive leads to the estate courtyard and Coach House. This traditional range of stone buildings has recently been reroofed and currently provides garaging and storage to the Hall and includes stables, workshops and stores. The original Coach House accommodation is over the garaging and storage and includes a spacious three-bedroom apartment.

There is considerable scope to re-purpose this range of buildings. Consideration has been given to convert the stores to the rear into a biomass fuel store and boiler house as an alternative heating system for the hall. This idea has not been taken further following the decision to sell the estate.

RESIDENTIAL PORTFOLIO

Dispersed through the estate in delightful surroundings are houses and cottages, ranging from two and three-bedroom cottages through to five and six-bedroom detached houses. The majority are currently let on Assured Shorthold Tenancies (AST), along with two Regulated Tenancies.

Details of rent, occupation, services, floorplans, EPC ratings and an identifying photograph are available within the supplementary brochure on request from the Selling Agents.

THE COACH HOUSE, KIRKHAM HALL

A spacious first floor apartment with two reception rooms, kitchen, three bedrooms and two bath/shower rooms.

ORCHARD COTTAGE, KIRKHAM

Located adjacent to the south wall of the walled garden, Orchard Cottage is a detached, dormer bungalow built of modern materials having replaced the original cottage some ten years ago. It includes a good-sized reception room, kitchen / breakfast room, utility room, three bedrooms and two bath/shower rooms (one ensuite).

It includes its own garden and has a separate private access.

GARDEN COTTAGE, KIRKHAM

A short distance from Orchard Cottage, and with its own access drive, is Garden Cottage. It is a traditional detached cottage built of stone under a slate roof with a large private garden. It includes two reception rooms, a large kitchen, utility room and boot room, three bedrooms and a family bathroom.

MANOR FARMHOUSE, KIRKHAM

Manor Farmhouse lies below the Hall and opposite the Abbey. It is a particularly attractive, early 18th century, Grade II Listed, two storey detached property, built of sandstone beneath a pantile roof with an L-shaped layout. The accommodation consisting of two reception rooms, kitchen, utility room, cloakroom, four bedrooms and two bathrooms (one ensuite).

There is an extensive mature garden and a range of useful outbuildings at the back.

BUNGALOWS 1 & 2, KIRKHAM

A pair of semi-detached bungalows of timber construction in a magnificent position overlooking the Abbey ruins and river Derwent. Both cottages have a sitting room, kitchen, two bedrooms and bathroom and a good-sized area of garden and parking.

RAILWAY COTTAGES, KIRKHAM

The Railway Cottages are a terrace of pretty cottages on the far bank of the river and adjacent to the railway. They each have accommodation on two floors and have gardens and a garage.



No.2 – An end terrace cottage with sitting room, kitchen, three bedrooms and bathroom.

No.3 – A mid terrace cottage with sitting room, kitchen, two bedrooms and bathroom.

No.4 – An end terrace cottage with sitting room, kitchen, two bedrooms and bathroom.

HIGH FARMHOUSE, FIRBY

A most attractive, traditional stone-built, farmhouse with a pantile roof. It includes four reception rooms, kitchen/breakfast room with an oil-fired Aga, pantry, cloakroom and utility room, 5/6 bedrooms, three bathrooms and a dressing room.

It has a well-maintained garden, useful outbuildings and a courtyard of loose boxes.

HALL FARMHOUSE, FIRBY

A pretty, traditional stone-built farmhouse with a private courtyard, garden and plenty of parking. It includes three reception rooms, kitchen, cloakroom and large utility/boot room, five bedrooms with two bath/shower rooms. There is a useful range of outbuildings providing garaging and storage.

KEEPERS LODGE, FIRBY

A semi-detached traditional stone-built farm cottage (adjoining 2 High Farm Cottages) with sitting room, kitchen/dining area, three bedrooms, bathroom, garden, parking and outbuildings.

2 HIGH FARM COTTAGES, FIRBY

A semi-detached, traditional stone and rendered farm cottage with sitting room, kitchen, two bedrooms and bathroom. Private garden and parking area.

1 SOUTH VIEW, FIRBY

A red brick, end of terraced house with sitting room, kitchen/dining area, two bedrooms, bathroom. Garden and parking.

SERVICES

All the properties are connected to a mains supply of electricity and water with drainage to private systems. Broadband is available. Further details are available in the supplementary information brochure.

RENTS, COUNCIL TAX & EPCS

Information relating to the rents, council tax and Energy Performance Certificates (EPC) for each dwelling can be found in the supplementary information brochure.



FARMING

This part of North Yorkshire is renowned for its strong agricultural tradition and the high-quality livestock and crops it produces.

The land is classified predominantly as Grade 3, with some Grade 2 land in the northeast corner of the estate. The arable land is easy working, capable of growing a wide range of crops including potatoes and carrots, the land is gently undulating, lying between 15m and 75m above sea level in an area with an average annual rainfall of around 800 mm per annum.

The fields are accessed by an excellent internal network of roads and tracks; in all approximately 651.18 acres of arable land let on two Farm Business Tenancy (FBT) agreements due to terminate on the 10th of October 2027. The remaining grassland (approximately 193.06 acres) is either in-hand or let on an FBT which will come to an end in 2027.



FARM BUILDINGS

The principal range of farm buildings is at Firby, where there is a range of modern and traditional farm buildings with an extensive hardcore yard. The modern buildings provide crop and machinery storage, but the yard could be upgraded for a full in-hand farming operation.

The traditional buildings are built of stone with pantile roofs and offer considerable scope for development subject to the appropriate planning consent. The buildings are not listed and are currently used for storage and temporary livestock housing.

There is small secondary range of livestock buildings and supporting barns and stores at Manor Farm, Kirkham.

Detailed information relating to the acreage schedule, farm buildings, occupation and tenancies can be found in the supplementary brochure available on request.



WOODLANDS

The woodlands at Kirkham extend in total to about 215.30 acres (87.13 ha) of predominantly broadleaves but including stands with a significant conifer element.

The management of the woodlands has been focused on creating productive, diverse and resilient woodlands of varying ages with a strong commercial timber element including some fine crops of oak, sycamore and mixed broadleaves.

Improving biodiversity and protecting natural habitats have also been key elements of the woodland management while ensuring the woodlands provide income for the Estate and preserving the capital value of the woodlands.

The woodlands are all included within a 10 year management plan which commenced in October 2023. The plan contains the necessary thinning licences for the period; there are some compartments due for thinning which would provide the potential for immediate income from the woodland.

Re-stocking is ongoing, partly funded by a Woodland Tree Health Restoration Grant under the Countryside Stewardship Scheme and is expected to be completed by spring 2025.

The main Woodland area runs adjacent to the River Derwent SAC (Special Area of Conservation) with various other strategically located spinneys and shelterbelts creating wildlife corridors across the estate. Within the woodland there are three Sites of Special Scientific Interest (SSSI) with a high proportion being classed as Ancient Woodland.

A detailed schedule of the woodland compartments, the management plan and grants are available in the supplementary information brochure available from the selling agents..

SPORT

The sporting rights at Kirkham are included in the sale. The beautiful undulating country, woodland banks and valleys could form the basis of an excellent shoot. The riverside woodlands and open spaces provide for exciting Roe deer stalking with high towers placed at strategic points on the woodland rides and there is fun to be had fishing on The Derwent.

The estate also lies within Middleton Hunt country with trail hunting a passion of the previous owner. As such the gateways, hedges, walls and fences have been managed to provide tremendous hunting and easy access for riding.

GENERAL INFORMATION

METHOD OF SALE

The Kirkham Estate is offered for sale as described within these sale particulars and will be sold by private treaty as a whole.

PLANNING & DESIGNATIONS

- 1. Listed Buildings: Kirkham Abbey is Grade I listed; Kirkham Hall and Manor Farmhouse, Kirkham are both Grade II listed.
- 2. Scheduled Ancient Monuments: Kirkham Abbey and the remains of the Augustinian fishponds.
- 3. Part of the estate is in a Nitrate Vulnerable Zone.
- 4. Sites of Special Scientific Interest: Kirkham Park Wood, Jeffry Bog and river Derwent.
- 5. Special Area of Conservation: river Derwent.
- 6. Lying mostly within Howardian Hills Area of Outstanding Natural Beauty.

LOCAL AUTHORITY

North Yorkshire Council
Racecourse Lane, Northallerton, DL7 8AD

Tel: 01609 780780

AGRI-ENVIRONMENTAL SCHEMES

The estate has entered into various environmental schemes including the Sustainable Farming Incentive (SFI) and Countryside Stewardship Schemes.

Woodland re-stocking in 2025 is part funded through a Woodland Grant Scheme.

Further details are available on request from the Selling Agents.

RURAL PAYMENTS AGENCY

All remaining de-linked BPS payments will be retained by the Seller.

SPORTING & MINERAL RIGHTS

The sporting rights and mineral rights are in hand and included in so far as they are owned.

TIMBER

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

FIXTURES & FITTINGS

Unless specifically mentioned, items not identified in the sale particulars are specifically excluded from the sale. Certain items of furniture and other chattels, however, may be available be separate negotiation. Further details are available from the Selling Agents.

EMPLOYEES

There are a number of full and part-time employees on the estate, but it is intended that all contracts of employment will come to an end on completion of the sale. Purchasers interested in discussing the re-employment of any staff should direct their enquiries to the Selling Agents.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

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. Specific rights of way include:

- 1. Right of access over estate land to Badger Bank Cottage.
- 2. Permissive footpath through Howsham Wood.
- 3. Public Right of Way – Green Lane/Derk Lane.
- 4. The estate has right of access over a shared private road to Railway Cottages.
- 5. Yorkshire Water has access to water treatment works at Firby.
- 6. Environment Agency has access rights to Kirkham Sluice to maintain flood defences.

TENANT RIGHT

There is not expected to be any Tenant Right issues to arise in relation to this sale.

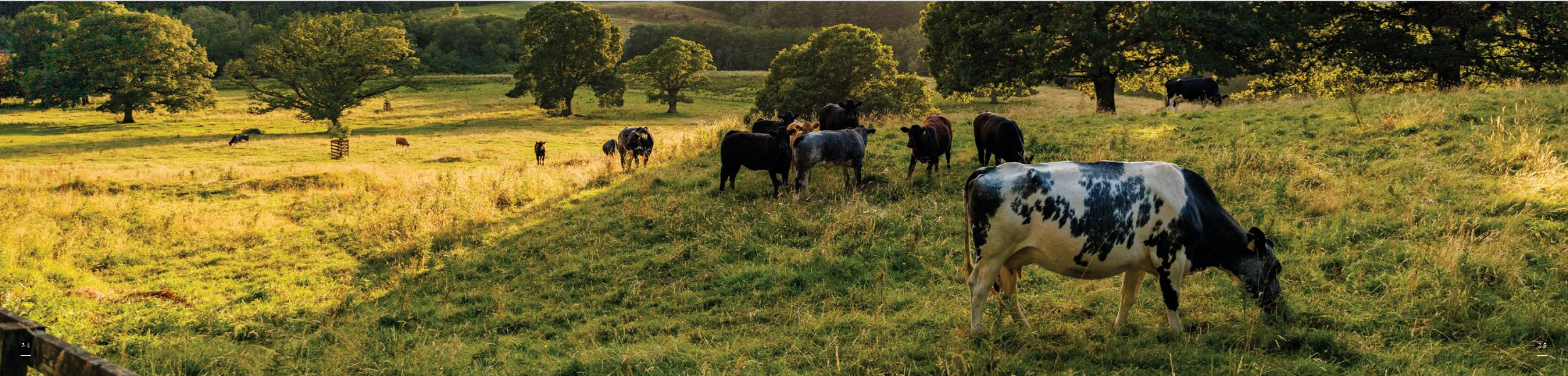
DATA ROOM

Further information on specific elements of the estate will be available online to those who have viewed the estate. Details on how to access the data room are available from the Selling Agents.

SOLICITORS

Wilkin, Chapman, Rollits LLP, Forsyth House, Alpha Court, Monks Cross, York, YO32 9WN

Tel: 01904 625790





ANTI-MONEY LAUNDERING

All offers to purchase the property from UK or Overseas based purchasers (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of source of funds. This can be in the form of a bank statement showing a purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti-money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

DIRECTIONS

Travelling east along A64 from York turn right signposted Kirkham Abbey. Carry on along this road for approximately ¼ mile, down the hill and over the level crossing, proceed over Kirkham Bridge. Continue for approximately 100 yards, the entrance to Kirkham Hall is located on the lefthand side through the ornate iron gates.

what3words: ///personal.stunt.rigs

Postcode: YO60 7JS

VIEWING APPOINTMENTS

Strictly by appointment with the joint Selling Agents who will accompany all visitors. If you would like to book an appointment to visit The Kirkham Estate, it would be appreciated if as much notice as possible can be given to ensure that access can be arranged to all of the properties in good time.

Given the hazards of a working estate, we ask you to be as vigilant as possible when making your inspection, for your own personal safety.

VAT

The VAT position relating to the property may change without notice and any offer made should be exclusive of VAT. A proportion of the land is elected to VAT.

PURCHASE PRICE & DEPOSIT

Upon exchange of contracts, a deposit of 10 percent of the purchase price will be paid with the balance due on completion. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their Agents.

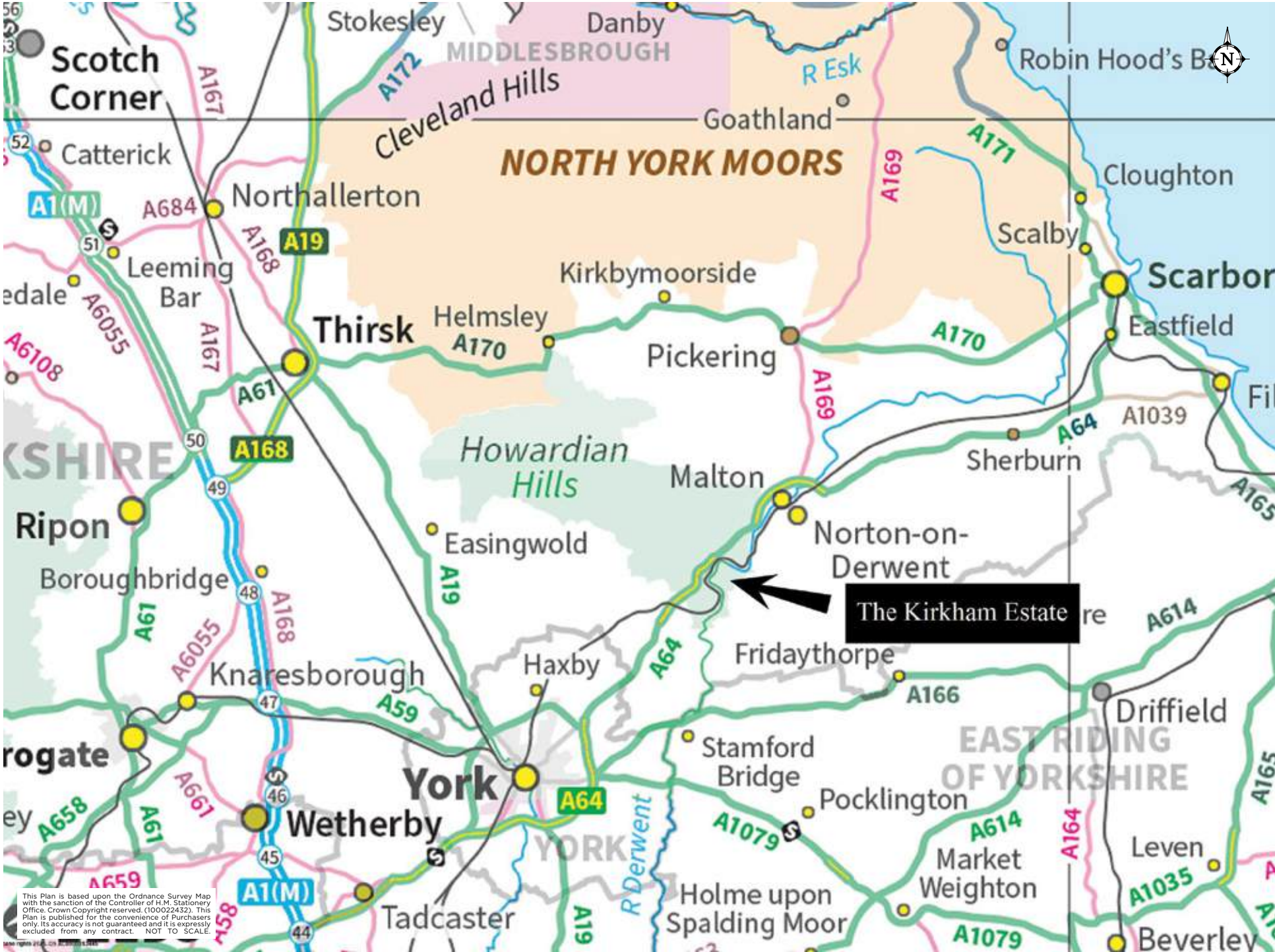
DISPUTES

Should any discrepancies 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 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 themselves as to the description of the property and any error or misstatement shall not annul the sale, nor does it entitle either party to compensation in respect thereof.

Photographs by Sam Shepherd and Ken Shelton.
Taken in 2024 & 2025.



DISCLAIMER NOTICE GSC Grays, Rounthwaite and Woodhead and Tom Mason Services gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plans or schedule, are for general guidance only and do not form part of any offer or contract. 2. All descriptions, including photographs, dimensions and other details are given in good faith but should not be relied upon as statements or a representation of fact or warranty. Interested parties should therefore satisfy themselves as to their correctness by inspection or otherwise. 3. GSC Grays nor their joint agents or vendor clients, accept no responsibility for any error that these particulars may contain however caused. 4. Any plan is provided for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon 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 traveling to the property. GSC Grays do not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. Particulars written: March 2025. Photographs taken: 2024 & 2025.

