



**THE MANOR HOUSE & MANOR FARM
GREAT HABTON, NEAR MALTON**

Cundalls



MANOR HOUSE & MANOR FARM, GREAT HABTON NEAR MALTON, NORTH YORKSHIRE

Malton 5 miles, Pickering 6 miles, Kirkbymoorside 9 miles, Helmsley 14 miles, York 21 miles
Distances Approximate

A TRADITIONAL FARMSTEAD WITH PLANNING CONSENT FOR RESIDENTIAL DEVELOPMENT & CONSISTING OF A SUBSTANTIAL, GRADE II LISTED FARMHOUSE (CURRENTLY TWO LARGE DWELLINGS), PLUS FORMER SERVANT'S QUARTERS, FARMYARD WITH PLANNING CONSENT TO CONTRUCT SIX DWELLINGS, DUTCH BARN WITH PLANNING CONSENT FOR CONVERSION & LAND EXTENDING TO APPROXIMATELY 14.5 ACRES IN TOTAL.

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- LOT ONE:** A SUBSTANTIAL, GRADE II LISTED FARMHOUSE (CURRENTLY DIVIDED INTO TWO LARGE DWELLINGS), TOGETHER WITH FORMER SERVANT'S QUARTERS, PROVIDING OVER 7,000SQ.FT OF FLOOR SPACE WITHIN GROUNDS OF 1.65 ACRES.
- LOT TWO:** DEVELOPMENT SITE OF APPROXIMATELY 0.87 ACRES WITH OUTLINE PLANNING CONSENT TO CONSTRUCT SIX DWELLINGS (NOT SUBJECT TO LOCAL NEEDS CONDITIONS).
- LOT THREE:** BARN FOR CONVERSION WITH FULL PLANNING CONSENT FOR CONVERSION TO A SUBSTANTIAL FOUR-BEDROOM DWELLING TOGETHER WITH A GRASS Paddock TOTALLING APPROXIMATELY 2.07 ACRES.
- LOT FOUR:** Paddock LAND EXTENDING TO APPROXIMATELY 6.74 ACRES.
- LOT FIVE:** Paddock LAND EXTENDING TO APPROXIMATELY 3.08 ACRES.
- LOT SIX:** MANORIAL RIGHTS & ASSOCIATED LAND OUTSIDE OF THE VILLAGE.

FOR SALE AS A WHOLE OR IN SIX LOTS

DESCRIPTION

Set in almost 14.5 acres, Manor Farm consists of a substantial, Grade II Listed farmhouse (currently two large dwellings), former servant's quarters, a farmstead with outline planning consent for the construction of 6 dwellings, a Dutch barn with planning consent for conversion and a range of grass paddocks. The property enjoys a pleasant position within the village, affording a good level of privacy.

The three-storey Georgian farmhouse is constructed of brick beneath a slate roof and retains a good number of period features. At present the property is divided into two separate dwellings, but with the potential reconfigure as one large residence. A further two-storey wing on the eastern side, which formerly served as servant's quarters, has been stripped out and offers excellent potential to create a useful annexe/holiday let or even a further dwelling (subject to obtaining the necessary consents). The house requires some modernisation and upgrading but has huge scope.

In November 2025, outline planning consent has been obtained to demolish the bulk of the existing portal frame buildings and construct six new dwellings. Indicative drawings show that these will take the form of two blocks of three, to be built in the style of converted farm buildings and will not be subject to any local occupancy condition.

A Dutch barn positioned at the eastern edge of the farmstead has the benefit of a separate planning consent (July 2025), to convert to a substantial single dwelling. This will enjoy a good outlook across open countryside.

Grassland adjoining the farmstead amounts to approximately 11.5 acres and includes a separate access onto Ryton Rigg Road.

The owners of Manor Farm also hold Lord of the Manor / manorial rights, together with some further land which is located outside of the village, which is offered as a further lot.

LOCATION

Great Habton is a peaceful village in North Yorkshire, near Malton, and enjoys an attractive setting within open countryside. The village has a long history stretching back to the Domesday Book, and today it offers a quiet, traditional village character with the benefit of a popular pub, church and village hall. Surrounded by open farmland and within easy reach of the Howardian Hills, Great Habton is an appealing place for anyone who appreciates a peaceful setting within easy striking distance of local market towns.

The property is offered for sale as a whole, or in six lots, which are outlined below:

LOT ONE:

SUBSTANTIAL FARMHOUSE (PRESENTLY DIVIDED INTO TWO LARGE DWELLINGS)

The earliest portion of Manor Farm House is understood to date from around 1800 and the property is constructed of a combination of brick and stone, beneath a slate roof. The property is Grade II Listed and at present it is arranged as two separate dwellings and together with the former servant's quarters, which adjoin to the east, provide an overall floor area of more than 7,000sq.ft. Subject to securing any necessary consents, it has the potential to return to a spectacular single dwelling, reconfigure and retain as two large homes and potentially develop the former servant's quarters to a third unit or annexe/holiday let. The property is set within approximately 1.65 acres of mature gardens and grounds.

The accommodation is arranged over three floors and between both houses includes a total of four large reception rooms, two kitchens, nine bedrooms, two bathrooms and three attic rooms, in addition to a small cellar.

The property is distinctive in appearance and retains a number of original period features, including some attractive fireplaces.

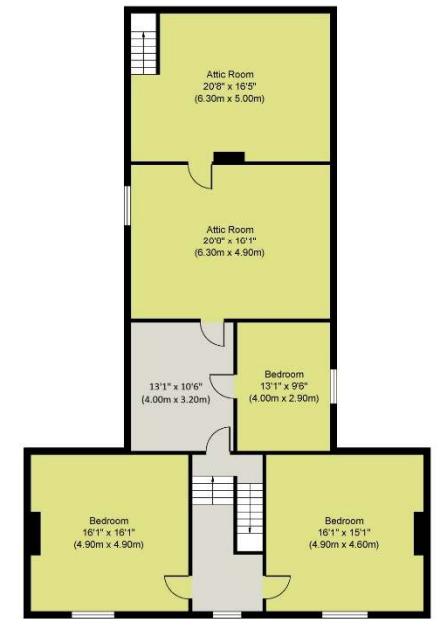




Ground Floor
Approximate Floor Area
3176 sq. ft
(295.07 sq. m)



First Floor
Approximate Floor Area
2566 sq. ft
(238.37 sq. m)



Second Floor
Approximate Floor Area
1558 sq. ft
(144.72 sq. m)

LOT TWO:
DEVELOPMENT SITE FOR NEW BUILD DWELLINGS

Outline planning consent was granted on 21st November 2025 for the erection of up to six dwellings, following the demolition of the existing portal frame buildings, located to the north of the farmhouse (planning ref: ZE25/00886/OUT).

Based on the plans submitted, three of the dwellings would be 1 ½ storeys in height, and three would be double storey.

The total site area is estimated to be in the region of 0.87 acres.

An indicative CGI of the proposal is below:



INDICATIVE STREETSCENE



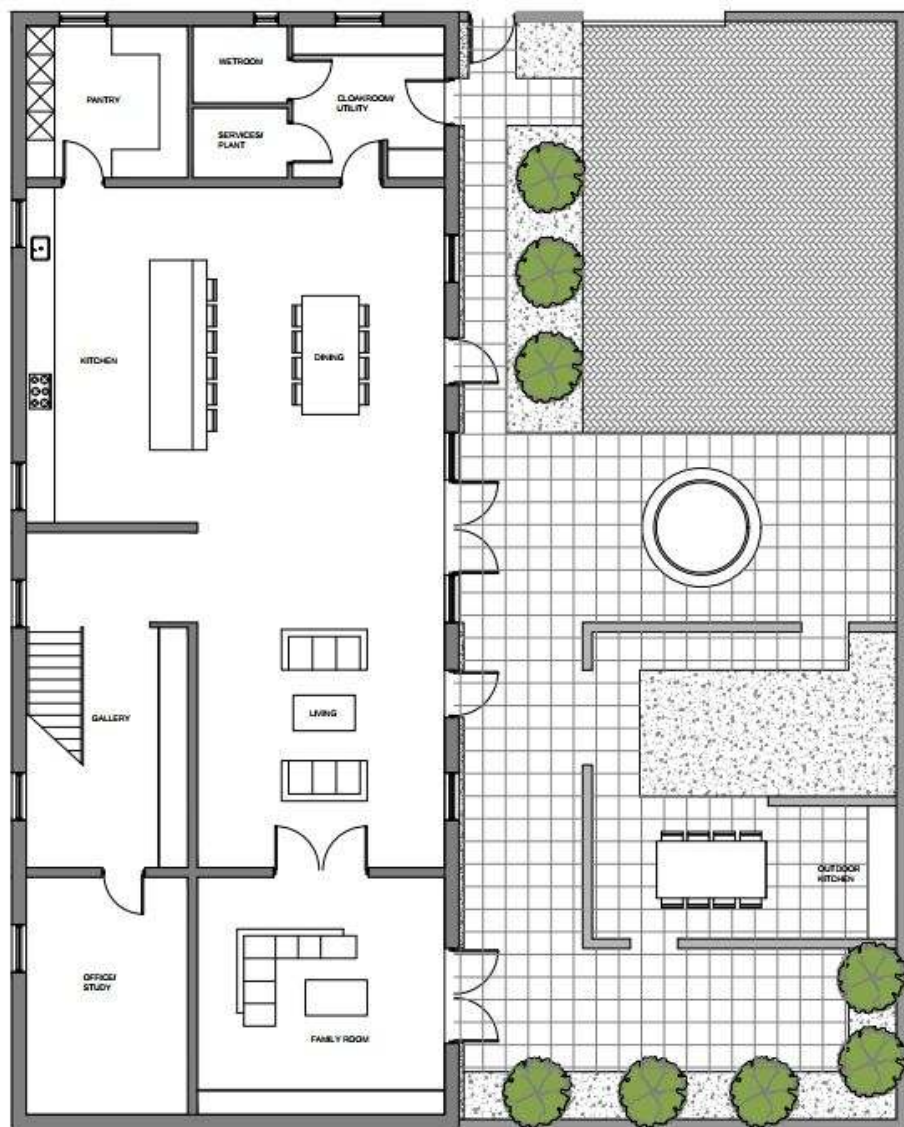
LOT THREE:
DUTCH BARN WITH CONSENT TO CONVERT

Located immediately to the rear (north) of the farmhouse and east of the development site, a steel frame Dutch barn was granted full planning consent on 9th July 2025 for the change of use and conversion to a spacious four-bedroom dwelling (planning ref: ZE25/00541/GPAGB).

Based on the approved plans, the accommodation will include an open-plan kitchen/dining/living space, pantry, utility room, wet room, family room, study, galleried landing, master bedroom with dressing room and bathroom, three further double bedrooms (one with en-suite shower room) and a house bathroom.

The proposed dwelling will enjoy some fine views east, overlooking open countryside and is to be sold with a total of approximately 2.07 acres, giving the opportunity for a paddock as well as garden space and parking. An indicative CGI of the approved dwelling is below:





PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

LOT FOUR:

PADDOCK LAND AMOUNTING TO APPROXIMATELY 6.74 ACRES

6.74 acres of grassland with frontage onto Ryton Rigg Road, hatched yellow on the site plan.

LOT FIVE

PADDOCK LAND AMOUNTING TO APPROXIMATELY 3.08 ACRES

3.08 acres of grassland hatched purple on the site plan; to be sold alongside Lots 3 or 4.

LOT SIX

MANORIAL RIGHTS & ASSOCIATED LAND

The property has the unique benefit of holding Lord of the Manor / manorial rights, together with some further areas of land, located both in Great Habton itself and west of the village, into Little Habton and South, towards Newsham Bridge. It totals approximately 14 acres, and includes frontage onto the River Rye. Currently it generates in excess of £1,000 per annum.

SERVICES

Mains supplies of water and electricity are connected to the two houses, and both have a connection to the mains sewer.

COUNCIL TAX

Manor Farm: Band: D.

Manor House: Band: E.

ENERGY PERFORMANCE CERTIFICATES

Manor Farm: Current: F27. Potential: C76.

Manor House: Current: F22. Potential: D58.

POST CODE

YO17 6TU.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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