



# Village Farm

Bank Lane, Faceby, North Yorkshire



RobinJessop



# Village Farm

Bank Lane, Faceby, North Yorkshire TS9 7BW

An Attractive Smallholding Situated Within the North York Moors National Park Extending to 5.44 Acres Approx. Requiring Complete Refurbishment  
For Sale As A Whole Guide Price: £395,000

- 3 Bedroom Stone Built House
- In Need of Refurbishment
- Range of Buildings
- Productive Grassland
- Potential to Extend Subject to Planning
- Attractively Situated Close to the Village Centre

## SITUATION

Carlton in Cleveland 1½ miles, Hutton Rudby 3 ½ miles, Stokesley 4 miles, Yarm 6 miles, Northallerton 11 miles (all distances are approximate).

Located in the picturesque rural village of Faceby only 4 miles west of Stokesley and 6 miles south of Yarm, the farm is well placed in relation to the larger centres of Teesside, York and Leeds.

The property is nicely set back off Bank Lane.

The farm offers a unique opportunity to purchase a small grass farm in this renowned farming area, situated within the North Yorkshire Moors National Park and close to the thriving market towns of Stokesley, Yarm and Northallerton.

## DESCRIPTION

### THE FARM STEADING, FARM BUILDINGS SET IN 5.44 ACRES APPROX (hatched red)

Village Farm comprises an attractive stone-built farmhouse which is in need of complete refurbishment, together with a range of general-purpose buildings which are in need of improving together with two grass paddocks extending to 4.96 acres (2.01 Ha) approx.

The farmhouse is a large detached house in need of refurbishment. The farmhouse stands well towards the centre of the village. Externally, the house is complemented by a large lawned area to the front and a yard area to the rear.

### Farmhouse Accommodation (See Floor Plan)

The farmhouse comprises a large three bedroom detached dwelling. The

property is entered via the front hall which gives access to the dining room and through to the sitting room. The kitchen is accessed via the front hall where there are fitted wall and floor units. The kitchen leads to the rear porch which provides access to the outside.

On the first floor there are three bedrooms and a family bathroom.

**Prospective Purchasers need to exercise caution when viewing the farmhouse.**

### Outside

There is a range of dilapidated farm buildings, which have the potential to be renovated to create stabling and livestock accommodation. The buildings briefly comprise:- Former Dairy, Cow Byre, Loose Boxes and a Two-Bay Atcost Building.

### 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 very productive grazing land and provides prospective purchasers the opportunity to establish a smallholding.

## GENERAL REMARKS & STIPULATIONS

### Viewing

Strictly by Appointment with Robin Jessop Ltd – 01677 425950.

### Tenure

The property is Freehold and Vacant Possession will be given upon completion of the sale. The grassland is let on an annual grazing license. The grazing license terminates on the 30<sup>th</sup> September 2024.

### 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 Land Registry plans and the title plans.

**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.

**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:

The neighbours have a private right of access over the drive. The approximate route is shown from Points A to B on the attached plan.

There is a public footpath which crosses the land dotted orange on the attached plan.

**Services**

Mains Electricity and Mains Water are connected to the property.

**Environmental Stewardship**

The farm is NOT subject to any Environmental Scheme.

**Nitrate Vulnerable Zone**

The farm Is not within a NVZ as per the Nitrate Vulnerable Zone 2017.

**Sporting & Mineral Rights**

The sporting and mineral 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**

There are no drainage rates payable.

**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 Andrew Dickins MRICS FAAV or Lauren Terry BSc (Hons) FAAV so that we can keep you informed of how we intend to conclude the sale.

**Money Laundering Regulations**

Please note that if you are the successful purchaser, it is a legal requirement for you

to provide two forms of identity. This will need to be provided personally in our office where we can take copies of this and proof of funds which we will require for Money Laundering Regulations.

**USEFULL ADDRESSES**

**Local Authority**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire DL6 2UU. Tele: 01609 779977.

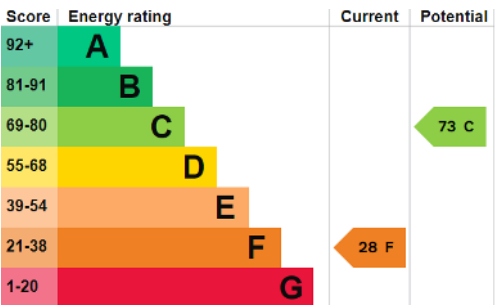
**Vendors Solicitors**

Miller Law, Office 108, Alton House, 27-31 Grange Road, Darlington, Co Durham DL1 5NA – 07936 885125.  
Email: [edwardmiller@millerlawuk.co.uk](mailto:edwardmiller@millerlawuk.co.uk)

**Planning Authority**

North York Moors Planning Authority  
The Old Vicarage, Bondgate, Helmsley, North Yorkshire YO62 5BP – 01439 772700.  
Email: [general@northyorkmoors.org.uk](mailto:general@northyorkmoors.org.uk)

**Energy Performance Certificates**



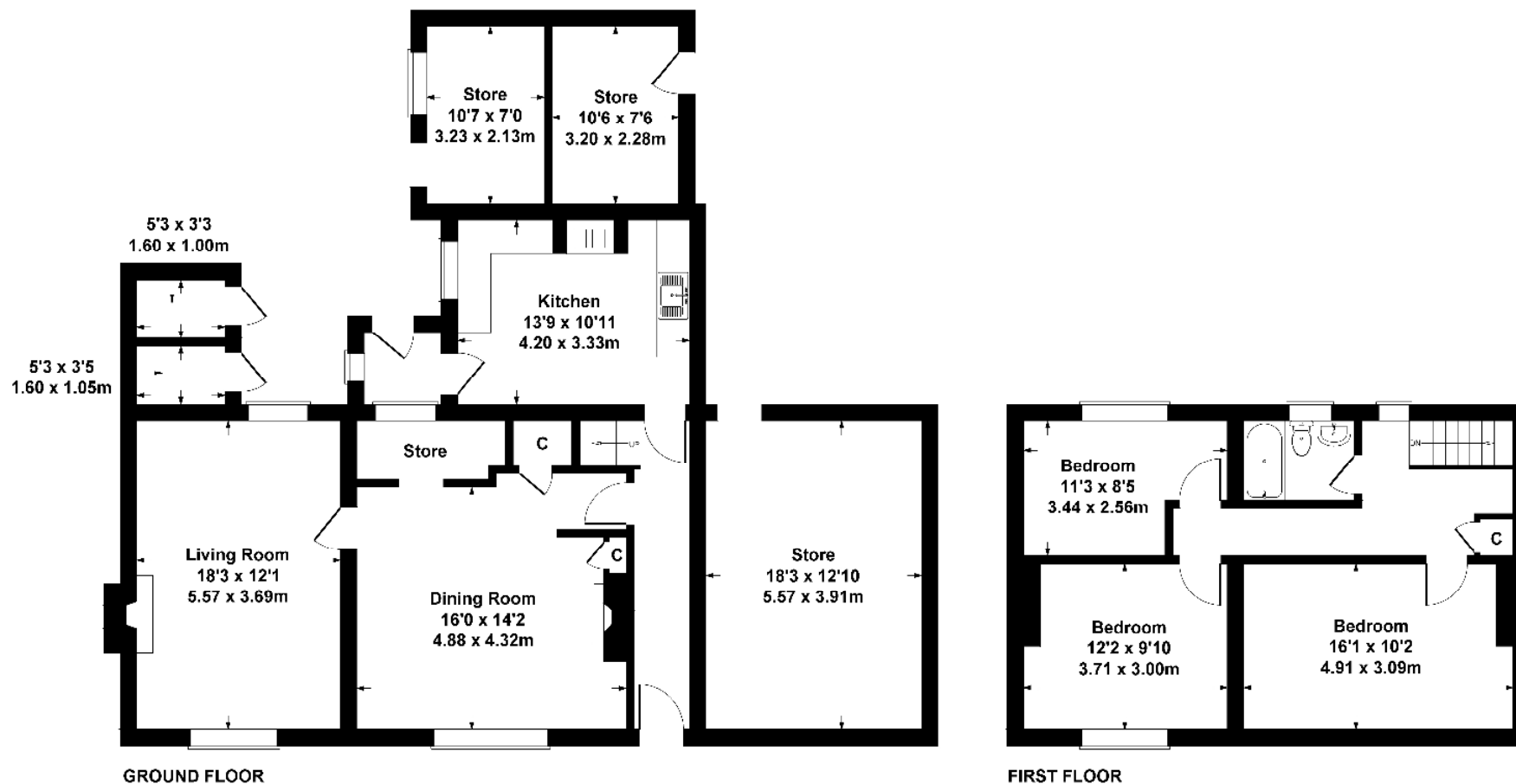
## Village Farm, Faceby

Approximate gross internal area

House 123 sq m - 1324 sq ft

Outbuildings 40 sq m - 431 sq ft

Total 163 sq m - 1755 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.









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