



**Rectory Farm,  
Thornton-le-Clay, York  
160.49 Acres (64.95 Hectares)**



York Auction Centre, Murton  
York YO19 5GF  
t: 01904 489731  
e: [enquiries@stephenson.co.uk](mailto:enquiries@stephenson.co.uk)  
[stephenson.co.uk](http://stephenson.co.uk)



Vendor's Solicitor:  
TBC



**StephensonsRural**

## Rectory Farm, Thornton-le-Clay, York, YO60 7QA

A superb, ring-fenced farm on the edge of the Howardian Hills AONB and with good links to York and Malton. Rectory Farm is located on the edge of the village of Thornton-le-Clay approximately 8.5 miles south-west of Malton and 8 miles north-east of York.

The property is available as a whole or in lots to suit purchasers.

The property comprises of:

- Rectory Farmhouse – Victorian farmhouse currently split into two dwellings
- The Farm Buildings - A range of traditional and modern buildings extending to over 25,000 square feet
- Paddock – 1.78 acre (0.72 hectare) paddock with planning for x3 Glamping Lodges
- 156.28 acres (63.25 hectares) of Grade 2 & 3 arable land

**Offers Over: £2,200,000**

**SR**  
Est. 1871



**Rectory Farmhouse is a superb Victorian farmhouse originally built in the 1890's and split into two by the current Vendors. Located in the village of Thornton-le-Clay, which has excellent links to both Malton and York via the A64. Primary schooling is available in the village and there are several secondary schools, both private and state, in Malton and York. The property is set back from the main road down its own private drive. The accommodation comprises 260.69 square metres (2,806 square feet) and is outlined in more detail below:**

### Rectory Farmhouse:

#### Utility

With tile floor, units at low level and plumbing for a washing machine.

#### Bathroom

With tile floor, shower and WC.

#### Kitchen

**4.41m x 3.16m**

With tile floor, units at low and high level, with stainless steel sink, integrated dishwasher and an oil-fired AGA.

#### Dining Room

**4.86m x 3.65m**

With wood floor.

#### Sitting Room

**4.88m x 4.28m**

Character fireplace with wood burner.

#### Bedroom 1

**4.41m x 2.95m**

Double bedroom with carpet floor and disused fireplace.

#### Bedroom 2

**4.40m x 1.93m**

Double bedroom with airing cupboard and carpet floor.

#### Bedroom 3

**3.54m x 2.26m**

Double bedroom with carpet floor.

#### Bedroom 4

**4.41m x 2.13m**

Double bedroom with carpet floor.

#### Bedroom 5

**3.32m x 1.93m**

Single bedroom with carpet floor.

#### Bathroom

Panel bath, WC, sink unit and heated towel rail.

### Rectory Farm Cottage

#### Kitchen

**4.26m x 2.70m**

With wood effect vinyl flooring, units at low and high level, with stainless steel sink, plumbing for a dishwasher and integrated double cooker.

#### Dining/Sitting Room

**6.85m x 4.90m**

Large open plan dining/ sitting room with wood burner.

#### Bathroom

Large double shower, WC, sink unit and heated towel rail.

#### Bedroom 1

**4.53m x 2.88m**

Double Bedroom with carpet floor

#### Bedroom 2

**4.49m x 3.07m**

Double Bedroom with integrated cupboard and carpet floor

#### Bedroom 3

**3.47m x 2.31m**

Double Bedroom.

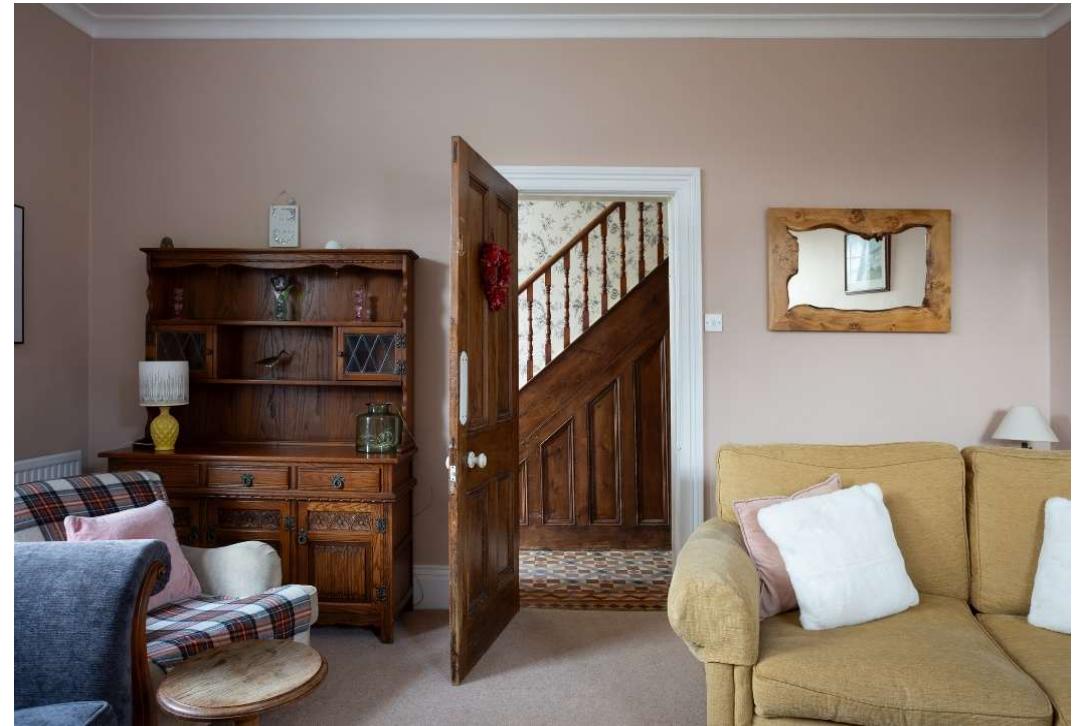
#### Study

**3.01m x 2.29m**

Currently used as a home office.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2806 SQ FT / 260.69 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
www.exposurepropertymarketing.com © 2025



## FARM BUILDINGS

The buildings are located to the east of the dwelling based around a large yard area. The buildings comprise over 25,000 square feet with a range of structures as outlined below:

### Building 1

*1,960 sq ft*

Traditional brick built stable block with concrete floor. With water and electric.

### Buildings 2

*3,300 sq ft*

Grain store with concrete panel walling to 3m with sheeting above, concrete floor under a sheet roof. There is a roller shutter door to the front. The building has electric.

### Building 3

*1,800 sq ft*

Former pig building with concrete floor currently used as storage. With water and electric.

### Building 4

*1,550 sq ft*

Traditional brick-built building with concrete floor. With electric.

### Building 5

*600 sq ft*

Traditional brick-built building concrete floor. With water and electric.

### Building 6

*10,750 sq ft*

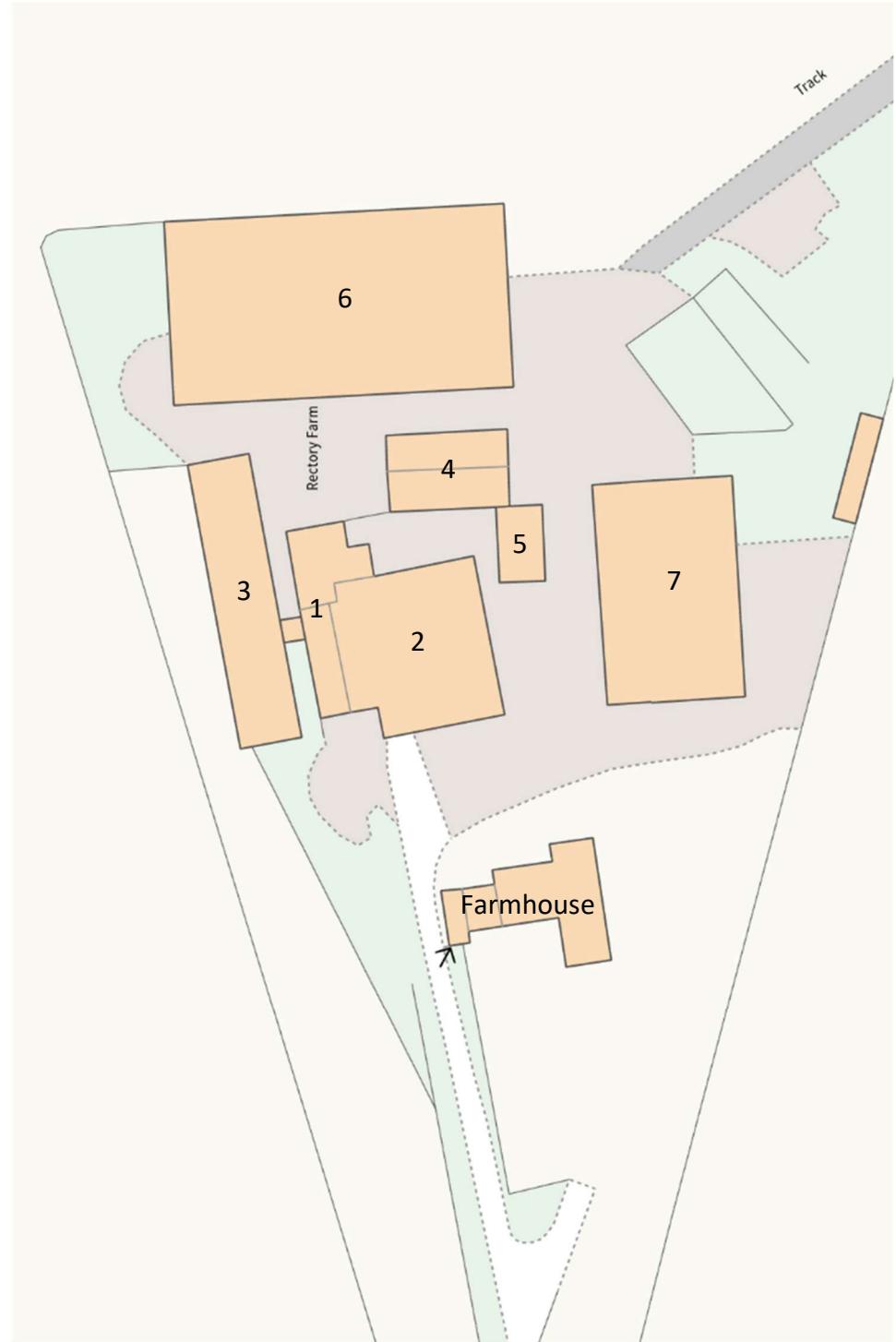
Steel portal framed general purpose building. Currently used as machinery store and workshop. With water and electric.

### Building 7

*5,225 sq ft*

Dutch Barn with lean-to. With electric.





## LAND:

The land extends to 158.06 acres of arable land. The land is classified as Grade 2 and 3 on the Agricultural Land Classification and falls within the Wickham 2 soil series being slowly permeable soils, suitable for winter cereals.

The land is currently within a crop rotation of Winter Wheat, Spring Beans, Winter Wheat and Winter Oats.

Field 1167, known as the Paddock, is pastureland and has full planning permission (Ref: ZE23/05020/FUL) for glamping cabins. The permission is for the '*change of use from agricultural land for the siting of 3 glamping cabins, attenuation pond and car park*'. Permission was granted in January 2024.

The land is currently within a Sustainable Farming Incentive agreement which is due to end in April 2026.

A schedule of the land is included below:

Field No.	Description	Current Crop	Area	
			Ac	Ha
2384	Arable	Fallow	16.52	6.69
1167	Paddock	Permanent Pasture	1.78	0.72
3060	Arable	Pt Winter Wheat	35.91	14.53
		Pt SFI Legume Fallow		
3445	Front Paddock	Permanent Pasture	0.44	0.18
3938	Arable	Pt Mustard	56.81	22.99
		Pt Winter Wheat		
6711	Arable	Pt SFI Legume Fallow	46.60	18.86
		Pt Winter Wheat		
	Farmstead		2.43	0.98
<b>Total:</b>			<b>160.49</b>	<b>64.95</b>



## GENERAL INFORMATION:

### Services

The house has mains water, mains electric, oil-fired central heating and septic tank drainage. There is water and electric to some of the buildings.

### Fixtures and Fittings

Unless specified in these details, the fixtures and fittings relating to any of the property, buildings and land (including the mobile home) are not included in the sale but may be available by separate negotiation.

### Wayleaves and Easements

There are overhead telegraph poles over Field No's 2384 & 3060. The land is sold subject to all wayleaves and easements, whether mentioned in these sales particulars or not.

### Public Rights of Way

Rectory Farm is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not. There is a public footpath shown in blue on the OS Plan. There is a bridleway which runs along the southeastern boundary of Field 6711.

### Nitrate Vulnerable Zone (NVZ)

Fields 3060 and 3938 fall within a NVZ which will limit the times of year fertiliser can be applied.

### Sporting and Mineral Rights

These are included in the sale, in so far as they are owned.

### Tenure

We have not had sight of the title deeds; however, we have been advised the property is freehold and vacant possession can be gained of the whole premises immediately.

### Energy Performance Certificate

Rectory Farmhouse is assessed in Band G.

### Council Tax

Rectory Farmhouse is assessed in Council Tax Band G.

### Overage

The sale of Field 2384 is subject to an overage clause for a period of 30 years whereby 30% of the uplift in value is reserved to the Vendors in the event of planning permission being granted for any development other than agricultural, horticultural or equestrian.

### Local Authority

North Yorkshire Council, County Hall, Northallerton

### Plans and Measurements

The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It must be the responsibility of any prospective Purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

### Method of Sale

The land is offered for sale by private treaty as a whole. The Vendor reserves the right to conclude the sale by any means.

### VAT

It is understood that the property is not assessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

### Anti-Money Laundering Regulations

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential Purchasers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

### What3words

///germinate.twitches.calculate

### Viewing and Registration

**Strictly by appointment through the Selling Agents, Stephensons Rural, only.**

Please note if you have downloaded these particulars from our website you must contact the office to register your interest or you will not be included on future mailings regarding this sale.

Please also register at [www.stephenson.co.uk](http://www.stephenson.co.uk) for regular email updates.

### Agent Contact

Stephensons Rural, York Auction Centre, Murton YO19 5GF

T: 01904 489 731

Johnny Cordingley MRICS FAAV

Lauren James BSc (Hons)

e: jc@stephenson.co.uk

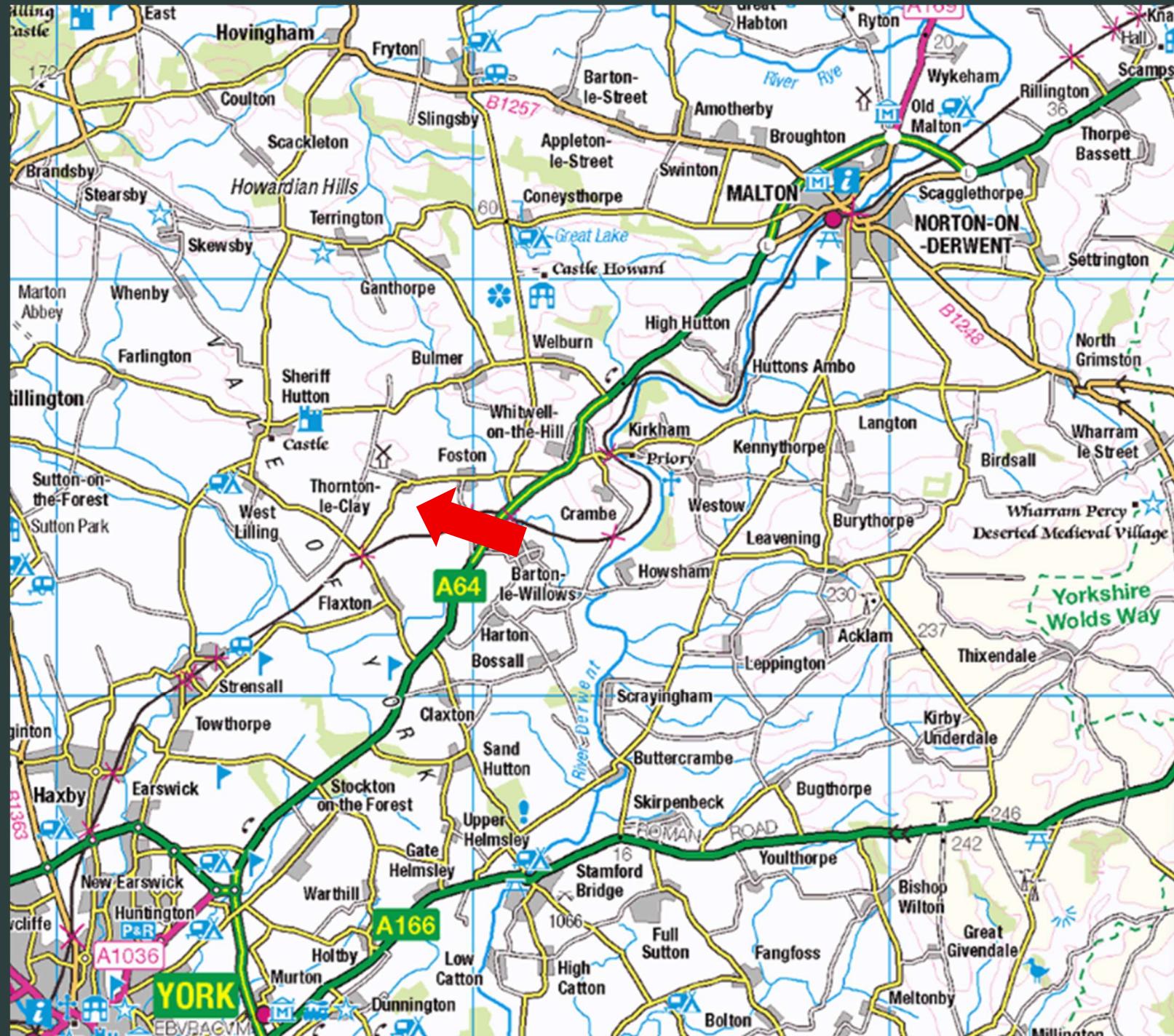
e: lauren.james@stephenson.co.uk

### Vendor's Solicitor

TBC

### Date of Information

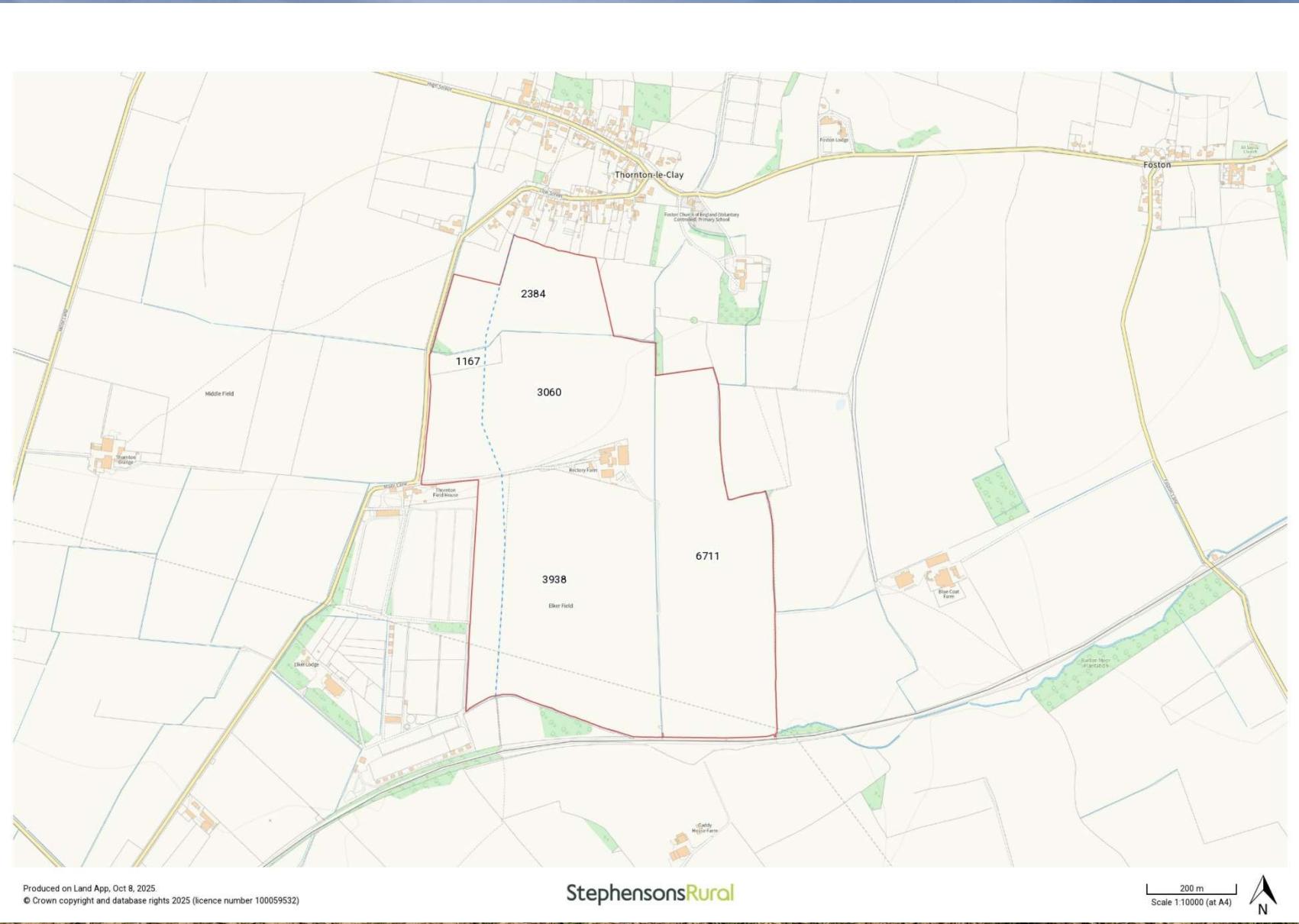
Particulars prepared & Photographs taken – September 2025  
Reference - 23263





#### **Consumer Protection from Unfair Trading Regulations 2008**

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inference drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. Stephensons Rural for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Stephensons Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.



SR  
Est. 1871

York Auction Centre, Murton  
York YO19 5GF  
t: 01904 489731  
e: [enquiries@stephenson.co.uk](mailto:enquiries@stephenson.co.uk)  
[stephenson.co.uk](http://stephenson.co.uk)



StephensonsRural