



Aysdale Gate Farm  
Guisborough, North Yorkshire TS12 3DQ



RobinJessop



# Aysdale Gate Farm

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A Desirable Grass Farm in a Superb Location Situated on the Edge of the North Yorkshire Moors National Park Extending to 301.31 Acres (121.94 Ha)

- Attractive Five Bedroom Farmhouse
  - Useful Range of Traditional Buildings
  - Extensive Range of Modern Cattle Buildings
- Productive Grassland
  - 22 Stables
  - Potential for Diversification, Subject to Planning
- For Sale as a Whole
  - Viewing by Appointment Only
  - **Guide Price: £1.9 million**

### INTRODUCTION

Aysdale Gate Farm comes onto the market following the decision by John and Jean Norman to retire from farming.

It represents quiet a rare opportunity to acquire an attractive grassland farm situated in this picturesque part of North Yorkshire close to the amenities of Guisborough and the stunning North East Coast

### SITUATION

Guisborough 4 miles, Middlesbrough 10 miles, Stokesley 14 miles, Whitby 17 miles (all distances are approximate).

Aysdale Gate Farm is well situated near the market towns of Guisborough and Whitby and the small rural hamlet of Charltons. The property is accessed directly off the A171 road leading from Guisborough to Whitby.

### DESCRIPTION

Aysdale Gate Farm is a well-equipped productive grassland farm. The farm stands well with a south facing aspect in a ring fence.

It is a farm of high amenity and landscape value which is enhanced by its general topography with attractive streams running through the holding.

The holding is further enhanced by established parcels of mature woodland which provides shelter for livestock together with the opportunity to develop a small farm shoot.

The farm supports a thriving livery business with all the stables currently occupied.

The farm offers a wealth of opportunity for further diversification and creating additional revenue.

### FARMHOUSE ACCOMMODATION

(See Floor Plan)

The farmhouse comprises an attractive 5 bedroom farmhouse, with nicely apportioned accommodation throughout.

It stands well on the edge of the farm. It is constructed of stone with a tiled roof. The farmhouse is Grade II Listed and has many original features throughout.

It is complimented by good parking area, outbuildings and a very pleasant front garden.

### OUTSIDE

#### The Farm Buildings

There is a small range of traditional buildings which are attached to the farmhouse.

The modern farm buildings provide extensive accommodation for up to 200 head of cattle together with feed stores.

The buildings have the potential to house pigs on a “bed & breakfast” basis or have the potential to further develop the livery business making existing use of the already established all weather arena.

Plan No	Building Name	Description	Area Approx
1	General Purpose Building	Timber framed, fibre cement sheet roof and sides. Yorkshire boarding over, concrete block walls (c1.5m), concrete floor.	2,740 sq ft
2	Livestock Housing	Steel portal frame, fibre cement sheet roof and sides, Yorkshire boarding over, concrete block walls (c1.5m), concrete floor. Lean-to building (northern elevations) with a	3,860 sq ft

		livestock handling area.	
3	Livestock Housing	Timber frame, fibre cement sheet roof and sides. Yorkshire boarding over, concrete block walls (c 1.5m) concrete floor. Central feed passage.	6,560 sq ft
4	Livestock Housing	Timber frame, fibre cement sheet roof and sides. Yorkshire boarding over, concrete block walls (c 1.5m), concrete floor. Central feed passage.	5,780 sq ft
5	Stabling Facilities	Stone/concrete block construction, fibre cement sheet roof and sides, concrete floor. 18 loose boxes and tack room facilities	6,450 sq ft

6	<b>Stable Block</b>	Timber stable block, felt roof, concrete floor. Four loose boxes and feed room.	950 sq ft
7	<b>Outdoor Arena</b>	Post and rail fencing. All weather surface, flood lit.	7,200 sq ft
8	<b>Livestock Housing</b>	Steel portal frame, fibre cement sheet roof and sides. Yorkshire boarding over, concrete retaining walls (c 1.5m) concrete floor. Livestock handling area and feed silo (southern elevations)	4,730 sq ft

In addition to the livestock building, there are 22 boxes, feed store and tack room. The equestrian facilities area further complemented by a 60’ x 120’ floodlit outdoor all weather area. The farm is well placed in relation to the North Yorks Moors and therefore an ideal access for hacking out.

### The Land

The land lies well in a compacted ring fence with the steading area located towards the northern part of the farm. The majority of the land has a south facing aspect and is classed as Grade 3 on the Land Classification Map for England and Wales.

The land is a productive free draining slightly acidic clay loam soil. It is capable of growing some high yielding silage and haylage crops. The land is in good heart and is being well farmed.

### Grazing Rights

The farm has a right of turbary, a right to cut bracken and the right to graze 155 ewes and followers over Tidkinhow Moor.

### 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.

#### 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 all covenants, easements and rights of way whether mentioned in these particulars or not.

#### Services

Mains electricity is connected. Spring Fed Water Supply. Septic Tank Drainage. Oil Fired Central Heating.

#### Environmental Schemes

The farm is currently in a Higher-Level Stewardship Agreement.

#### Nitrate Vulnerable Zone

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

### Sporting, Mineral & Timber Rights

The sporting, mineral and timber rights are understood to be included with the freehold as far as they are owned.

### Easements, Rights of Way & Wayleaves

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:-

- The owners of Tidkinhow Farm and Tidkinhow Lodge have a right of way over the access road coloured yellow on the attached plan. The owners of these properties contribute 30% towards the maintenance liability of the road.
- There is a public footpath that crosses 4887, 3061 and 4041.
- The spring fed water supply rises on land owned by the adjoining land owner.

### Council Tax

Farmhouse – Band D.

### Farm Dispersal Sale

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

### 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

Any guide price quoted or discussed are exclusive of VAT. Should any part of the sale or rights attracted to it become chargeable items for the purpose of VAT then this will be payable by the purchaser. No election to tax has been made in respect of the property.

### 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

The Purchaser(s) will be required to provide proof of identification to comply with Money Laundering Regulations.

### Useful Addresses

#### Vendors Solicitors

Muckle LLP, Time Central, 32 Gallowgate, Newcastle upon Tyne, NE1 4BF

Tel: 0191 2117777

Acting Solicitor: David Town

### Local Authority

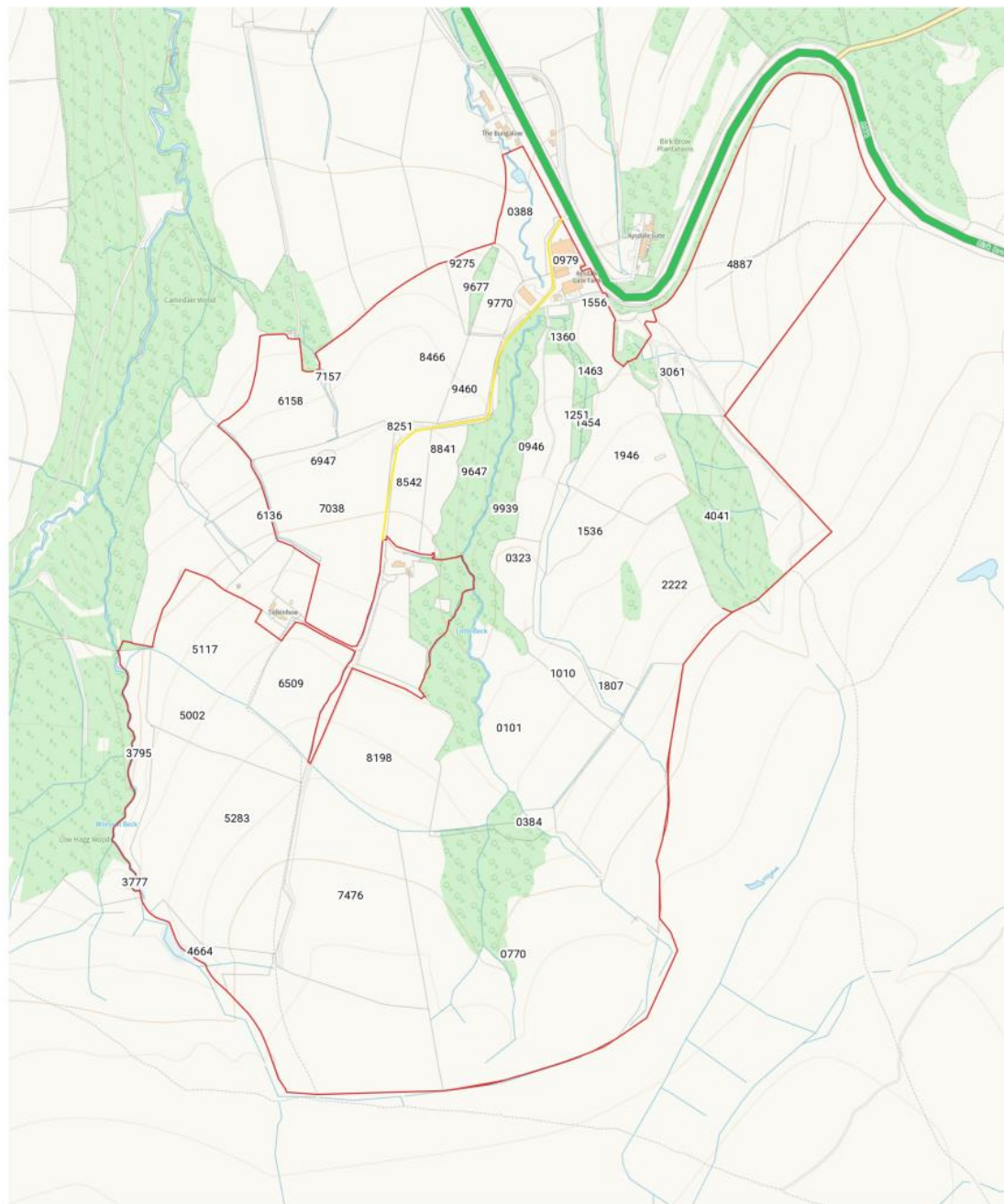
Redcar and Cleveland Council, Cleveland House, Kirkleatham Street, Redcar, TS10 1RT.

Tel: 01642 774774.

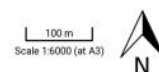
### National Park

North York Moors National Park Authority, The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP

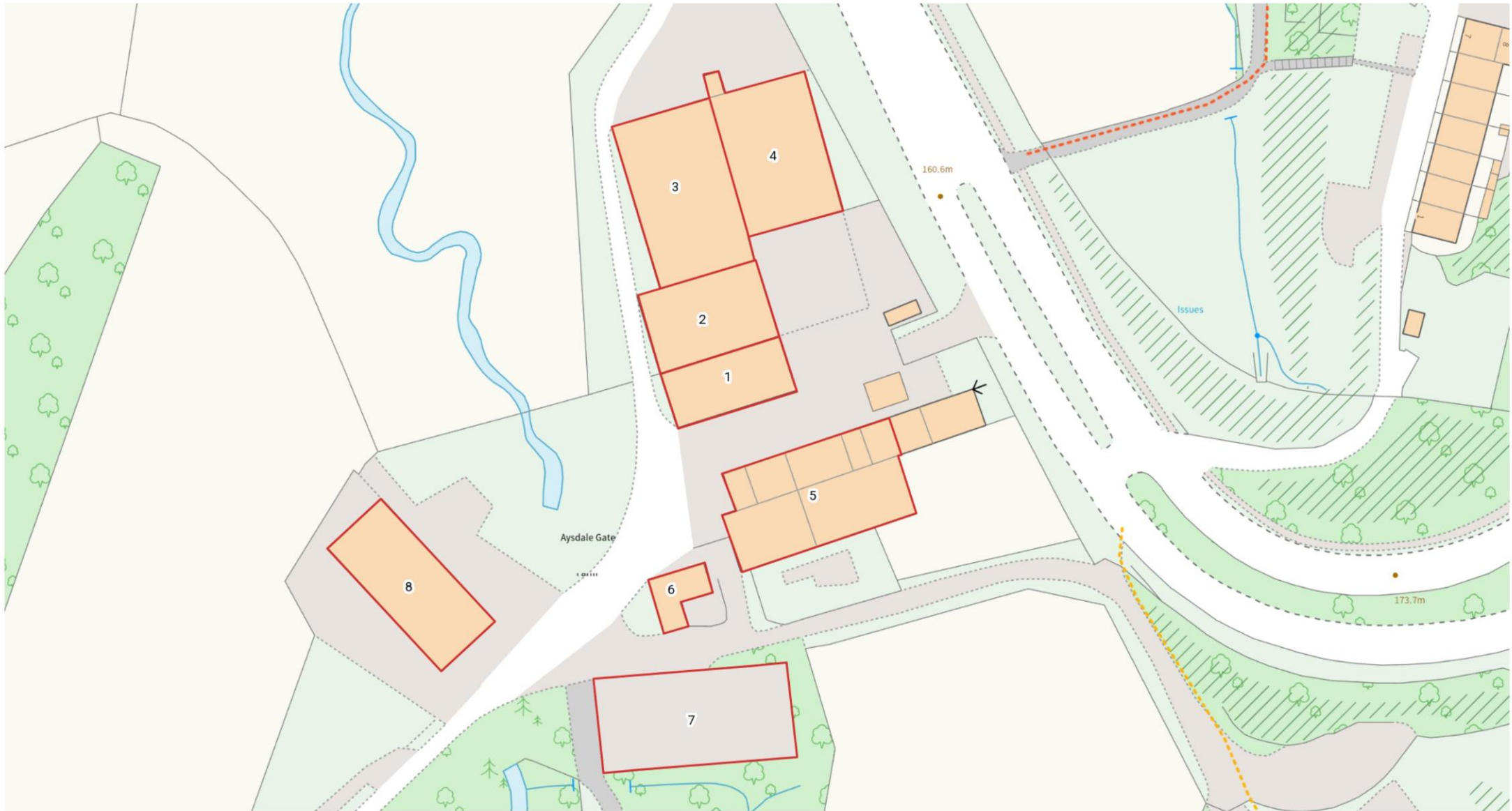
Tel: 01439 772700



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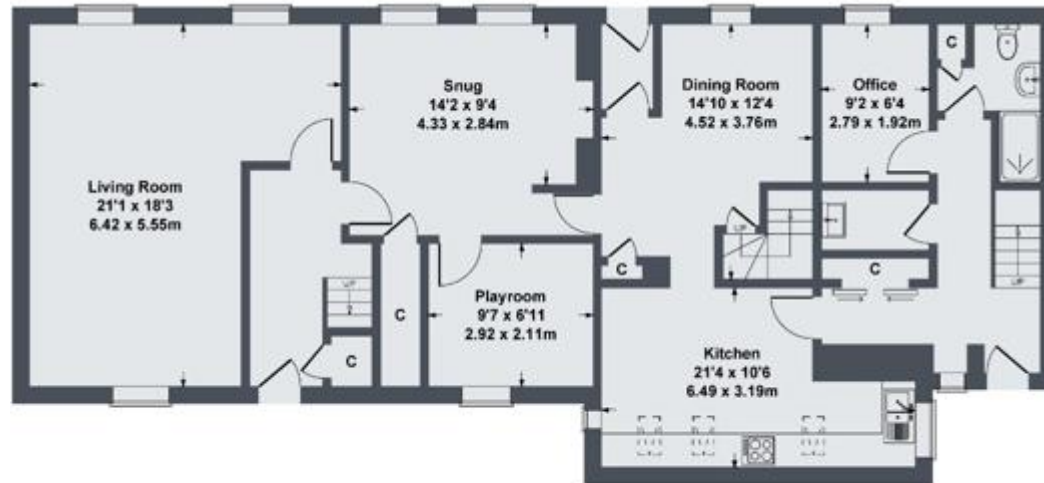
Field No	Area (Ha)	Area (Acres)	Crop
NZ6514 0979	1.22	3.01	Steading
NZ6413 3777	0.05	0.23	Woodland
NZ6413 3795	1.32	3.26	Woodland
NZ6413 4664	0.81	2.00	Woodland
NZ6413 5283	7.86	19.42	Permanent Grassland
NZ6413 6951	5.32	13.14	Permanent Grassland
NZ6413 7476	6.91	17.07	Permanent Grassland
NZ6413 8198	4.37	10.79	Permanent Grassland
NZ6414 5002	2.67	6.59	Permanent Grassland
NZ6414 5117	2.90	7.16	Permanent Grassland
NZ6414 6136	0.14	0.34	Permanent Grassland
NZ6414 6158	2.52	6.22	Permanent Grassland
NZ6414 6509	2.17	5.36	Permanent Grassland
NZ6414 6947	0.05	0.12	Permanent Grassland
NZ6414 7038	5.27	13.02	Permanent Grassland
NZ6414 7157	0.10	0.24	Woodland
NZ6414 8109	0.11	0.27	Permanent Grassland
NZ6414 8251	0.30	0.74	Permanent Grassland
NZ6414 8466	4.70	11.61	Permanent Grassland
NZ6414 8542	1.12	2.76	Permanent Grassland
NZ6414 8841	0.93	2.29	Permanent Grassland
NZ6414 9275	0.44	1.08	Permanent Grassland
NZ6414 9460	0.94	2.32	Permanent Grassland
NZ6414 9647	2.27	5.06	Permanent Grassland
NZ64149677	0.27	0.66	Woodland
NZ6414 9770	0.76	1.87	Permanent Grassland
NZ6414 9939	2.24	5.53	Woodland
NZ6513 0384	0.44	1.08	Permanent Grassland
NZ6513 0770	19.76	48.82	Permanent Grassland
NZ6514 0101	7.86	19.42	Permanent Grassland
NZ6514 0170	0.08	0.19	Woodland
NZ6514 0323	1.59	3.92	Permanent Grassland
NZ6514 0388	1.48	3.65	Permanent Grassland
NZ6514 0946	1.75	4.32	Permanent Grassland
NZ6514 1010	0.79	1.95	Permanent Grassland
NZ6514 1251	0.20	0.49	Woodland
NZ6514 1360	0.17	0.42	Woodland
NZ6514 1454	0.10	0.24	Woodland
NZ6514 1463	0.14	0.34	Woodland
NZ6514 1536	1.12	2.86	Permanent Grassland
NZ6514 1566	0.84	2.07	Permanent Grassland
NZ6514 1807	0.39	0.96	Woodland
NZ6514 1946	3.34	8.25	Permanent Grassland
NZ6514 2222	6.38	15.76	Permanent Grassland
NZ6514 3061	1.35	3.33	Permanent Grassland
NZ6514 4041	5.32	13.14	Permanent Grassland
NZ6514 4887	11.08	27.37	Permanent Grassland
<b>Total</b>	<b>301.31</b>	<b>121.94</b>	



# Aysdale Gate Farm

Approximate Gross Internal Area

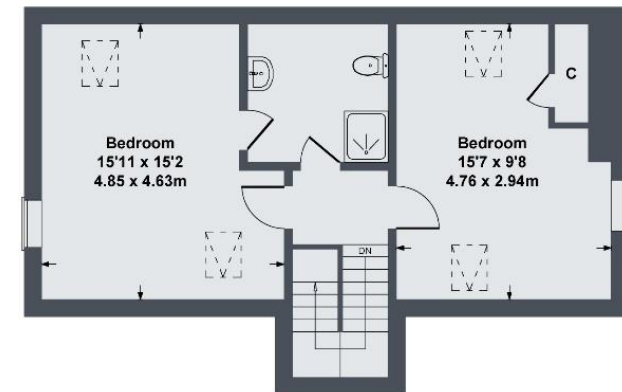
2852 sq ft - 265 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

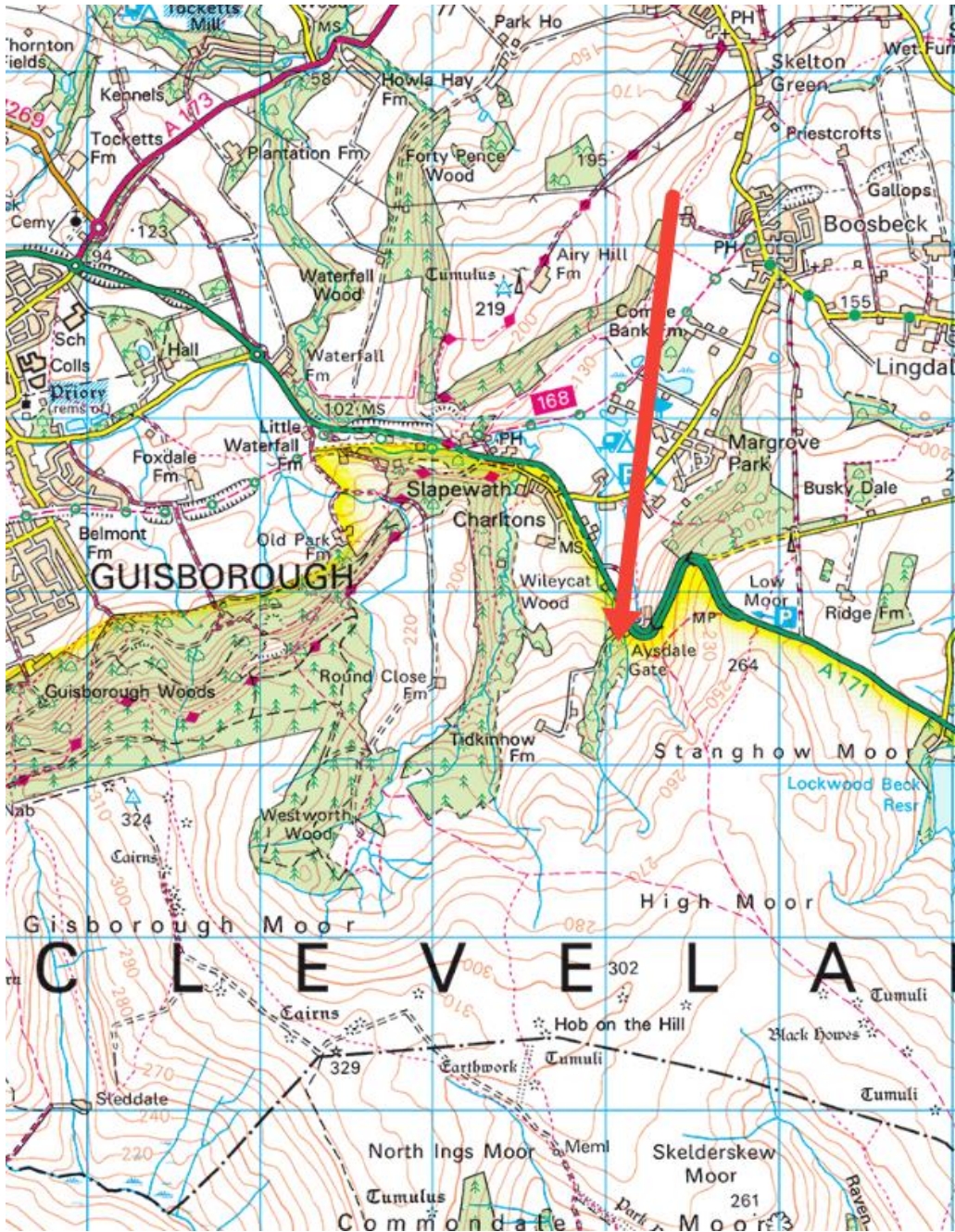
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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