



Hill House

Picton, Yarm, North Yorkshire TS15 0AF



RobinJessop

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An Outstanding Residential Small Farm with Planning Potential Extending to 76.13 Acres (30.81 Ha) Approx

- Modern 3 Bedroom Farmhouse
 - Range of General-Purpose Buildings
 - Productive Arable & Grassland
- Large Amenity Wildlife Pond
 - For Sale as a Whole or in 2 Lots
 - Viewing by Appointment
- Lot 1: Hill House Steading & 36.21 Acres
 - Lot 2: 39.92 Acres
 - Guide Prices: Lot 1: £850,000 Lot 2: £300,000

INTRODUCTION

Hill House is a first class highly productive mixed arable and grass farm situated close to the villages of Picton, Crathorne and Kirklevington.

The farm offers a unique opportunity to purchase a small mixed farm in the renowned farming area close to the thriving market towns of Yarm, Stokesley and Northallerton.

Hill House stands well in a slightly elevated position with panoramic views of open countryside. The property is accessed off a quiet country lane.

SITUATION

Picton ¼ mile, Crathorne 3 miles, Yarm 5 miles, Kirklevington 3 miles, Stokesley 7 miles (all distances are approximate).

Located on the edge of the small rural hamlet of Picton, the farm is well placed in relation to the larger centres of Teesside, Tyneside and York.

The steading area is attractively situated and is set back from the minor road.

LOT 1: HILL HOUSE STEADING AND 36.21 ACRES APPROX (EDGED RED)

Hill House comprises an attractive brick built farmhouse which requires some

modernisation, a useful range of general-purpose farm buildings and arable and grassland extending to 36 acres.

The farmhouse is a large detached farmhouse in need of some modernisation. The farmhouse stands well in a south facing position. Externally, the house is complemented by a lawned garden and views over open countryside.

FARMHOUSE ACCOMMODATION

(See Floor Plan)

OUTSIDE

THE FARM BUILDINGS

There is a good range of general-purpose farm buildings, including cattle yard, Dutch barn and grain store.

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 well bodied clay loam.

The land is divided into four useful sized fields with the steading area standing towards the centre of the land.

LOT 2: 39.92 ACRES (EDGED BLUE)

Lot 2 comprises a most useful parcel of permanent pasture and arable land together with a large wildlife pond which is well stocked with fish.

The fish pond and woodland extends to 5.92 acres. It includes some redundant former brickworks which front onto the access track.

Picton Stell forms the eastern boundary.

The land is accessed directly off the minor road between Picton and Crathorne. There is a right of way over the track-coloured orange to gain access to the land.

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 are connected to Lot 1. Drainage is to a septic tank.

COUNCIL TAX

Band F.

SPORTING & MINERAL RIGHTS

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

The owners reserve the right for 2 rods on the pond for 10 days, for a period of 30 years from the date of completion.

DRAINAGE RATE

There are no drainage rates payable.

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

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

1. The owners of Hill House Farm Cottage have a right of way over the access track coloured green.
2. The Purchaser(s) will have a right of way over the access track coloured orange on the plan to access Lot 2.

GROWING CROPS

The growing crops will be valued based on the costs of seeds, fertilisers, sprays and cultivations undertaken. The cost of cultivations carried out will be done in accordance with the Standard Valuations Practice as recommended by The Central Association of Agricultural Valuers.

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.

HEALTH & SAFETY

As this property was formerly a working farm, we therefore ask that you are vigilant when viewing this property. In particular, we would ask you not to enter the old brickworks as they are in a derelict condition.

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, Robin Jessop FRICS or Evie Boon 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.

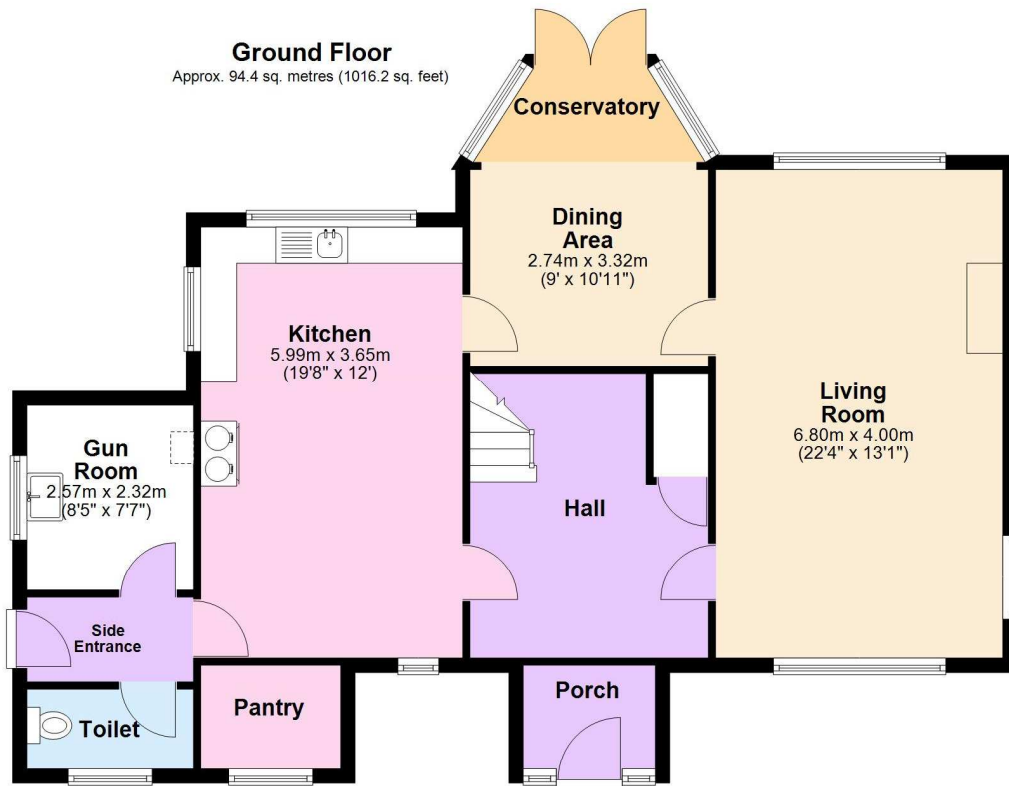
LOCAL PLANNING AUTHORITY

North Yorkshire Council
Civic Centre, Stone Cross, Northallerton, DL6 2UU - Tel: 01609 779977

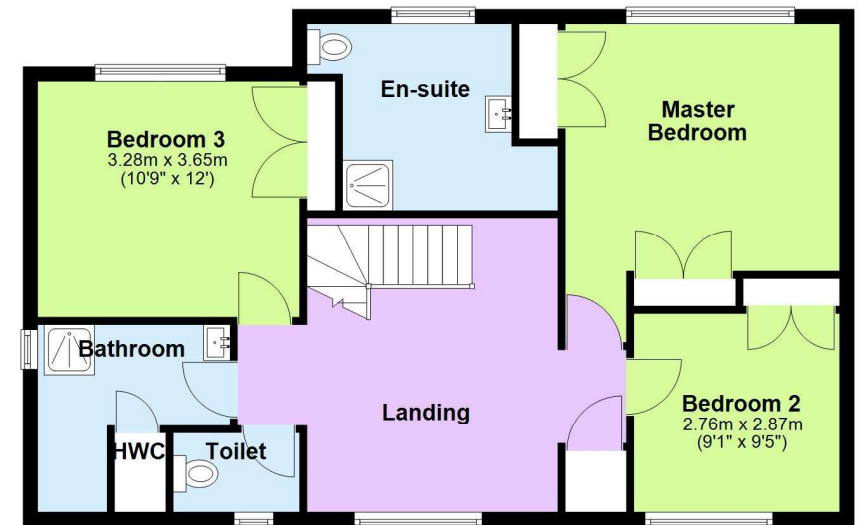


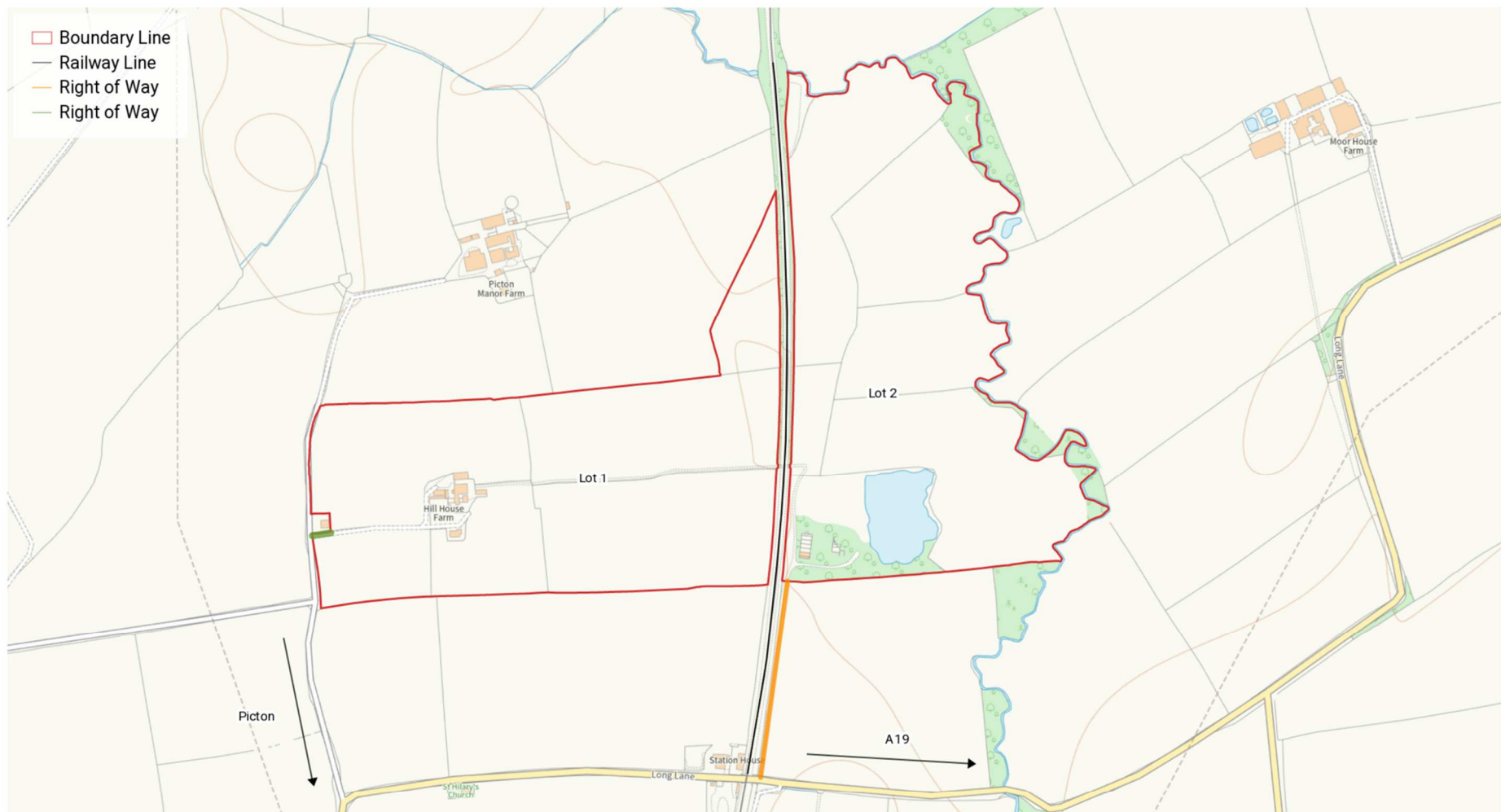
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		24 F
1-20	G	11 G	

Ground Floor
Approx. 94.4 sq. metres (1016.2 sq. feet)

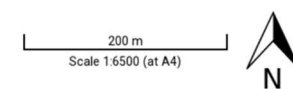


First Floor
Approx. 72.9 sq. metres (784.9 sq. feet)





Produced on Land App, Sep 8, 2025.
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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

