



Land and Buildings Formerly Part Of
Drummer Hill Farm, Ingleby Greenhow, Stokesley, North Yorkshire



RobinJessop



Land and Buildings Formerly Part of Drummer Hill Farm, Ingleby Greenhow, Stokesley, North Yorkshire, TS9 6JF

Prime Block of Agricultural Land together with a First Class Range of General Purpose Livestock Buildings

- 65.84 Acres (26.64 Ha) of Prime Agricultural Land
- Range of General Purpose Livestock Buildings
- Situated in a Ring Fence
- For Sale as a Whole
- Guide Price : Offers in Excess of £850,000
- Potential to Develop Further Buildings

SITUATION

Great Ayton 2 ½ miles, Stokesley 3 ½ miles, Teesside 10 miles, Yarm 12 miles, Northallerton 18 miles, Thirsk 26 miles and York 40 miles (all distances approximate).

Drummer Hill Farm is conveniently situated between the villages of Easby and Ingleby Greenhow. The land and buildings are accessed down a shared drive. The property is nicely set back off the public highway, providing a degree of privacy.

DESCRIPTION

Drummer Hill Farm comprises a substantial steading area with the potential to further expand, subject to obtaining planning permission. The current buildings comprise a first class open fronted livestock building, former Dutch barn, general purpose livestock building, second open fronted cattle yard and machinery store, together with a secure general purpose building.

The land is currently down to grass. The land has recently been fenced. The land has previously been in arable rotation. There is a

young plantation of mixed woodland adding to the amenity value of the holding.

Field No	Acres	Ha	Crop
6393	14.51	5.87	Grass
6668	15.26	6.18	Grass
8873	8.00	3.23	Grass
0473	6.5	2.63	Grass
1652	10.52	4.26	Grass
Steading + Track	3.44	1.39	Steading + Track
Woodland	7.5	3.03	Woodland
Total	65.84	26.65	

FARM BUILDINGS

The farm buildings currently comprise a first class range of cattle buildings together with a Dutch barn and former grain store. The buildings are shown on the attached plan and are as follows:-

Building No	Description
1	Open Fronted Cattle Shed - 115' x 35' Steel Framed, Concrete Panel Walls, Fibre Cement Roof, Yorkshire Boarding, Concrete Floor with 5' overhang.
2	General Purpose Cattle Yard- 105' x 35' Timber Framed, Fibre Cement Roof, Concrete Block Walls, Yorkshire Boarding, Concrete Floor.
3	Dutch Barn – 105' x 20' Steel Framed, Concrete Block Walls, Earth Floor.
4	8 Bay Open Fronted Cattle Yard – 120' x 30' Timber Framed, Fibre Cement Roof, Concrete Block Walls, Concrete Floor, Open Fronted.
5	Former Grain Store – 75' x 20' Steel Framed, Fibre Cement Roof and Side Clad, Concrete Block Walls, Concrete Floor.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by appointment with Robin Jessop Ltd – 01677 425950.

TENURE

Freehold with vacant possession given upon completion.

FARM PLAN

The farm plan is for identification purposes only. The field numbers and areas given may vary from the Ordnance Survey sheets, previous field data sheets and Rural Payments Agency Maps and the Title Deed Plans.

BOUNDARIES

The Vendors will only sell such interest (if any) as they have in the boundary fences, hedges, ditches, walls and other boundaries separating this property from other properties not belonging to them. Where the boundaries are marked with an inward facing "T" mark, these will be the responsibility of the Purchaser(s).

EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way, whether public or private, light, water, drainage, sewage, support, easements and other restrictive covenants and proposed wayleaves whether mentioned in these particulars or not.

Without prejudice to the following:-

1. The adjoining property owner has a right of way over the access track coloured orange on the attached plan.
2. There is a public footpath along the farm track and through the yard. The approximate route is shown on the attached plan.

BASIC PAYMENT SCHEME

The Vendors have claimed and will retain the 2023 Basic Payment Scheme together with the proposed de-linked payment.

There are no Entitlements.

WOODLAND GRANT

The Vendors have planted 4,34 Ha approximate of trees. There is an annual maintenance grant in the sum of £1,520. The maintenance grant has a further 7 years to run.

ENVIRONMENTAL SCHEMES

The farm is **not** subject to a Countryside Stewardship Scheme.

NITRATE VULNERABLE ZONE (NVZ)

The farm is currently **not** in an NVZ as per the Environment Agency Map.

SPORTING, MINERAL AND TIMBER RIGHTS

The sporting, mineral and timber rights are understood to be included with the freehold as far as they are owned.

ASBESTOS

With regards to any asbestos on the holding, a detailed Asbestos Survey has not been carried out. On completion of the sale, it will be the responsibility of the Purchaser(s) to comply with the Control of Asbestos at Work Regulations 2012.

DRAINAGE RATES

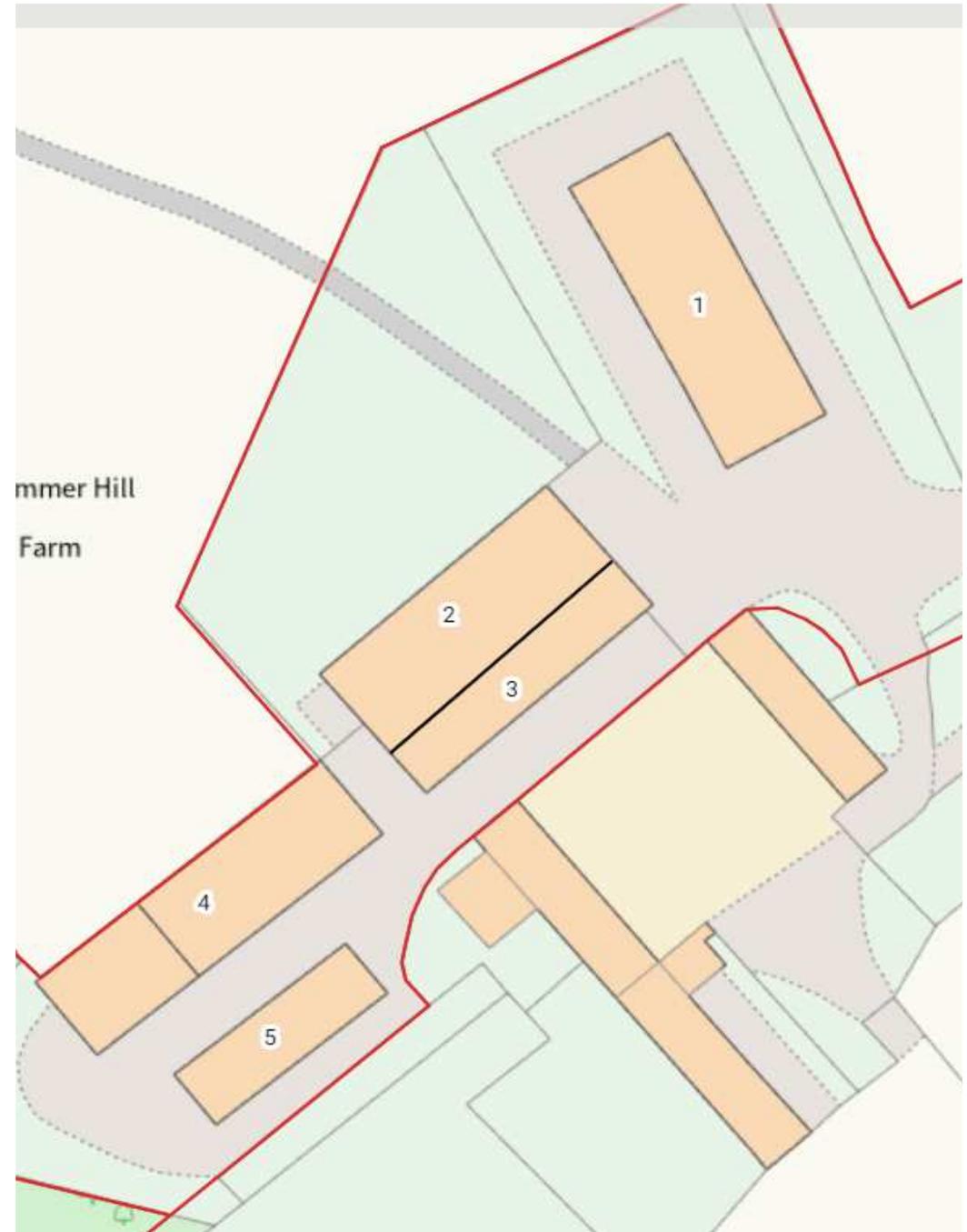
There are no Drainage Rates payable.

METHOD OF SALE

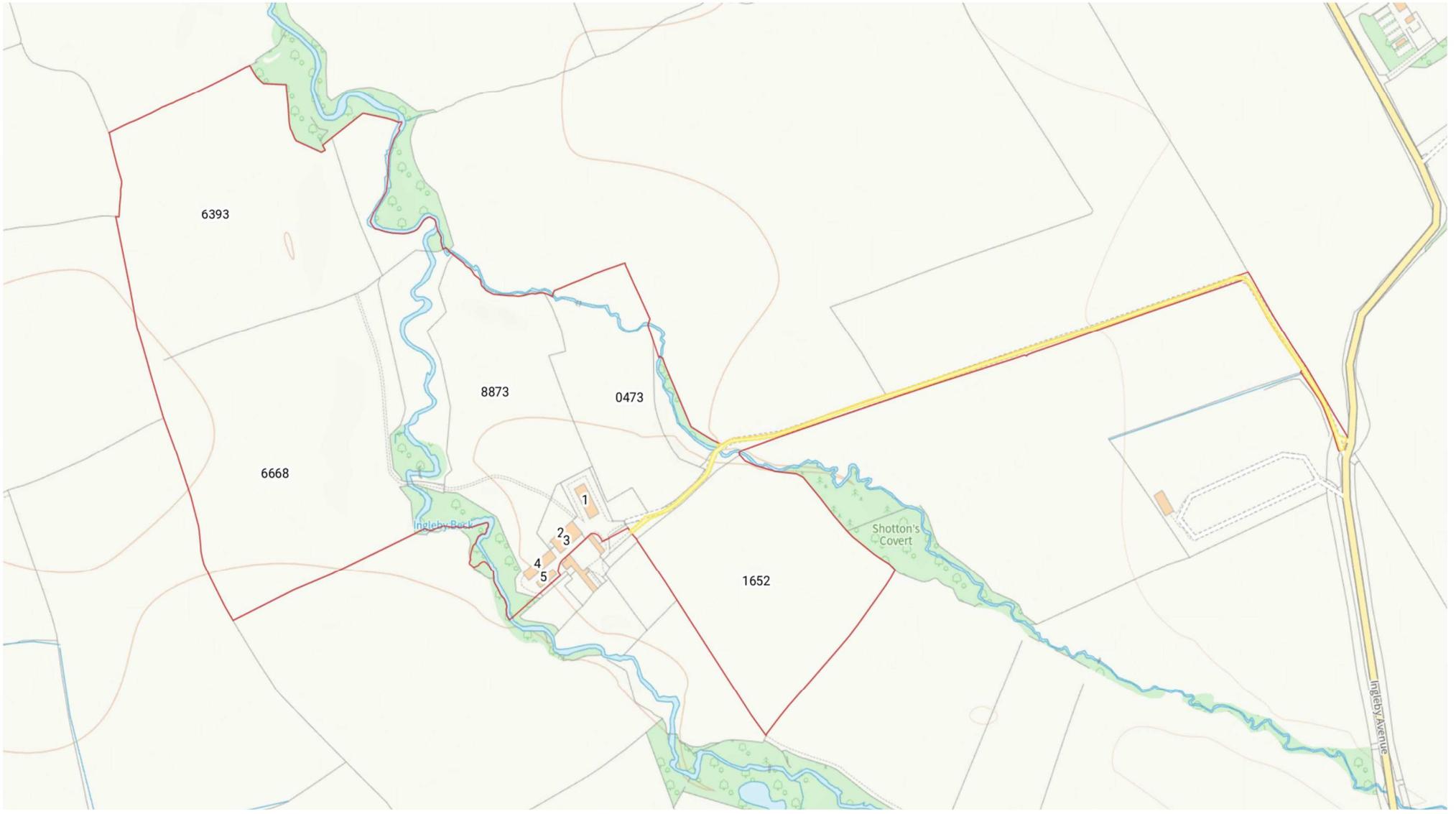
The property is being offered for sale, initially by Private Treaty. We reserve the right to conclude the sale by any other means at our discretion. If, after viewing the property you are seriously interested, then please register your interest with either Andrew Dickins MRICS FAAV or Mitchell Corney FAAV so that we can keep you informed of how we intend to conclude the sale.

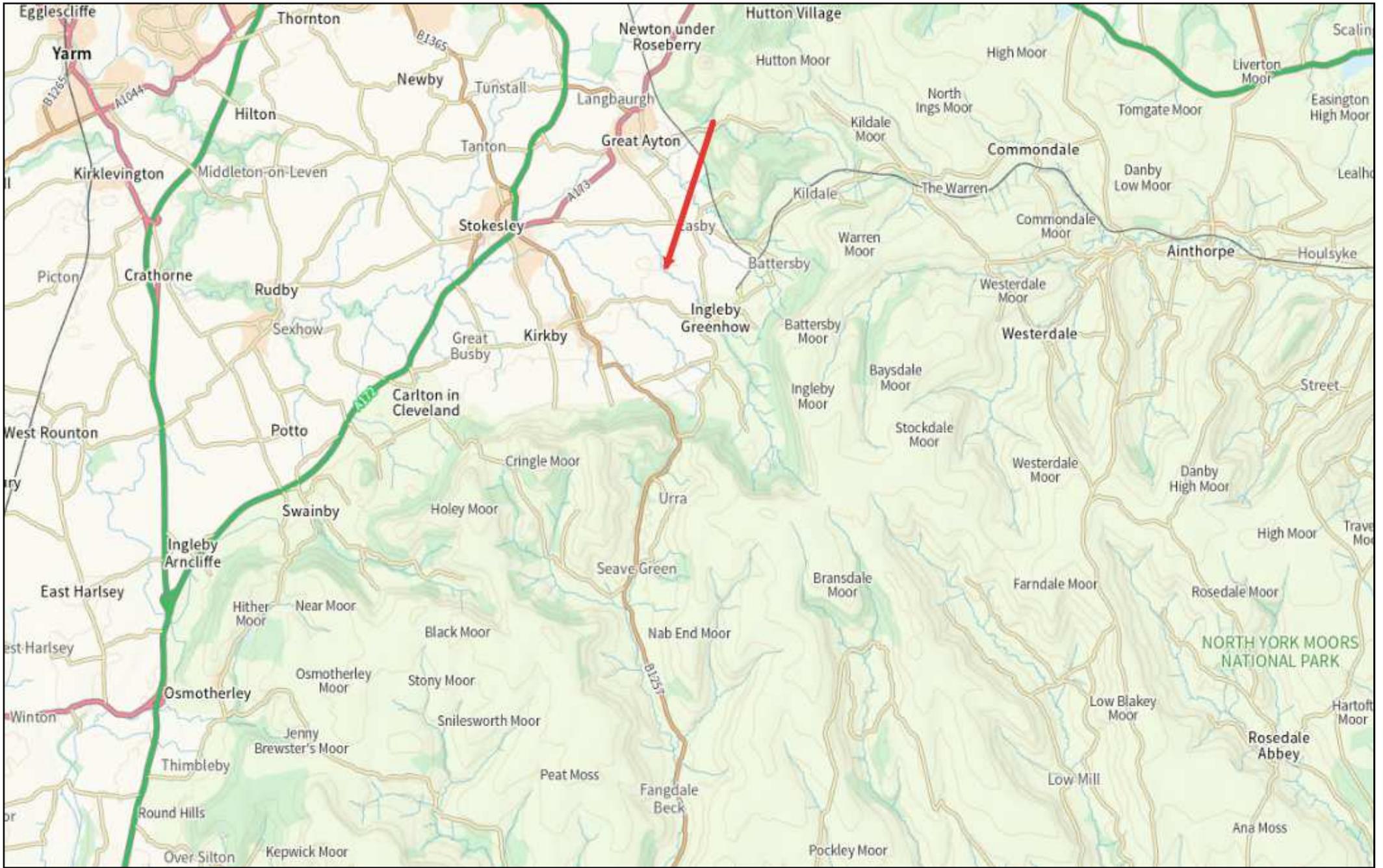
MONEY LAUNDERING REGULATIONS

The Purchaser(s) will be required to provide proof of identification to comply with Money Laundering Regulations.











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