



Gatenby Grange  
Gatenby, Northallerton, North Yorkshire



Robin Jessop

## Gatenby Grange – 305 Acres

For Sale as a Whole or In 6 Lots

Lot 1: Gatenby Grange Farmhouse, Cottage, Buildings and Three Paddocks All Extending to  
6.77 Acres Approx  
Guide Price: £500,000

Lot 2: 29.37 Acres Approx of Prime Arable Land  
Guide Price: £210,000

Lot 3: 69.47 Acres Approx of Prime Arable and Amenity Woodland  
Guide Price: £500,000

Lot 4: 95.67 Acres Approx of Prime Arable Land and River Banking  
Guide Price: £670,000

Lot 5: 44.11 Acres of Prime Arable Land, River Banking and Range of Modern Farm Buildings  
Guide Price: £375,000

Lot 6: 59.65 Acres Approx of Prime Arable Land  
Guide Price: £520,000  
For the Whole - £2,775,000

# Gatenby Grange

Gatenby, Northallerton, North Yorkshire, DL7 9NG

A Desirable Arable and Grass Farm Extending to 305 Acres (123.43 Ha) Approx.

- Five Bedroom Traditional Farmhouse
- An Attached Three Bedroom Cottage
- Range of Traditional & Modern Farm Buildings with Potential
- Mixed Arable and Grassland
- For Sale as a Whole or In 6 Lots
- Viewing Strictly by Appointment

## INTRODUCTION

Gatenby Grange comes onto the market following the decision of Ken & Viv Harrison to retire from farming.

Gatenby Grange represents an opportunity to purchase a desirable mixed farm situated between Bedale, Northallerton and Ripon. The farm is situated on the edge of the small rural hamlet of Gatenby with outstanding views over open countryside.

The property is complemented by a range of traditional farm buildings, modern farm buildings and former silage clamps. In addition to the main steading area, there is an off lying steading area formerly Thackwray House Farm with a good range of modern general purpose buildings.

## SITUATION

Bedale 5 miles. Northallerton 10 miles, Thirsk 12 miles, Ripon 13 miles (all distances are approximate).

Gatenby Grange is nicely positioned on the edge of the village. The village has direct access off the A6055 Service Road. The farm is therefore conveniently situated with access to the A6055 and the A1(M) at Leeming Bar Junction 51 and the A1(M) interchange at Baldersby Junction 50.

Gatenby is a small, yet popular rural hamlet conveniently located East of the A1(M). It is therefore well placed in relation to the larger centres of Teesside, Darlington, York and Harrogate and within easy reach of the aforementioned market towns.

The farm is also within reasonable reach of the Yorkshire Dales and North York Moors National Park.

## GENERAL DESCRIPTON

Gatenby Grange is a productive arable and grassland farm. The farm steading area stands well with a south facing aspect. The farmland is all accessed off minor roads and private internal tracks. Rarely does a farm of this size and nature come to the open market in this renowned farming area.

## LOT 1: GATENBY GRANGE FARMHOUSE, COTTAGE, FARM BUILDINGS & THREE PADDOCKS IN ALL EXTENDING TO 6.77 ACRES APPROX (SHADED RED)

The farmhouse comprises a charming 5 bedroom period farmhouse which is in need of modernisation. There is an attached 3 bedroom cottage. The farmhouse accommodation is spacious and well proportioned throughout and is double glazed and has oil fired central heating.

The property stands well in relation to the farm buildings.

## Farmhouse Accommodation (see floorplan)

**Gatenby Grange Farm Cottage** This is attached to the farmhouse. It is a traditional cottage that requires modernising. It is double glazed and has oil fired central heating. The cottage is let on an Assured Shorthold Tenancy to Mr C. Till at a rent of £650.00 per month. A copy of the Agreement can be forwarded upon request.

## Farm Cottage Accommodation (see floorplan)

## OUTSIDE

### Traditional Farm Buildings

There is a range of traditional farm buildings some of which are in a poor condition. These comprise a period brick barn and granary, former fold yard, range of loose boxes and former byre.

### Modern Farm Buildings

Building No	Description
1	<b>Farmhouse &amp; Cottage</b>
2	<b>5 Bay Mono-pitch Building</b> 75' x 33' Timber Framed. Stone Floor

3	<b>Dutch Barn &amp; Lean-To</b> 60' x 55' Timber Framed. Part Stone Floor. Part Concrete Floor.
4	<b>Former Cubicle Shed</b> 45' x 20' Timber Framed. Concrete Floor.
5	<b>Dutch Barn &amp; Lean-To</b> 70' x 38' Steel Framed. Concrete Floor.
6	<b>Calf Shed</b> 35' x 25' Timber & Brick Built Construction. Concrete Floor.
7	<b>Fold Yard</b> 75' x 45' Steel & Timber Framed. Concrete Floor.
8	<b>Calving Shed</b> 20' x 43' Steel Framed. Concrete Floor.
9	<b>Grain Store</b> 45' x 22'. Timber Framed. Concrete Floor.

### The Grass Paddocks

The steading area is further complimented by three useful grass paddocks. The paddocks extend to 4.79 acres.

Field No	Acres	Ha	Crop
4477	0.40	0.17	Permanent Pasture
4870	1.55	0.63	Permanent Pasture
5564	2.84	1.15	Permanent Pasture
	1.98	0.8	Steading
<b>Total</b>	<b>6.77</b>	<b>2.74</b>	

### LOT 2: 29.37 ACRES (11.89 HA) APPROX OF PRIME ARABLE LAND (SHADED BLUE)

Lot 2 comprises a block of approximately 30 acres of arable land. The land has been well farmed which is evident from the current growing crops.

The land is accessed directly from the minor road leading through the village

Field No	Acres	Ha	Crop
Pt 1796	10.74	4.35	Fallow
2779	18.63	7.54	Wheat
<b>Total</b>	<b>29.37</b>	<b>11.89</b>	

### LOT 3: 69.47 ACRES (28.11 HA) APPROX OF PRIME ARABLE AND AMENITY WOODLAND (SHADED GREEN)

The land comprises a block of productive arable and amenity woodland. The arable land is divided into two very good and easily workable fields. The land has the benefit of roadside frontage onto the local minor road.

Field No	Acres	Ha	Crop
0526	38.42	15.55	Winter Beans & Fallow

3430	24.66	9.98	Winter Wheat
	6.39	2.59	Woodland
<b>Total</b>	<b>69.47</b>	<b>28.12</b>	

### LOT 4: 95.67 ACRES (38.72 HA) APPROX OF PRIME ARABLE & RIVER BANKING (SHADED YELLOW)

The land comprises a block of approximately 87 acres of arable land together with 8.40 acres approx. of river banks. The land is accessed directly off the public highway. There is a very good internal track with all the fields having direct access from the track.

It is important to note that there are no fishing rights on the river with Lot 4.

Field No	Acres	Ha	Crop
8373	8.50	3.44	Beans
8762	8.03	3.25	Barley
2290	13.49	5.46	Barley
1959	24.34	9.85	Barley
4975	31.75	12.85	Part Fallow Part Barley
2999	1.65	0.67	River Bank
7289	6.75	2.73	River Bank
8268	1.16	0.47	Track
<b>Total</b>	<b>95.67</b>	<b>38.72</b>	

### LOT 5: 44.11 ACRES (17.85 HA) APPROX OF PRIME ARABLE LAND & RIVER BANKING TOGETHER WITH A RANGE OF FARM BUILDINGS (SHADED PURPLE)

The land comprises a block of arable land extending to 41.39 acres (16.75 Ha) together with 2.72 acres (1,10 Ha) of river banks. The land is accessed along a shared drive between points X & Y on the plan.

The fishing rights on the River Swale are let on an informal arrangement to the Middlesbrough Angling Club.

There is a most useful range of modern general purpose farm buildings together with a former byre.

Field No	Acres	Ha	Crop
7522	41.39	16.75	Barley
0324	2.72	1.10	River Bank
			Buildings
<b>Total</b>	<b>44.11</b>	<b>17.85</b>	

Building No	Description
1	<b>Cattle Yard</b> 60' x 38' Steel Framed. Concrete Floor.
3	<b>General Purpose with Lean-To</b> 60' x 22'. Steel Framed. Concrete Floor.
3	<b>Lean-To</b> 60' x 28' Steel Framed. Concrete Floor.

### LOT 6: 59.65 ACRES (24.14 HA) APPROXIMATELY OF PRIME ARABLE LAND (SHADED BROWN)

The land comprises a productive block of arable land with excellent frontage onto Gatenby Lane. The land is divided into two easily workable fields.

Field No	Acres	Ha	Crop
7381	30.39	12.30	Winter Wheat
0808	29.25	11.84	Winter Wheat
<b>Total</b>	<b>59.65</b>	<b>24.14</b>	

### 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 old Ordnance Survey sheets, previous field data sheets and Rural Land Registry maps and the Title Deed Plans.

### Growing Crops

The Vendors will harvest the current growing crops. However, should the exchange of contracts not happen before autumn cultivations, then the purchaser(s) will take over the growing crops. The valuation will be based on the costs of seed, fertilisers, sprays and cultivations undertaken. The cost of cultivations carried out will be done in accordance with the standard valuation practice as recommended by The Central Association of Agricultural Valuers. This will be carried out by Robin Jessop Ltd whose decision will be final and legally binding with both Vendors and Purchasers. There will be no charge for enhancement.

### 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.

Where the boundaries are marked with an inward facing T mark, these will be 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 other proposed wayleaves for masts, pylons, stays, cables, drains, gas, water and other pipes whether mentioned in these particulars or not.

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

1. There is a gas pipe which crosses Field No 5564 in Lot 1.

- There is a Northern Power Grid line which crosses Lots, 2, 3, 4 & 5.
- The neighbour has the benefit of a right of way across Lot 5 between points A and B.

### Services

Mains Electricity and Mains Water are connected to Lot 1.

### Septic Tank Drainage

Grange Farmhouse and The Cottage are independently served by two separate septic tanks which have just been emptied.

M.W. Waste Drainage Support Services Ltd have provided a report which can be emailed on request.

### Early Entry

The Purchaser(s) will be granted early entry onto the stubbles on exchange of contracts to enable them to carry out crop cultivations before completion.

### Farm Machinery Sale

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

### De-Linked Payment

The Vendors will claim and retain the De-Linked payment.

### Environmental Schemes

The farm is **not** subject to any Environmental Stewardship Scheme.

### Nitrate Vulnerable Zone

The farm is **NOT** within an NVZ.

### Flooding

Parts of Lots 4 & 5 adjacent to the River Swale are subject to occasional flooding.

### Sporting, Mineral & 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 the Asbestos Act at Work Regulations 2012.

### Drainage Rate

The following drainage rates are payable to the Swale and Ure Drainage Board for the current year 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025.

Lot 3: £106.09

Lot 4: £453.25

Lot 5: £231.96

### Council Tax

Gatenby Grange Farmhouse – Band E.

Gatenby Grange Cottage – Band C.

### 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, Robin Jessop FRICS FAAV or Mitchell Corney MRICS 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.

### Useful Addresses

#### Vendors Solicitors

Messrs Freeman Johnson, 11 Victoria Road, Darlington, Co Durham, DL1 5SP. Tel: 01325 466221. Acting Solicitor: Mr Edward Miller. Email : edward.miller@freemanjohnson.co.uk

#### North Yorkshire Council

Civic Centre, Stonecross, Brompton, Northallerton, DL6 2UU – 01609 779977

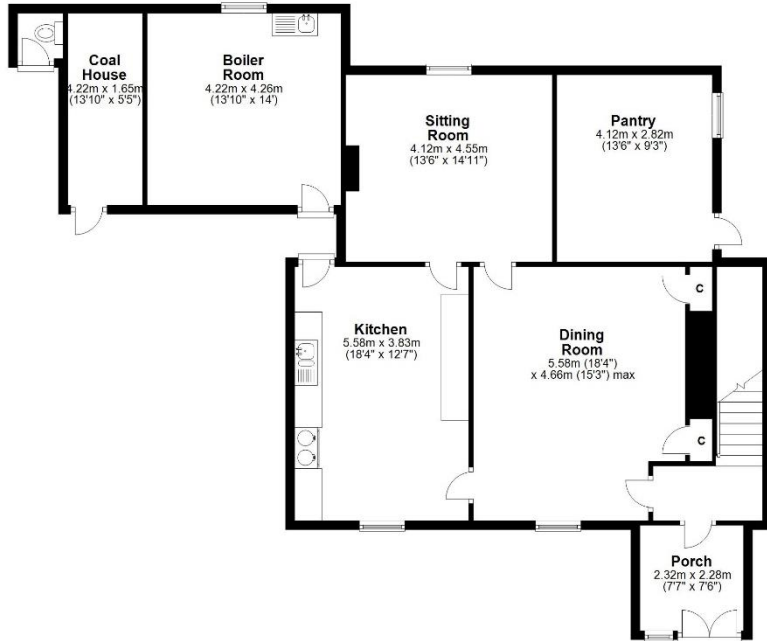
#### Drainage Solutions

M.W. Waste Drainage Support Solutions  
Low Hang Bank Depot, Melsonby, Richmond DL10 5NQ - 01325 377860



# Gatenby Grange Farmhouse

**Ground Floor**  
Approx. 147.1 sq. metres (1582.9 sq. feet)

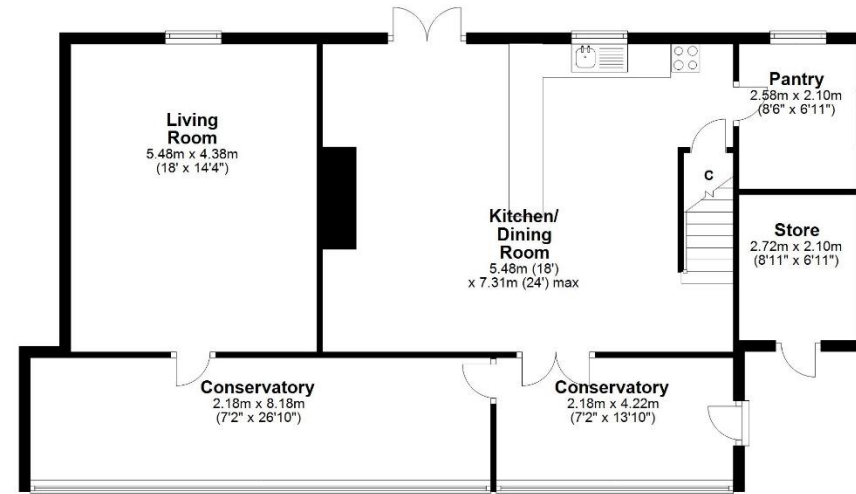


**First Floor**  
Approx. 91.5 sq. metres (984.8 sq. feet)

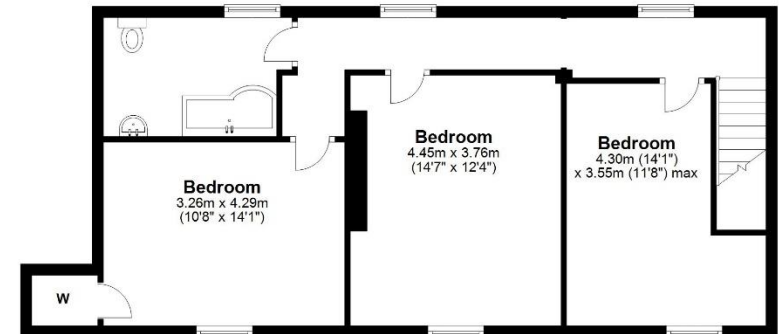


# Gatenby Grange Cottage

**Ground Floor**  
Approx. 104.9 sq. metres (1128.7 sq. feet)

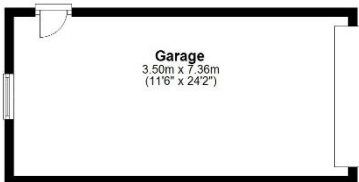


**First Floor**  
Approx. 65.8 sq. metres (707.8 sq. feet)

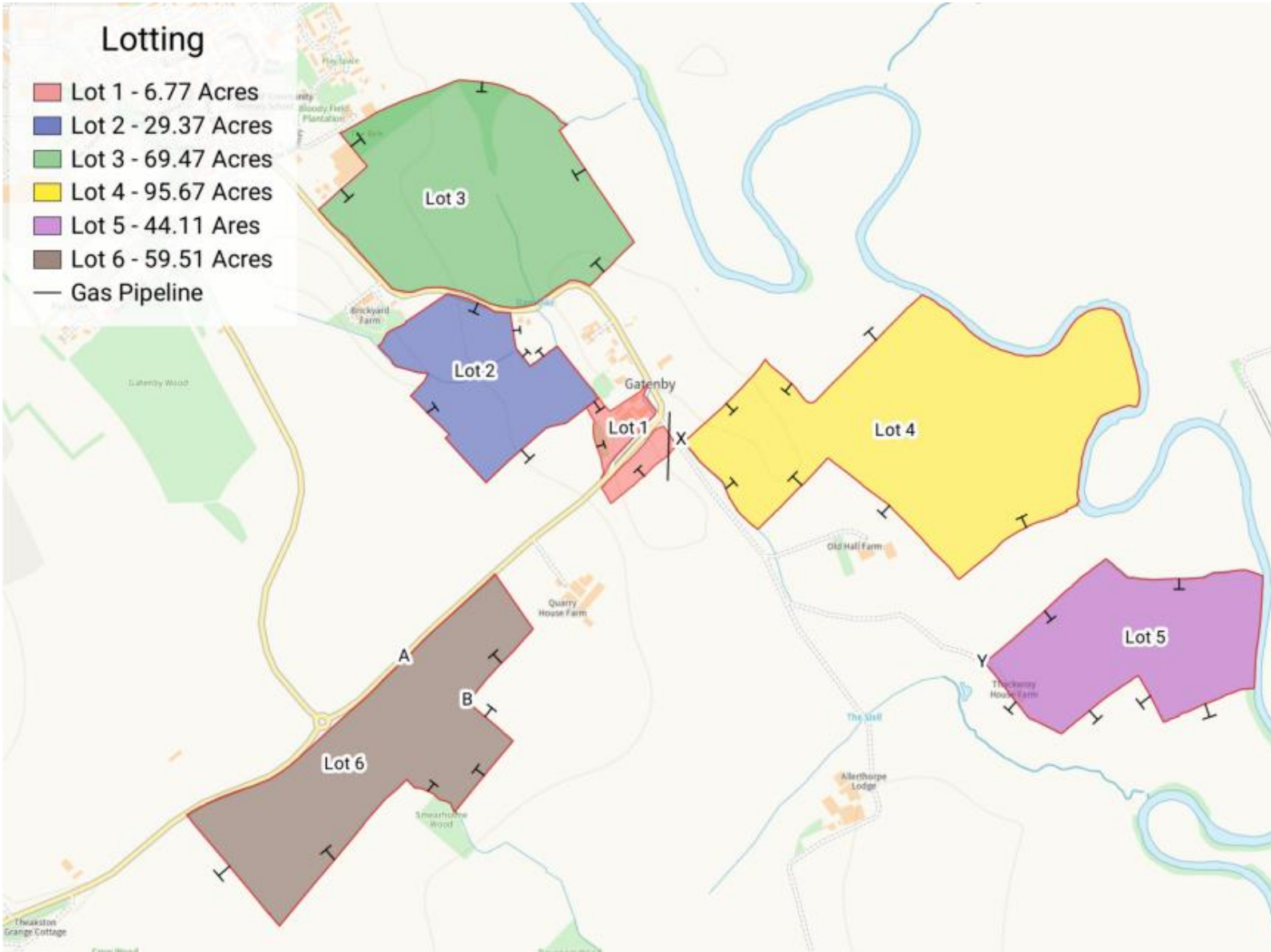
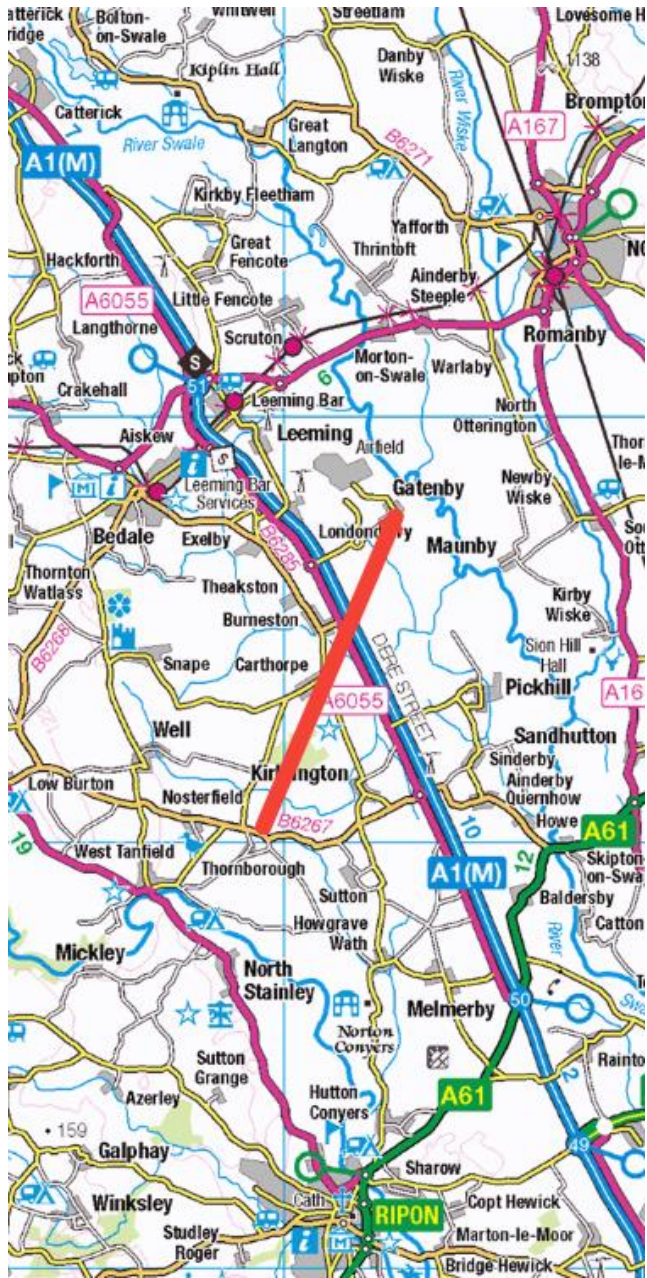


Total area: approx. 170.6 sq. metres (1836.5 sq. feet)

Total area: approx. 238.5 sq. metres (2567.6 sq. feet)



# Plan – Gatenby Grange Farm





**Lot 4**



**Lot 6**



**Lot 5**



**Lot 1**

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