



Castle Farm

Breckenbrough, Thirsk, North Yorkshire YO7 4EW



Robin Jessop



Castle Farm

Breckenbrough, Thirsk, North Yorkshire YO7 4EW

An Outstanding Mixed Farm in the Vale of Mowbray Extending to 174.77 Acres (70.72 Ha) Approx – For Sale as a Whole

- Farmhouse Requiring Complete Refurbishment
- Traditional Farm Buildings with Potential
- A Good Range of Modern Farm Buildings
- Superb Rural Location
- Viewing by Appointment
- Guide Price: £2 million

INTRODUCTION

Castle Farm comes onto the market for the first time in over 100 years.

Castle Farm represents an increasingly rare opportunity to purchase a desirable mixed farm situated between Northallerton and Thirsk. It is situated in a very pleasant rural position close to the villages of Kirby Wiske and Sandhutton with outstanding views over open countryside.

The farm is complemented by a good range of traditional brick built buildings with conversion potential together with a modern general purpose buildings and some free working arable land and permanent pasture.

SITUATION

Thirsk 3 ½ miles, Northallerton 7 miles, Boroughbridge 12 miles, York 25 miles, Sandhutton 1 mile, South Otterington 2 ½ miles (all distances are approximate).

Castle Farm is well set back off the main road leading from South Otterington to Sandhutton. The farm is attractively situated

and is approached along its own private driveway.

South Otterington and Sandhutton are both popular residential villages conveniently located between the popular and thriving market towns of Thirsk and Northallerton. It is also therefore well placed in relation to Ripon, York, Harrogate and Teesside.

DESCRIPTON

Castle Farm is a productive arable and grassland farm. The farm stands well with a south facing aspect. The farm is of high amenity and landscape value which is enhanced by the River Wiske and the woodland forming its northern and eastern boundary.

Castle Farm is a desirable residential farm situated in a quiet rural location. It comprises a charming traditional detached 6 bedroom farmhouse which is in need of complete refurbishment. The accommodation is spacious and well proportioned.

The property stands well along a private drive. The traditional buildings are in a good state of

repair and provide the unique opportunity to convert into other uses, subject to obtaining the necessary planning consents. There is also a good modern cattle yard building incorporating some stable together with grain storage.

FARMHOUSE ACCOMMODATION

(see floorplan)

Castle Farm includes a traditional farmhouse which extends to over 3000 sqft. The property requires complete refurbishment throughout and has the potential to become a fantastic family home.

The ground floor accommodation consists of three large reception rooms some with original features and a good sized family kitchen/pantry. Above the utility to the right of the kitchen is a former study/games room. The ground floor also extends to a W.C, bathroom and store.

The first floor comprises of six bedrooms, five of which are doubles. All bedrooms are complemented by an outlook onto the open countryside.

The property offers a blank canvas. A rare and an exciting opportunity to create a wonderful country home specific to new owners tastes or anticipated needs.

Externally, the property features a number of adjoining outbuildings which include an outside W.C, log store and general store.

To the front of the property is a large lawned garden, vegetable garden and parking area for a number of vehicles.

Traditional Farm Buildings

There is an attractive range of traditional farm buildings which are in a reasonable state of repair. These comprise a traditional brick barn which includes two former stables, a garden and general store with loft above, which is attached to a single storey utility and workshop.

To the rear of the brick barn is a five bay general purpose cattle yard with feed passage including four single stables. There is a fold yard, granary, single garage and three open fronted implement stores.

To the rear of the steading there is a nine bay open fronted mono pitched implement shed.

There is a 6 bay Dutch barn with lean-to adjacent to the potatoes.

Modern Farm Buildings

The buildings also extend to a large steel framed grain and dryer shed, which includes a front and side entrance, reception pit and roller shutter doors.

The Land

The steading area is conveniently situated towards the northern boundary of the farm. The land lies well in a compact ring fence. The land extends to 172.92 acres (69.98 Ha) and is a mixture of arable and grassland with 7.28 acres of woodland.

The arable land is a very productive free working loam presently in a good crop of potatoes and winter wheat.

Field No	Acres	Ha	Crop
7998	14.50	5.87	Grass
1570	19.47	7.88	Grass
4615	15.71	6.36	Grass
4425	5.46	2.21	Grass
6336	0.25	0.10	Woodland
7343	1.31	0.53	Woodland
9624	4.27	1.73	Woodland
1703	1.45	1.73	Woodland
5573	69.51	28.13	Potatoes & Wheat
9405	39.48	15.98	W. Wheat
Steading	3.36	1.36	House, Buildings & Track
Total	174.77	70.72	

GENERAL REMARKS & STIPULATIONS

Viewing

Strictly by appointment with Robin Jessop Ltd – 01677 425950.

Tenure

Freehold with vacant possession given upon completion. The farm is registered with the Land Registry Title Number NYK503951.

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 2024 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.

Holdover

The Vendors reserve the right to holdover on the growing crop of potatoes in Field No. 5573 until the end of October 2024.

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 public footpath which crosses the farm.
2. The Environment Agency have a right of way along the farm track to gain access for the monitoring station marked A on the plan.
3. The owners of Castle Farm Lodge have a right of way between points X and Y on the attached plan.
4. There are two easements with British Gas in respect of the two pipelines which cross the farm.
5. There is an easement with N.E Electricity Board (Northern Powergrid) in respect of an overhead electricity line.

Services

Mains electricity.

Borehole Water Supply from the Borehole in the small brick building marked B on the plan. Bowen Water Systems have had the water tested and it needs treatment before it should be used for human consumption. A copy of

their report and quotation can be emailed upon request.

Foul Drainage

Foul Drainage from the farmhouse is served by an old septic tank situated at point S on the plan. It is highly likely that this septic tank will not comply with current regulations and will either require upgrading or replacing with a new system.

Please note that your offer should reflect the cost of treating the water from the borehole and upgrading/replacing the septic tank.

De-Linked Payment

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

Early Entry

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

Environmental Schemes

The land is currently NOT entered into an Environmental Stewardship Scheme or SFI.

Nitrate Vulnerable Zone

The land is currently in an NVZ.

Flooding

The permanent grassland adjacent to the River Wiske is subject to occasional flooding.

Sporting, Mineral & Timber Rights

The sporting, fishing, 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.

VAT on Renovation

The farmhouse has been unoccupied for more than two years. Importantly therefore, the property would have the benefit of a reduced rate of VAT (currently 5%) in respect of any qualifying works (VAT Act 1994 Schedule 7A Group 7). Prospective purchaser(s) may find it prudent to clarify this with their Accountant.

Drainage Rate

The drainage rate is payable to the Swale & Ure Drainage Board is £109.37.

Council Tax

Castle House Farmhouse – Band F.

Farm Machinery Sale

The vendors reserve the right to conduct an auction sale of their farm machinery on the farm before completion.

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, Robin Jessop FRICS or Lauren Terry BSc (Hons), 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

Hunt and Wrigley, The Old Post Office, 83 High Street, Northallerton, DL7 8PX. Tel: 01609 772502. Acting Solicitor: Mr Stan Lonsdale.

North Yorkshire Council

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

Bowen Water Systems

Ponderosa Yard, Kirby Malzeard, Ripon, HG4 4SD. Tel: 01765 658293. Email info@bowenwater.co.uk

Septic Tank Specialists

RA Dalton. Burtreeford, Bishop Auckland, County Durham, DL13 1DB. Tel: 01388 537030. Email info@radalton.co.uk

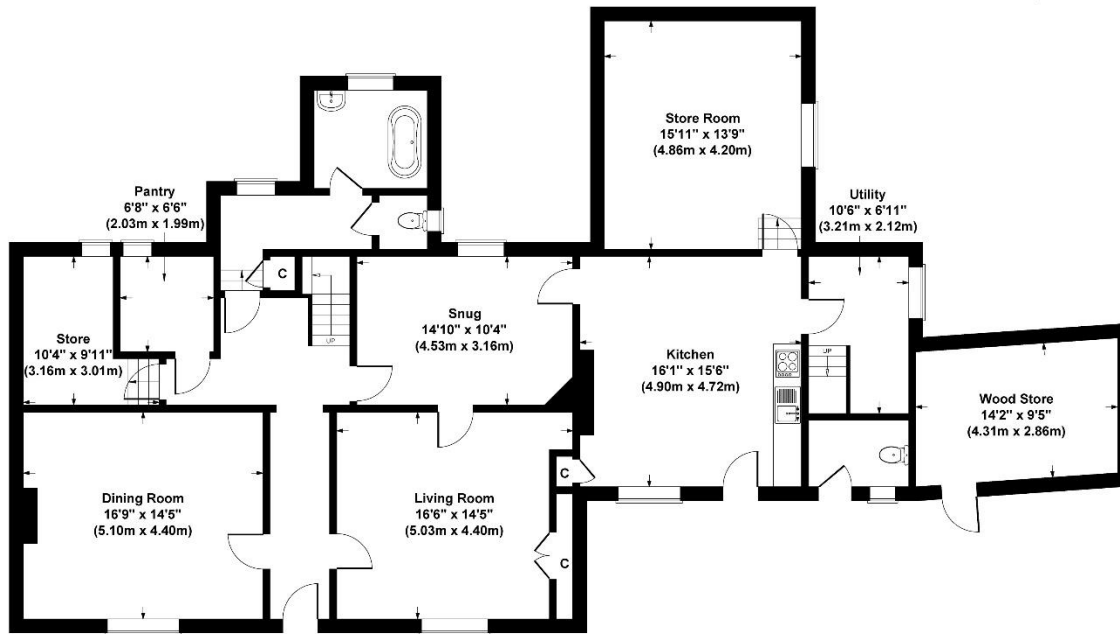
MW Waste Drainage Support Services Ltd

Low Hang Bank Depot, Melsonby, Richmond, North Yorkshire, DL10 5NQ. Tel: 01325 377860. Email info@mwwaste.co.uk

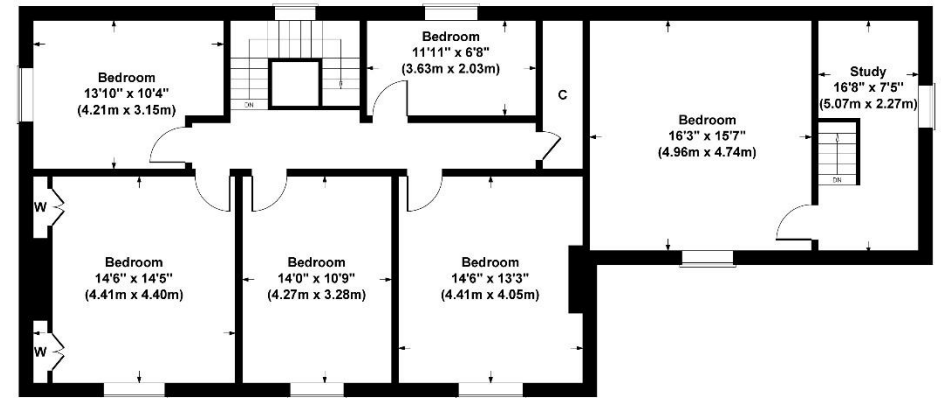


Castle Farm, Breckenbrough, Thirsk, YO7 4EW

Approximate gross internal area
 House - 283 sq m - 3046 sq ft
 Wood Store - 12 sq m - 129 sq ft
 Total - 295 sq m - 3175 sq ft



GROUND FLOOR



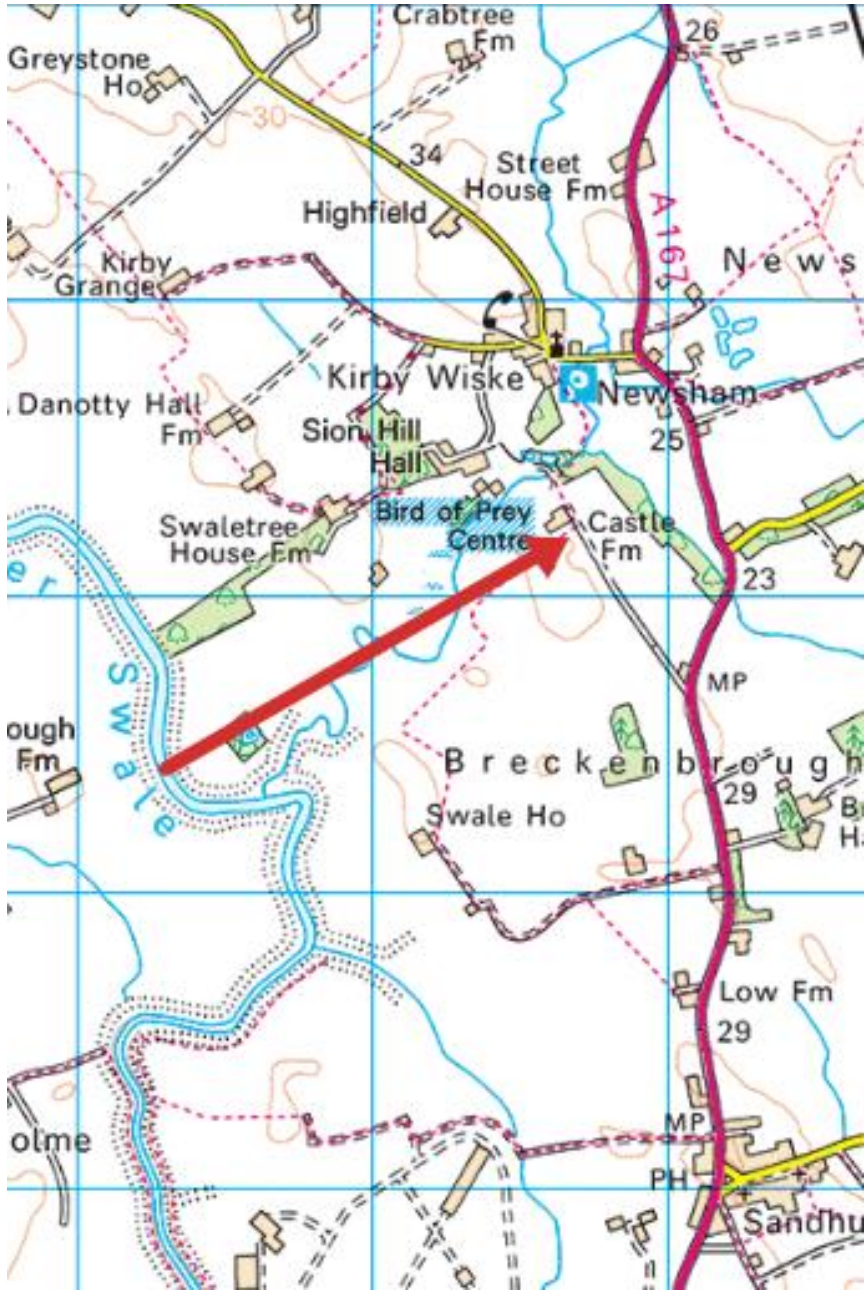
FIRST FLOOR

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		





4 North End, Bedale, North Yorkshire, DL8 1AB
Tel: 01 677 425950 E info@robinjessop.co.uk

www.robinjessop.co.uk

Marwood House, Railway Street, Leyburn, North Yorkshire, DL8 5AY
Tel: 01 969 622800 E info@robinjessop.co.uk



RobinJessop