

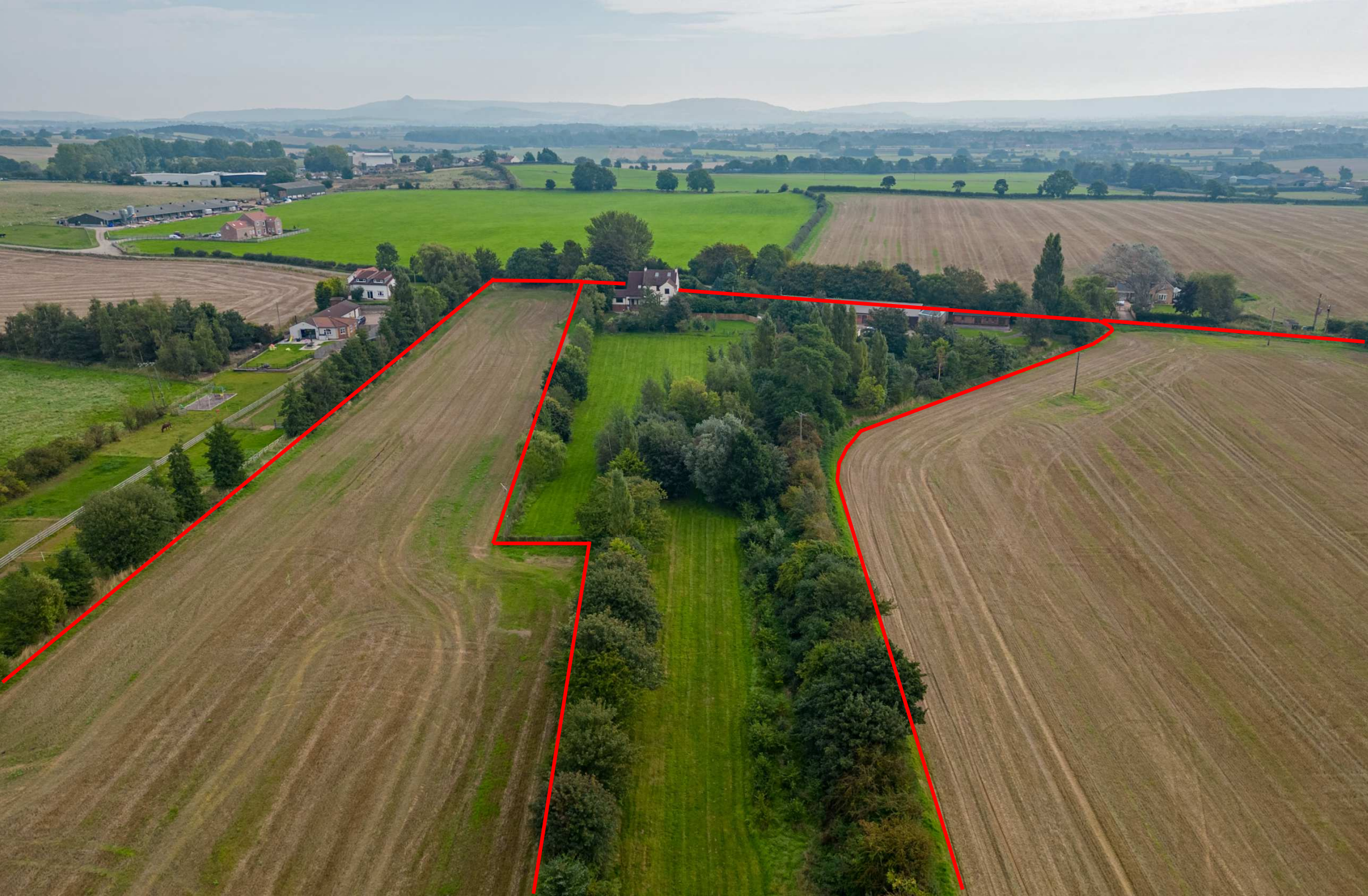


Holme Hill Farm

Holme Lane, Seamer, Middlesbrough, TS9 5LL



Robin Jessop



Holme Hill Farm

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A Most Desirable and Well-Situated Residential Smallholding Extending to 27 Acres.

- Four-bedroom Farmhouse
- General Purpose Outbuildings and Kennels
- Unique and Rare Opportunity
- Lot 1: Steading and 3.34 Acres of Grassland
- Lot 2: 3.38 Acres of Pony Paddock Land
- Lot 3: 21.02 Acres of Arable Land
- For Sale as a Whole or in Three Lots
- Guide Price: £1,100,000 for the Whole
- Viewing by Appointment Only

SITUATION

Seamer ¾ mile. Stokesley 3 miles. Hutton Rudby 3 ½. Yarm 7 miles. Guisborough 12 miles. Middlesbrough 11 miles. (All distances are approximate).

The property stands extremely well in a prime south facing position enjoying some truly spectacular views of the surrounding countryside. It is conveniently situated close to the thriving market town of Stokesley. It is also well placed in relation to the nearby popular villages of Hutton Rudby and Seamer. Holme Hill Farm is shown on the attached plan.

INTRODUCTION

Holme Hill Farm is a four-bedroom family property set within 27 acres, with the benefit of outdoor space including gardens, former cow byre, kennels, workshop and timber cabin.

LOT 1 – THE FARMHOUSE, STEADING AND 3.34 ACRES (COLOURED RED)

GUIDE PRICE – £850,000

Holme Hill Farm comprises an attractive brick-built farmhouse and connected annex which has been well maintained.

The farmhouse is a good sized four-bedroom detached family home and stands well in a south facing position. Externally, the property is complemented by a large lawned area to the front and patio area to the rear, alongside ample parking.

Farmhouse Accommodation (see floorplan).

The property is entered into via the kitchen/dining area which is complemented by pine fitted units, a traditional range with a stone surround and dining area which allows for access to the rear garden from the French doors. There is a WC and pantry off the kitchen.

There are two generous sized living rooms both fitted with feature fireplaces and overlook the front garden by the large timber framed windows.

To the first floor, there are three bedrooms, all of which are a good size. One has the benefit of fitted wardrobes and the principal room benefits from dual aspect windows.

The family bathroom comprises of a bath, W.C, wash basin and shower.

The second floor offers a generous space for an office with boarded and insulated eaves storage, feature beams and velux windows.

The connected annex comprises of a utility room, downstairs W.C, a good-sized kitchen/dining room with fitted units and vinyl flooring.

The sitting room extends through to the conservatory which overlooks the front lawn.

To the first floor is a bedroom and ensuite which comprises of a bath, W.C and wash basin with shower mixer.

Externally, there is a multi-purpose former cow byre, large workshop, kennels and a relaxation log cabin which is fitted with a kitchen and bathroom and is equipped with electric, water and heating. The property has the further benefit of 3.34 acres of grassland.

LOT 2 – 3.38 ACRES OF PONY Paddock LAND

GUIDE PRICE - £50,000

Lot 2 comprises a parcel of land with excellent roadside frontage.

The land is currently in arable rotation, but has the potential to sow to grass for a pony paddock.

LOT 3 – 21.02 ACRES OF ARABLE LAND

GUIDE PRICE - £200,000

Lot 3 comprises a most useful block of arable land. The land has direct access onto Holme Lane.

The land has been well farmed over the years and is capable of growing some productive crops.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by appointment with Robin Jessop Ltd – 01677 425950.

TENURE

Freehold with vacant possession given upon completion.

BOUNDARIES

The Vendors will only sell such interest (if any) as they have in the boundary fence, hedges, ditches, walls and other boundaries separating this property from other properties not belonging to them.

The purchasers of Lot 2 will erect and therefore maintain a boundary between Pairs A - B within 3 months of completion of sale.

EASEMENTS & RIGHTS OF WAY

The property is sold subject to all covenants, easements and rights of way whether mentioned in these particulars or not.

1. The owners of Holme Farm have a water supply from Holme Hill Farm. The water is sub-metered. The vendors invoice the owners of Holme Farm directly for water consumed.
2. There is a Northern PowerGrid overhead power line which crosses the land.
3. There is a 'sabic' ethylene pipeline under the property 'marked blue on the attached plan'.

SERVICES

Mains electricity and mains water are connected to Lot 1. Septic tank.

The farmhouse has LPG fired cookers with a ground source heat pump. The property has the benefit of a 4KW solar panel system.

NITRATE VULNERABLE ZONE

The farm **is not** within an NVZ as per the Nitrate Vulnerable Zone 2017.

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.

SUBSIDIES & GRANTS

The land is registered on the Rural Land Registry. The outgoing tenants will claim and retain the 2023 Basic Payment together with the delinked payment.

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 the Asbestos Act at Work Regulations 2012.

Roof on sectional garage is cement/asbestos – nothing else known.

COUNCIL TAX

Holme Hill Farm – Band G.

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

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 Andrew Dickins MRICS FAAV or Lauren Terry BSc (Hons) so that we can keep you informed of how we intend to conclude the sale.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and

proof of funds, which we also require to comply with Money Laundering Regulations.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property. [///alternate.orchids.swaps](http://alternate.orchids.swaps)

USEFUL ADDRESSES

Vendors Solicitors

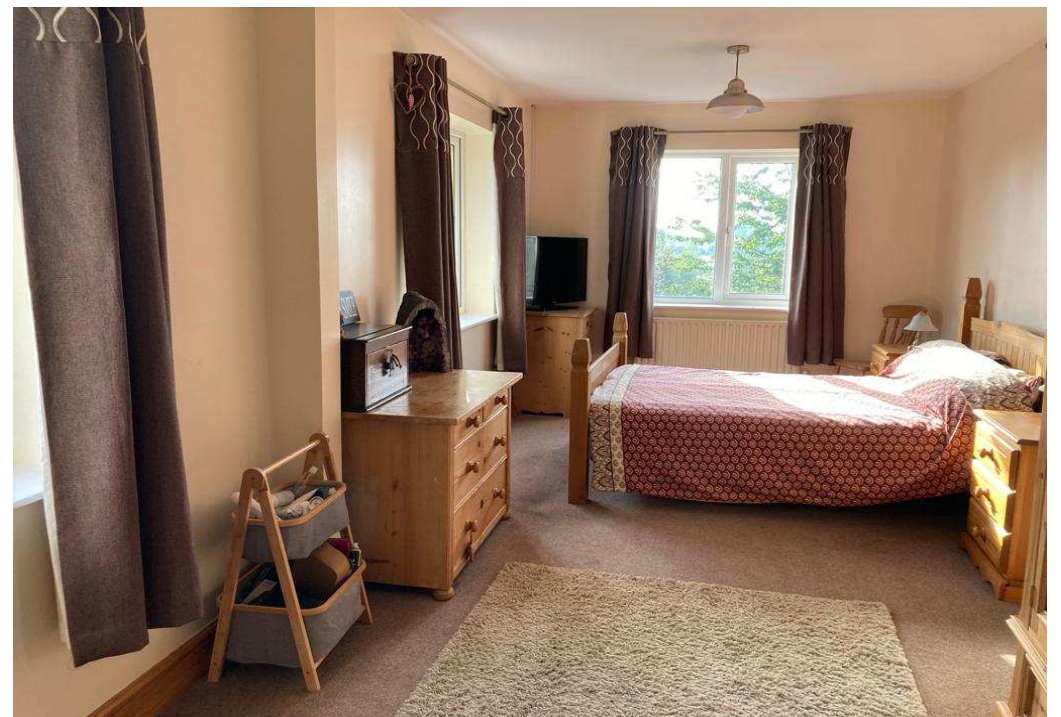
Maria Storey

Freers Askew Bunting Solicitors, Stokesley

Tel: 01642 244666

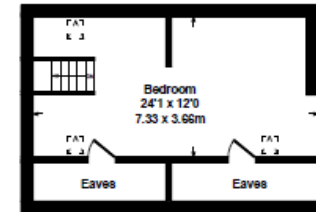
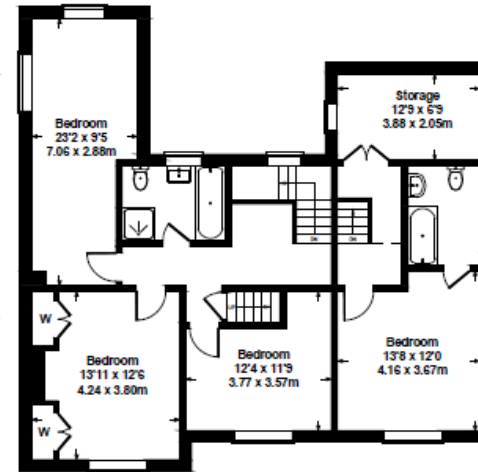
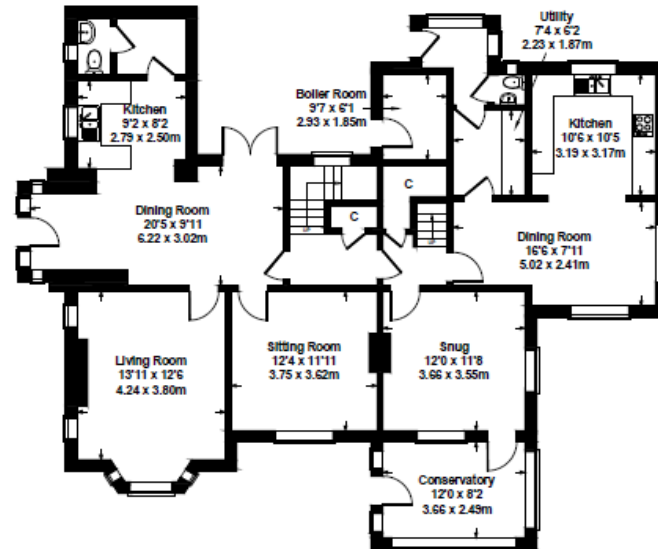
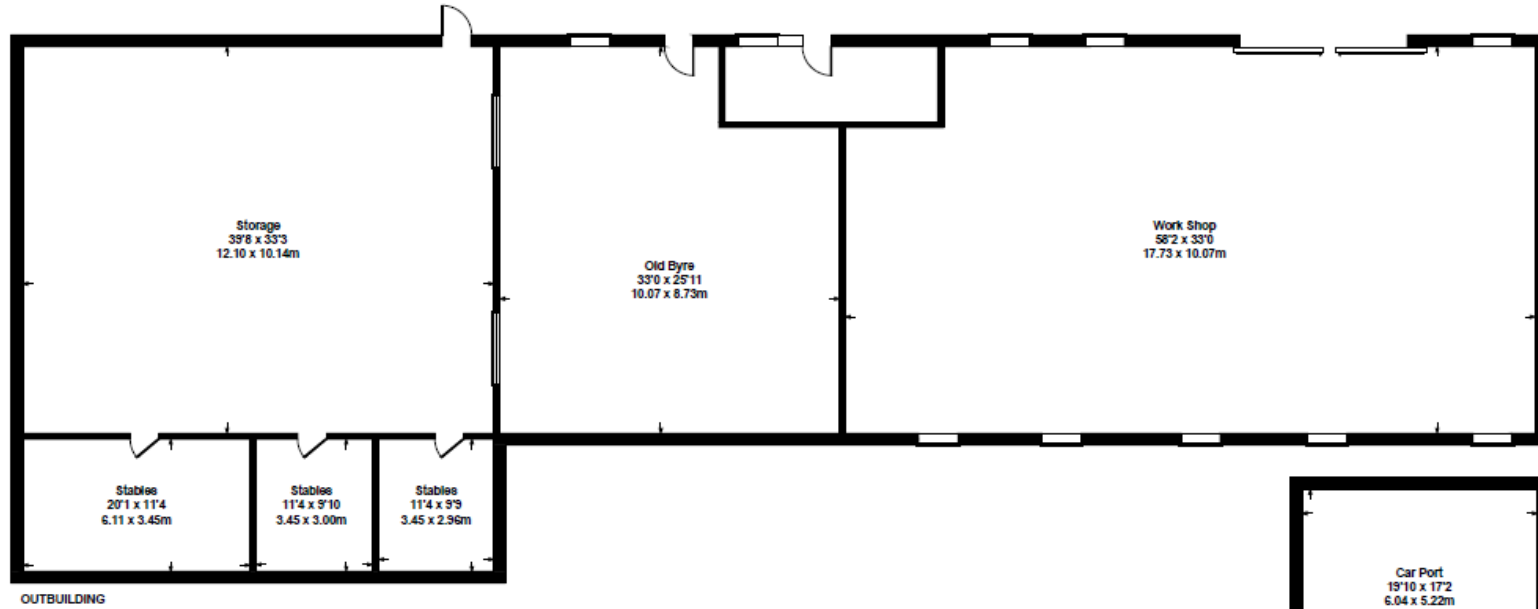
EPC RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	62 D
39-54	E		
21-38	F		
1-20	G		



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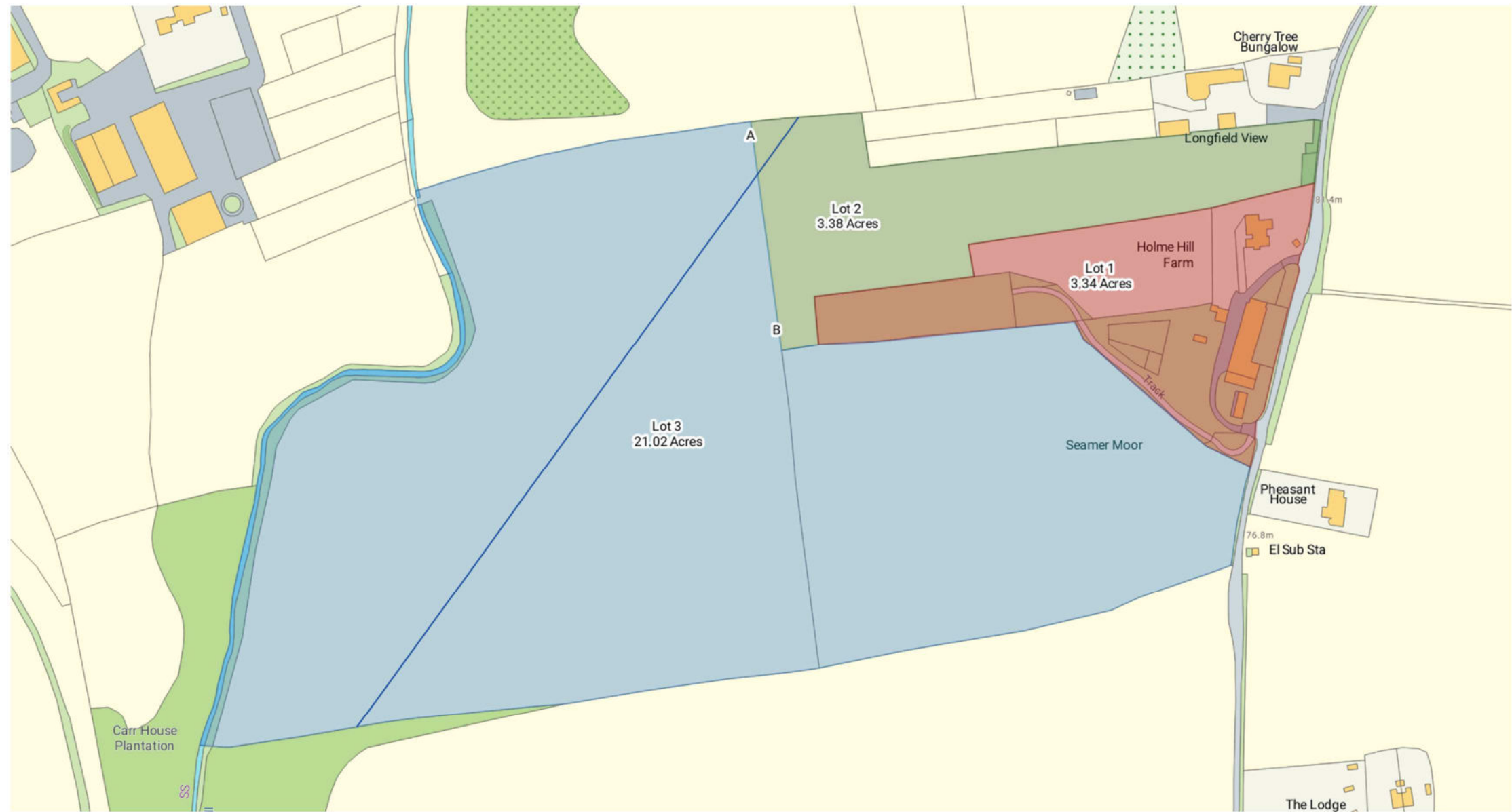
Approximate gross internal area
 Main House = 266 sq m - 2863 sq ft
 Outbuilding = 435 sq m - 4682 sq ft
 Total = 701 sq m - 7545 sq ft



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





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