



# Scarborough House Farm

Pickhill, Thirsk, YO7 4JN



Robin Jessop



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A Beautifully Situated and Residentially Desirable Mixed Farm with a Range of Farm Buildings, Extending to 114 Acres (46 Ha) Approx.

- 5 Bedroom Farmhouse
- Desirable Mixed Farm
- Range of General Purpose Farm Buildings
- 114 Acres in a Ring Fence.
- 84 Acres of Productive Arable Land
- 30 Acres of Riverside Grassland
- Nature Haven with Environmental Potential
- Range of Traditional Farm Buildings, with conversion potential
- Guide Price: £1,750,000

### INTRODUCTION

Scarborough House Farm comes to the open market due to retirement. The farm was last marketed in 1983.

Scarborough House Farm is a first class highly productive and tidy mixed arable and grassland farm. The arable land is devoted to the growing of cereals, beans and oilseed rape.

The farm offers a unique opportunity to purchase a mixed farm together with a range of useful agricultural buildings, including traditional period farm buildings with significant conversion potential.

Scarborough House Farm stands exceptionally well facing south east with panoramic views over open countryside and towards the Hambleton Hills.

### SITUATION

The farm is attractively situated 1 mile from the village of Pickhill, at the end of Lowfields Lane. The lane is partly public highway and partly privately owned by the vendor.

Pickhill is an attractive village which benefits from a primary school, public house and a church. The popular and thriving market

towns of Thirsk, Ripon, Bedale and Northallerton are all within easy reach. Convenient access to the A1(M) at Baldersby and Leeming interchanges gives reasonable commuting distances to Harrogate, York, Teesside and Durham.

Pickhill 1 mile, A1(M) Baldersby Interchange 6 miles, Bedale 9 miles, Thirsk 10 miles, Ripon 11 miles, Northallerton 14 miles, Teesside 27 miles (all distances are approximate).

### DESCRIPTION

Scarborough House Farm comprises an attractive principal farmhouse, a range of traditional period farm buildings and general purpose farm buildings together with arable and grassland extending to approximately 114 acres (46 Hectares). The land includes 84 acres of arable land which is used to grow a range of cereals, oil seed rape and beans. The remaining acreage is made up of grassland paddocks, riverside grassland and the farmstead. It is all edged red on the attached plan.

The farmhouse stands nicely with the surrounding land sloping gently down, offering views across the open countryside to the Hambleton Hills and Yorkshire Dales. The

range of traditional period farm buildings offers significant conversion potential, subject to gaining the relevant planning permissions. Externally the property is complemented by well stocked flower beds, orchard, former tennis court and vegetable gardens extending to approximately 1 acre. There is easy parking for a number of vehicles.

### FARMHOUSE ACCOMMODATION (SEE FLOOR PLAN)

Scarborough House Farm comprises a well presented, spacious traditional farmhouse, with a number of attached traditional period farm buildings

The property is entered via the kitchen which leads to an inner hall, opening from this is the pantry, domestic office and large dining room with log burning stove and stairs to the first floor.

The hallway also leads through to a living room with an inglenook fireplace, multi fuel stove and a bay window with doors to the gardens.

The living room leads to a restful sitting room and an entrance hall from where there is access to a utility/shower room and the staircase to the first floor.

The first floor is split into two sections, with each section accessed by its own staircase. There are five spacious double bedrooms and two bathrooms.

Four of the bedrooms are situated at the front of the house and benefit from views over the gardens and the open countryside of the Hambleton Hills.

The property benefits throughout from central heating and double glazed windows and doors.

The property also features a further staircase from the landing which is used to access the large attic spaces which could be converted to create further accommodation. The attic rooms are boarded and have windows, electric power and lights.

Attached to the farmhouse is a range of single storey traditional period farm buildings which have the potential to be converted to additional living space or an annexe, if required, or to create a new dwelling subject to appropriate planning permission.

### OUTSIDE (THE FARM BUILDINGS)

There is a good range of traditional period, modern and general purpose farm buildings which are capable of supporting modern

agriculture, as well as providing adequate space for the erection of modern agricultural buildings.

The range of traditional farm buildings offer significant conversion potential to create new dwellings or extend the existing farmhouse, subject to obtaining the necessary planning consent.

#### THE LAND

The land lies well in relation to the steading area in a compact ring fence. The land is classed as Grade 3 on the Agricultural Land Classification Map for England and Wales. It is a very productive medium to well bodied loamy clay. It is capable of growing productive crops of cereals, oil seeds and grass. The land is in good heart and is being well farmed.

The riverside grassland is in permanent grass.

#### GENERAL REMARKS & STIPULATIONS

##### Viewing

Strictly by Appointment with Robin Jessop Ltd – 01677 425950.

##### Contact

For further information, please contact Robin Jessop, Mitchell Corney, Andrew Dickins or Lauren Terry.

##### Tenure

The property is freehold and Vacant Possession will be given upon completion. The grassland is let on an informal Grazing Licence until the 31<sup>st</sup> October this year.

##### Farm Machinery Sale

The Vendors reserve the right to hold a farm machinery sale between exchange of Contracts and completion.

##### Environmental Schemes

The farm is currently entered into countryside stewardship schemes. More details of which can be provided on request

##### Farm Plan

The farm plan is for identification purposes only.

##### Growing Crops

The Vendors will harvest their current crop.

##### Early Entry

The Purchaser(s) will be granted early entry onto the arable land on exchange of Contracts and on payment of a 10% deposit to enable them to carry out cultivations.

##### 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 by inward facing T marks, these are understood to be the responsibility of the purchaser(s).

##### Flooding

There is approximately 10 acres adjacent to the River Swale which is subject to occasional flooding.

##### Easement & 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. The property has the benefit of an easement in respect of a Yorkshire Water main which serves Scarborough House, Scarborough Lodge and the adjoining land owner.
2. A Wayleave Agreement with Northern Powergrid.
3. The Fishing Rights on the River Swale are owned by Bradford No 1 Angling Club who have the following rights:-
  - a. a right of way with or without vehicles along the route marked C-D-E-F on the plan.

- b. The right to park vehicles in OS No 1450 or such other position as may be agreed with the purchaser, making good any damaged caused thereby.
- c. All necessary rights of way on foot along the river bank between points A and B on the plan.

4. A full right of way along the route marked C-D on the plan for the benefit of the owners of Scarborough Lodge.
5. A full right of way along the route marked C-D-E on the plan for the benefit of the owner of the adjoining land to the North of the property.
6. Maintenance liability for the roadway C-D is at present shared equally with the adjoining owner. It is understood the owner of Scarborough Lodge will take a share of this liability according to use.
7. Scarborough Lodge has the benefit of all necessary rights in respect of drainage, water and electricity supplies.

##### Services

Mains Three Phase electricity to the buildings, Single Phase electricity to the farmhouse. Septic tank drainage. Oil fired central heating. Full double glazing and mains water with the Yorkshire Water meter marked "W" on the plan.

##### Basic Payment Scheme

The Vendors will claim and retain the BPS Delinked Payment.

##### Nitrate Vulnerable Zone

The farm is NOT within a Nitrate Vulnerable Zone.

##### Sporting & Mineral Rights

The shooting rights are included within the sale. The mineral rights are included as far as they are owned.

##### Asbestos

With regard to any asbestos on the holding a detailed asbestos survey has not been carried out. It will be the responsibility of the purchaser(s) to comply with the control of Asbestos Act At Work Regulations 2012.

##### Drainage Rates

There are drainage rates payable at £411.74 per annum.

##### Council Tax

Band D

##### 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 Robin Jessop FRICS FAAV, Mitchell Corney MRICS FAAV or Andrew Dickins MRICS FAAV so that we can keep you informed of how we intend to conclude the sale. However, we reserve the right to conclude the sale by any other means at our discretion.

#### USEFUL ADDRESSES

##### Local Authority

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780

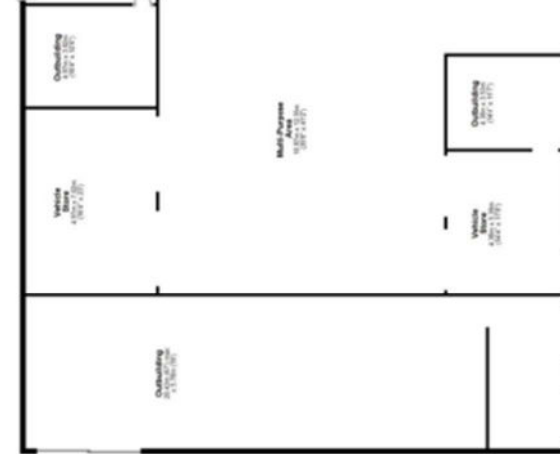
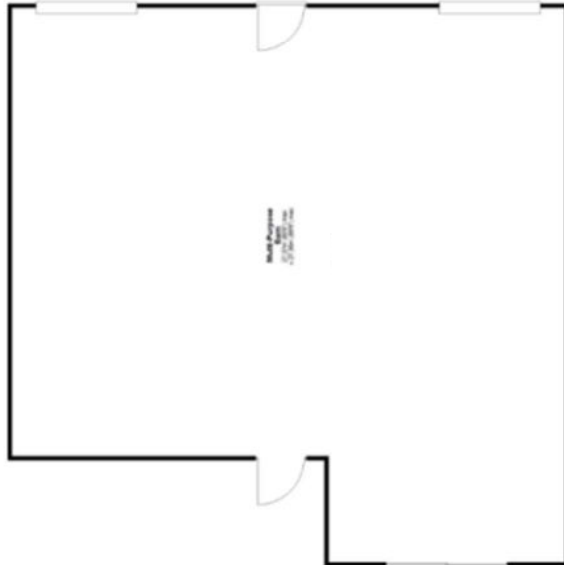
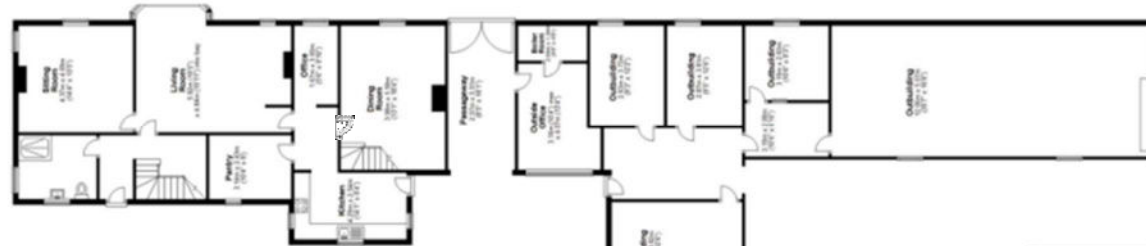
##### Vendors Solicitors

Messrs Hall and Birtles, The Office, Golden Lion Yard, Leyburn DL8 5AS  
Tel : 01969 625526  
Acting Solicitor: Stuart Hall  
Email: [stuart@hallandbirtles.co.uk](mailto:stuart@hallandbirtles.co.uk)

Energy Performance Certificate  
 Farmhouse – Rating E.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

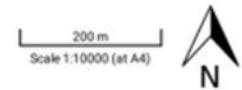
# Floorplans





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Plan for Identification Purposes Only



Field Parcel	RPA MEASUREMENTS		LAND REGISTRY ESTIMATED MEASUREMENTS		Cropping			
	Hectares	Acres	Hectares	Acres	2024	2023	2022	2021
SE3683 1729	8.34	20.61	8.42	20.81	Fallow	WW	OSR	WB
SE3683 0114	8.93	22.07	8.93	22.07	WW	WW	WB	Beans
SE3683 3892	16.63	41.09	16.66	41.17	WW	WB	WW	OSR
SE3683 1888	2.31	05.71	3.03	7.48	Permanent Pasture			
SE3683 7325	4.48	11.07	5.63	13.91	Permanent Pasture			
SE3683 1450	1.16	2.87	1.16	2.86	Permanent Pasture			
SE 3583 9927	0.97	2.39	1.06	2.61	Permanent Pasture			
STEADING	N/A	N/A	1.09	2.69	STEADING			
TRACKS AND OTHER	N/A	N/A	0.16	0.39	TRACKS AND OTHERS			
<b>TOTAL</b>	<b>41.85</b>	<b>103.41</b>	<b>46.14</b>	<b>114</b>				



