



Town Head Farm & Garth House

West Scrafton, Leyburn DL8 4RU



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A Desirable Grassland Farm Extending to 193 Acres Approximately – For Sale as a Whole or in 10 Lots

- 3 Bedroom Farmhouse
- 3 Bedroom Garth House
- Farmhouse and Garth Requiring Modernisation
- Extensive Range of Buildings
- Desirable Dales Location
- Productive Pasture & Meadow Land
- Excellent Roadside Frontage
- 224 Sheep Gaits in Total
- Viewing By Appointment Only

INTRODUCTION

Town Head Farm is a first class highly productive grass farm. Situated in the Yorkshire Dales National Park.

Town Head Farm and Garth House comprise two residential dwellings situated close to the farm buildings providing accommodation for two families or the opportunity to diversify.

Town Head Farm and Garth House come to the market following the decision of Alan Dent and Audrey Bainbridge to retire.

The properties stand well on the edge of the picturesque village. The majority of the land has excellent roadside frontage onto the minor local roads.

SITUATION

Leyburn 6 ½ miles, Middleham 5 ½ miles, Bedale 18 miles, Kettlewell 10 miles, Hawes 18 miles, A.1 (M) Interchange at Leeming Bar 19 miles
(all distances are approximate).

The picturesque rural village of West Scafton is situated in Coverdale. It is therefore conveniently located south west of the popular and thriving market towns of Leyburn and the historic town of Middleham. Town Head Farm and Garth House are within easy travelling distance of Leyburn, Hawes, Bedale, Masham, Ripon and Richmond.

DESCRIPTION

Town Head Farm and Garth House are located on the edge of the village. Both properties are traditionally built stone houses that require modernising.

Town Head Farmhouse is a traditional three-bedroom farmhouse which does require modernising throughout.

The property is entered into via the kitchen which leads through to the pantry, dining and sitting room. The first floor extends to three double bedrooms and a family bathroom which comprises of a WC, bath and wash basin.

Externally, the property is complemented by a large south facing garden and ample off space for parking.

Garth House is a traditional three-bedroom farmhouse which also requires modernising throughout.

The property is entered into via the kitchen which extends through to a useful utility to the left and pantry to the right. The kitchen also leads through to the dining room which features a log burning stove and the sitting room which has a open fire. To the first floor there are two double bedrooms and one single bedroom, together with a family bathroom.

Externally, Garth House has a concreted area to the rear which allows for parking of several vehicles. It is also complemented by a lawned area to the front and rear of the property.

OUTSIDE

The Farm Buildings

There is a good range of modern general purpose farm buildings including cattle yard and lambing shed. In addition to the modern buildings there is a range of traditional buildings including former cow byre, milk house and granary.

Both Town Head Farm and Garth House are both complemented by traditional Dales barns which have the potential for conversion subject to obtaining planning permission.

The Land

Some of the land lies well in relation to the steading area, whilst the majority of the land is located between West Scafton and Swineside. The land is all classed as Grade 4 on the Land Classification Map for England and Wales.

The meadow land comprises parcels of productive grassland. All the boundary walls, fences and hedges have been well maintained over the years.

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.

Sheep Gaits

Lot No.	No. of Sheep Gaits	Moor
1	0	
2	0	
3	0	
4	0	
5	0	
6	0	
7	18	West Scafton
8	0	
9	30 91	Swineside West Scafton
10	10 75	West Scafton Swineside

Farm Plan

The farm plan is for identification purposes only. The field numbers and areas given may vary from old Ordnance Survey sheets previous field data sheets and Rural Land Registry Maps and the Title Deed plans.

Easements, Wayleaves & Rights of Way

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

Without prejudice to the foregoing, the property is sold subject to:-

1. There is a public footpath which crosses Lot 8.

2. There is a Northern Powergrid Line which crosses Lot 1.
3. There is a water pipe which crosses Lot 1 for the benefit of Lot 3, 4 and 5.
4. The purchaser of Lot 3 will erect and thereafter maintain a boundary fence between points A, B and C.

Services

Mains electricity is connected to both properties. Spring fed water supply and septic tank drainage.

Holdover

The Vendors will require holdover on the farm buildings and field numbers 1355 and 9766 between exchange of contracts and completion to hold a farm dispersal sale.

Environmental Schemes

The farm is **not** subject to Environmental Stewardship, Countryside Stewardship or similar schemes.

Nitrate Vulnerable Zone

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

Sporting, Mineral & Timber Rights

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

It is understood that there is a right to shoot on Swineside Moor (Lot 10).

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.

Council Tax

Town Head Farmhouse – Band E.
Garth House – Band E.

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 and Lauren Terry BSc (Hons) so that we can keep you informed of how we intend to conclude the sale.

Offers

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

Money Laundering Regulations

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

Useful Addresses

Vendors Solicitors

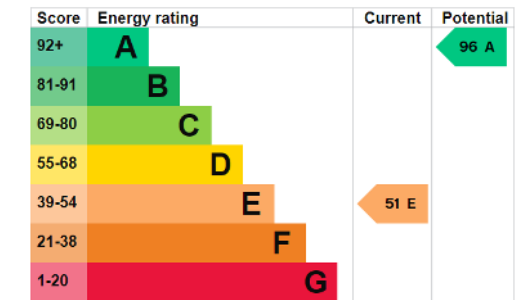
Messrs Hall & Birtles, The Office, Golden Lion Yard, Leyburn, North Yorkshire DL8 5AS – 01969 625526. Acting Solicitor: Mr Stuart Hall. Email: leyburn@hallandbirtles.co.uk

Local Planning Authority

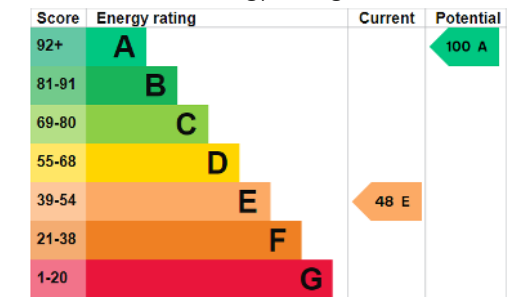
Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. Tel: 01969 652300

Energy Performance Certificate

Town Head Farmhouse – Energy Rating E.

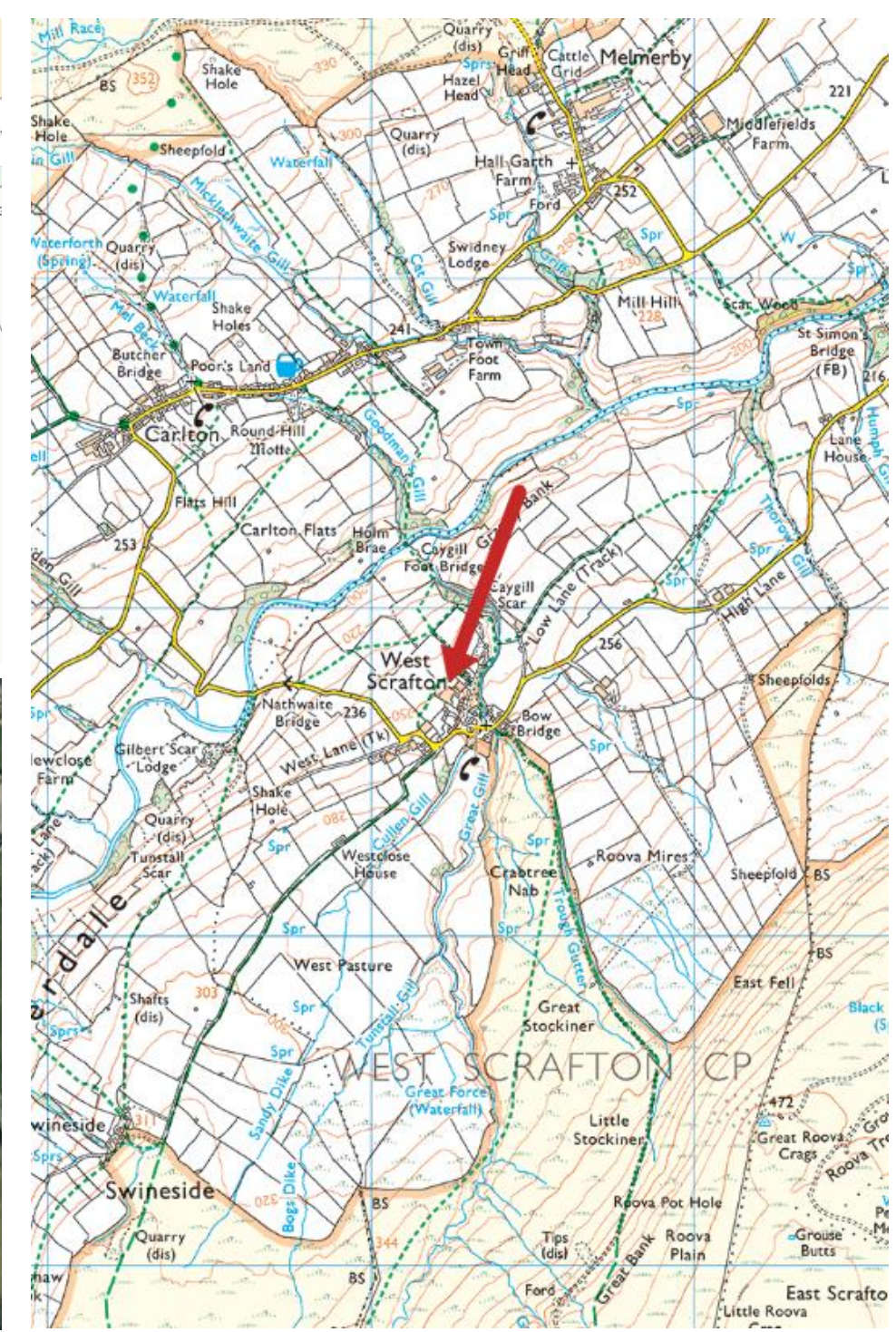


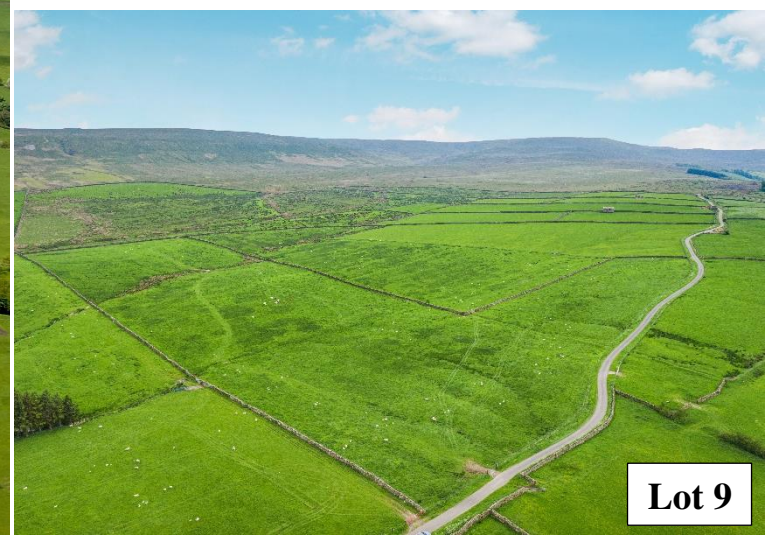
Garth House – Energy rating E.





Lot 9 & 10

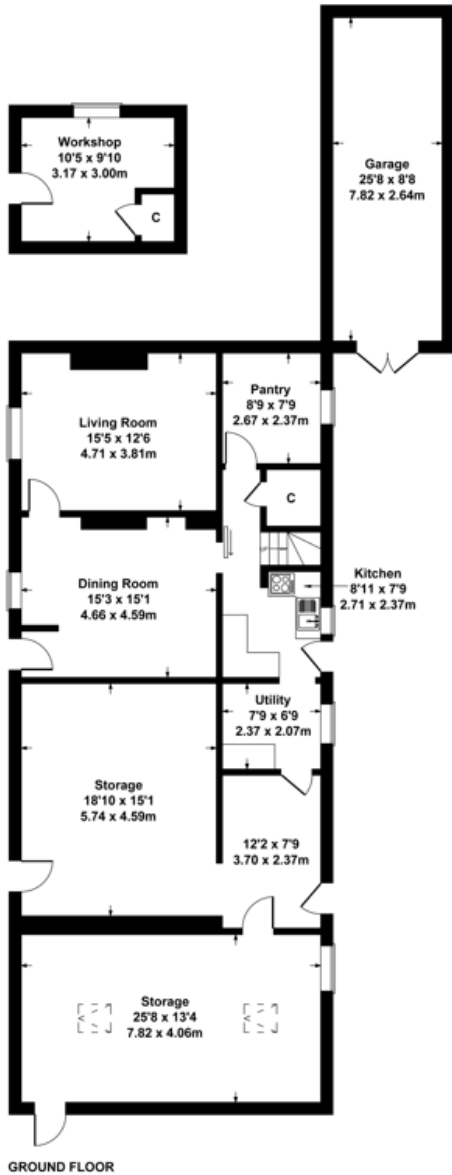






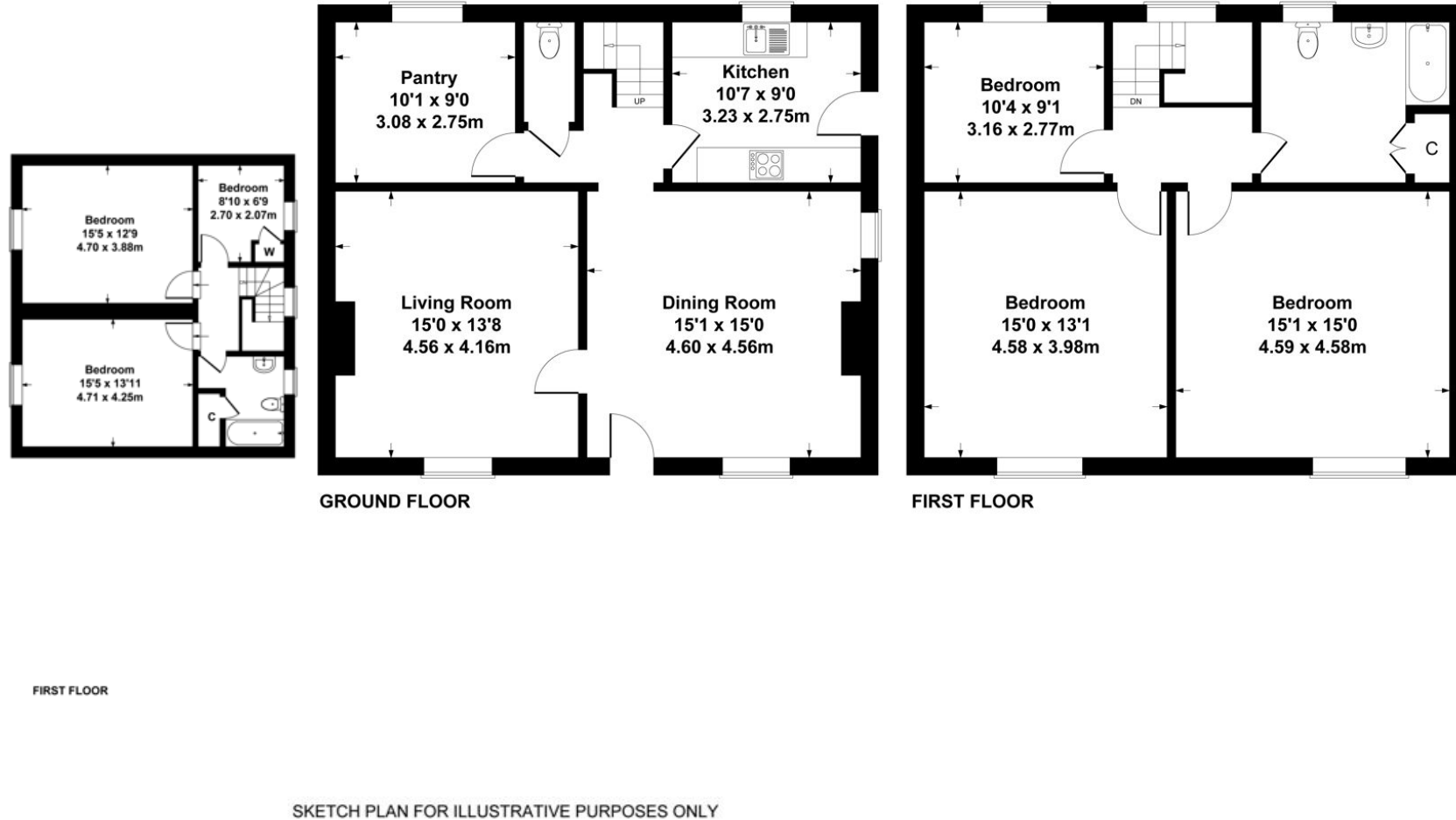
Garth House, West Scafton, DL8 4RU

Approximate gross internal area
 House 187 sq m - 2013 sq ft
 Garage 21 sq m - 226 sq ft
 Outbuilding 11 sq m - 118 sq ft
 Total 219 sq m - 2357 sq ft



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Approximate gross internal area
 House 134 sq m - 1442 sq ft



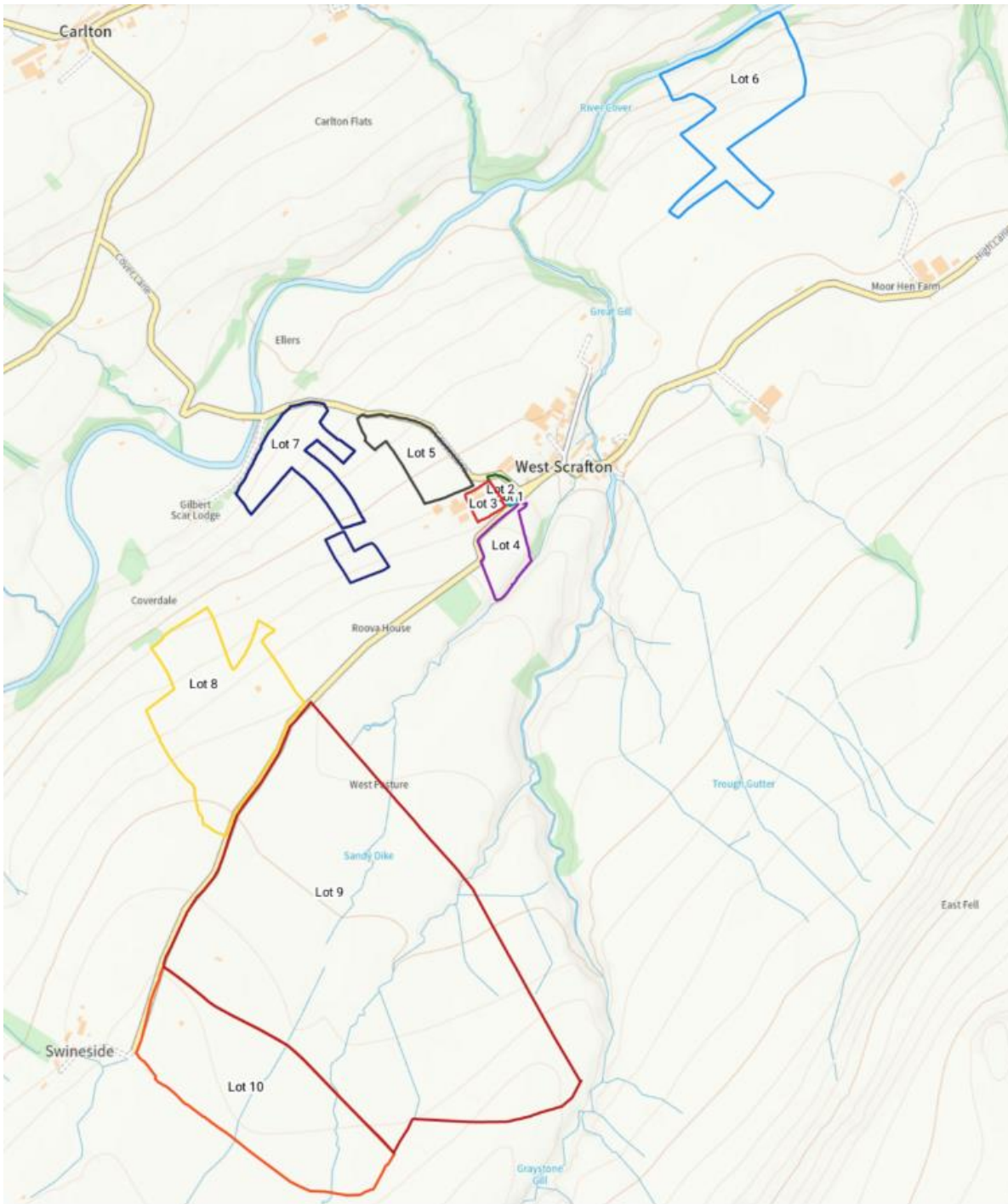
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2024



Lot 6



Lot No.	Field No.	Area (Ha)	Area (Acres)	Description
1				Town Head Farmhouse
2				Garth House
3		0.42	1.03	Farm Buildings & Paddock
4	1644	1.38	3.41	
5	9766	2.20	5.43	
6	6743	6.23	15.39	
7	6866	2.20	5.43	
	7858	0.96	2.37	
	8342	0.75	1.85	
8	4921	2.34	5.78	
	5305	4.18	10.32	
	6516	1.45	3.58	
	6096	1.09	2.69	
9	8193	7.14	17.64	
	7976	4.68	11.56	
	6570	4.08	10.08	
	9444	20.91	51.66	
	5362	1.03	2.54	
	6857	1.82	4.49	
	5950	3.45	8.52	
10	4946	1.49	3.68	
	6238	1.10	2.71	
	7725	2.43	6.00	
	4240	0.99	2.44	
	4834	0.91	2.24	
	5528	1.56	3.85	
	6819	3.78	9.36	



Lot 5 & 7

4 North End, Bedale, North Yorkshire, DL8 1AB
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Robin Jessop