



Hatters Hall Farm

Appleton Wiske, Northallerton, North Yorkshire



RobinJessop



Hatters Hall Farm

Appleton Wiske, Northallerton, North Yorkshire, DL6 2AX

A Desirable Mixed Farm Extending to 151.50 Acres (61.32 Ha) Approximately – For Sale as a Whole

- Arable and Grassland extending to 150 Acres
- Farmhouse Requiring Refurbishment
- Attractive Rural Location
- Range of Farm Buildings
- Viewing By Appointment Only
- Guide Price: £1,700,000

SITUATION

Northallerton 14 miles, A19 at Crathorne A19 Interchange 5 miles, Yarm 8 miles, Darlington 14 miles. All distances are approximate.

Hatters Hall Farm is well situated two miles east of the village of Appleton Wiske.

The property stands well set back off the minor road leading from Appleton Wiske to Picton along a ½ mile private track.

Appleton Wiske is a popular residential village conveniently located west of the A.19. It is therefore well placed in relation to Middlesbrough, Teesside, Northallerton, Yarm and Darlington. It is also within easy reach of the North York Moors and the Yorkshire Dales National Park.

INTRODUCTION

Hatters Hall Farm is a highly productive mixed arable and grass farm currently

devoted to the growing of cereals and grass.

The farm offers a unique and rare opportunity to purchase a commercial mixed farm in this renowned farming area of North Yorkshire.

The property offers great potential in a secluded yet accessible position.

DESCRIPTION

Hatters Hall is a desirable residential farm situated in a quiet rural location.

Hatters Hall farmhouse comprises a traditional detached 4 bedroom farmhouse which is in need of refurbishment. The accommodation is spacious and well proportioned.

The steading area is towards the centre of the land which provides the steading area with that all important degree of privacy.

Rarely does a farm of this nature and character come to the market in this renowned farming area.

ACCOMMODATION

The farmhouse stands in a east facing position with outstanding views over open countryside. The farm house requires refurbishing.

The property is entered via the front hall which gives access to the kitchen and dining room, the first floor and the inner hallway. The kitchen has been fitted with a range of units. The inner hallway leads to the sitting room which has the benefit of a feature fireplace.

The ground floor also extends to a living room, utility room and W.C.

To the first floor there are four well-proportioned bedrooms, bathroom and a separate W.C.

THE LAND

The land lies well in relation to the steading area in a ring fence.

The land is a mixture of arable and permanent pasture. The arable land extends to approximately 68 acres (27.52 Ha) whilst the grassland extends to 82 acres (33.18).

The arable land has been used to grow winter barley, winter wheat and temporary grass.

The land is classified as Grade 3 on the Agricultural Land Classification Map for England and Wales. It is very productive medium to well bodied clay loam. It is capable of growing some high yielding crops. The land is in good heart and is being well farmed.

FARM BUILDINGS

There is a range of farm buildings at Hatters Hall which include the following:-

Former Dutch Barn 60' x 22'
General Purpose Shed 60' x 24'
Dutch Barn 60' x 24'

GENERAL REMARKS & STIPULATIONS VIEWING

Strictly by appointment with Robin Jessop Ltd – 01677 425950.

TENURE

Freehold with vacant possession given upon completion.

SERVICES

Mains electricity and Water. Foul drainage is to a septic tank. Oil Fired Central Heating.

COUNCIL TAX

Band E.

SPORTING & MINERAL RIGHTS

The sporting and shooting rights are in hand.

FARM PLAN

The 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.

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.

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 runs along the south side of Hatters Hall Farmhouse.
2. There is a Northern Power Grid line which crosses the land.

DELINKED PAYMENT

The land is registered with the Rural Payments Agency. The Vendors have claimed the De-linked payment. The Vendors will therefore retain this payment.

ENVIRONMENTAL SCHEMES

The farm is not subject to any Environmental Stewardship Schemes.

NITRATE VULNERABLE ZONE

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

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.

IMPORTANT NOTICE

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest to make sure you are kept informed with regard to the progress of the sale.

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 or 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

Please note that if you are a successful purchaser, you will be required legally to

provide two forms of identification and proof of funds/finance upon acceptance of your offer. These will need to be provided in the office or verified by a solicitor and sent accordingly to comply with AML Regulations.

USEFUL ADDRESSES VENDORS SOLICITORS

Hunt & Wrigley, 83 High Street, Northallerton, DL7 8PX.

Acting Solicitor – Stan Lonsdale

Tel: 01609 772502

Email:

stan.lonsdale@huntandwrigley.co.uk

LOCAL PLANNING AUTHORITY

North Yorkshire Council

Civic Centre, Stone Cross, Northallerton, DL6 2UU

Tel: 01609 779977

EPC

Hatters Hall Farmhouse – Rating E.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Field No.	Acres	Hectares	2024 Crop
7723	4.99	2.02	
9321	42.20	17.08	Winter Wheat
2060	16.90	6.84	Temporary Grass
3165	3.39	1.37	Temporary Grass
4662	12.60	5.10	Temporary Grass
4747	2.57	1.04	Permanent Pasture
5427	20.95	8.48	Permanent Pasture
5445	0.34	0.14	Steading Area
5648	0.12	0.05	Steading Area
6145	1.31	0.53	Permanent Pasture
6358	6.25	2.53	Permanent Pasture
6547	0.15	0.06	Pond
8029	19.47	7.88	Winter Wheat
8556	20.26	8.20	Winter Wheat
TOTAL	151.50	61.32	



Hatters Hall, Appleton Wiske, NORTHALLERTON, DL6 2AX

Approximate gross internal area
222 sq m - 2390 sq ft



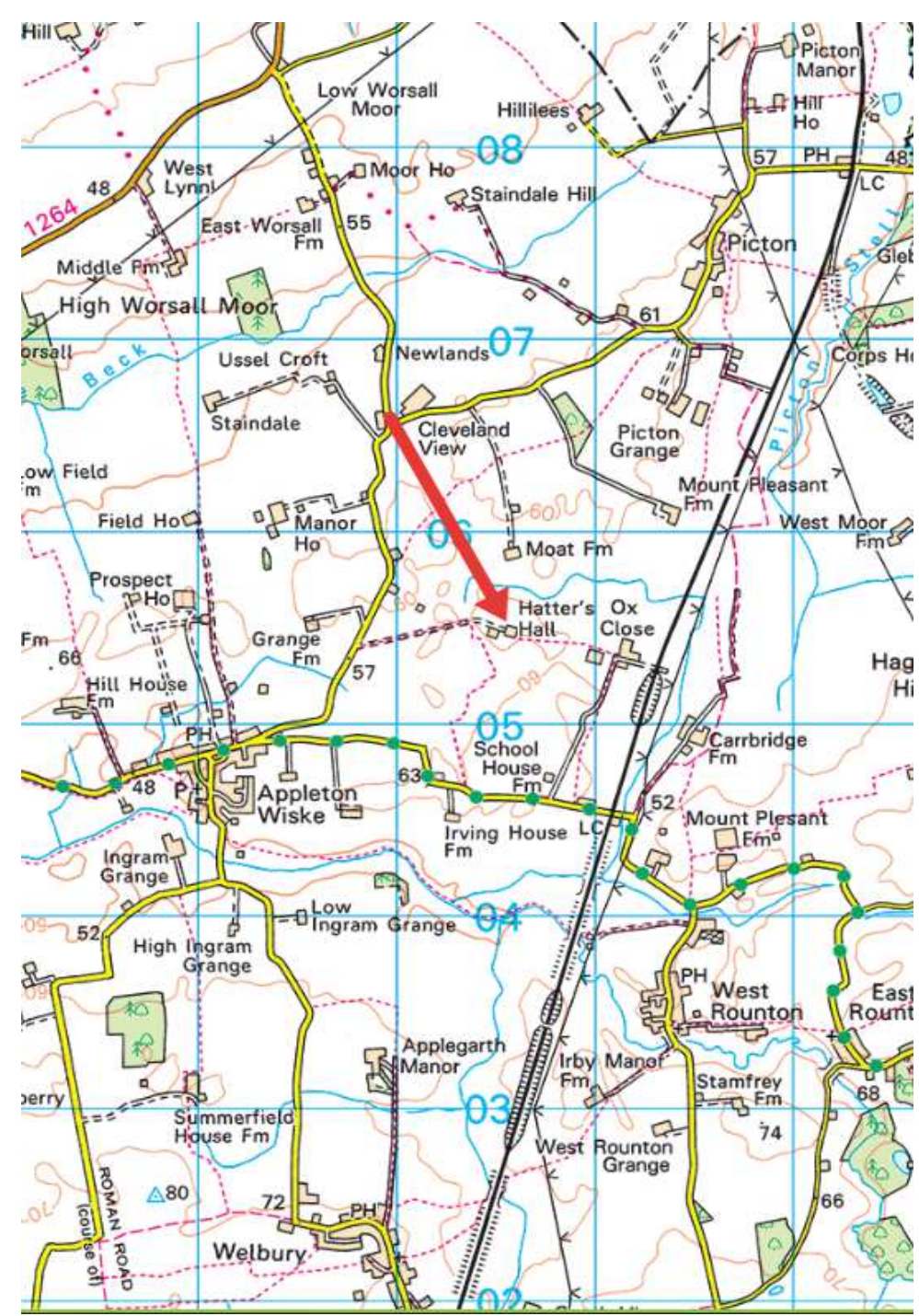
GROUND FLOOR

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





4 North End, Bedale, North Yorkshire, DL8 1AB
Tel: 01677 425950 E info@robinjessop.co.uk

www.robinjessop.co.uk

Marwood House, Railway Street, Leyburn, North Yorkshire, DL8 5AY
Tel: 01969 622800 E info@robinjessop.co.uk



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