



HALL PARK FARM

GLAISDALE, WHITBY, NORTH YORKSHIRE, YO21 2QY

CUNDALLS

EST 1860



HALL PARK FARM

GLAISDALE

WHITBY

NORTH YORKSHIRE

Lealholm 2 miles, Glaisdale 3 miles, Whitby 10 miles, Guisborough 16 miles, Pickering 23 miles, York 45 miles (All distances approximates)

AN IDYLIC SMALL FARM IN A SECLUDED PRIVATE VALLEY WITH VAST POTENTIAL

*“Hall Park Farm is a beautifully situated property in an idyllic rural setting within its own private valley and benefiting from superb views over the North York Moors National Park”.
The property includes a 5 bedroom house, a range of traditional farm buildings and in all the property is situated within around 52 acres”.*

- **House:** An attractive period 5 bedroom house situated in a prominent elevated position. The accommodation comprises: *Ground Floor:* Entrance Hall/Utility, Kitchen Diner, Living Room, Sitting Room. *First Floor:* Four Bedrooms, Bathroom and Shower room. *Second Floor/Attic:* Bedroom 5 and Attic store.
- **Buildings:** A range of traditional buildings in attractive courtyard and offering potential.
- **Land:** In all around 52 acres and comprises around 50 acres of gently sloping grassland interspersed with woodland shelterbelts and with stream frontage. The land is within a lovely ring fence and comprises good quality grazing and mowing land, suitable for cattle, sheep and horses and providing amenity value.

FOR SALE BY PRIVATE TREATY OR IN TWO LOTS

Lot 1: House, Buildings and around 12 acres. Guide Price: £600,000

Lot 2: Around 40 acres of grassland. Guide Price: £200,000

GUIDE PRICE AS A WHOLE: £800,000

DESCRIPTION / BACKGROUND

Coming onto the market for the first time in over 40 years, Hall Park Farm is well situated small livestock farm, set within 50 acres of land, attractively positioned within a ring fence and enjoying an especially fine aspect, looking southeast across the land and towards Egton in the distance.

Hall Park Farmhouse is situated on the lea side of the hill, providing it with a remarkably sheltered position but with superb elevated southeast facing views.

The house is of a traditional double front design, built from dressed stone and with a two-storey cottage later incorporated into the accommodation. The house would now benefit from a scheme of refurbishment throughout but offers huge potential to create a comfortable and characterful home where many original features still remain and with a well-proportioned and versatile range of rooms.

Situated a short distance to the east is a range of traditional buildings, arranged around a central courtyard and in all providing 2,224 square feet of space. Previously housing the farms suckler herd and horses and now providing useful storage the buildings have huge potential for alternative uses subject to all necessary consents and permissions.

In all the property is situated within around 52 acres within a beautiful ring fence and provides hood quality, mowing and grazing land. The farm also has woodland shelterbelts and stream frontage and is home to a variety of fauna and flora. The property provides excellent access onto nearby bridleways, offering excellent hacking over miles of countryside.

LOCATION

The property is located in a quiet, rural position in open countryside, accessed off a third party owned access road accessed from Lealholmside, yet is within only two miles from Lealholm village. Lealholm is an especially well-served rural village with village shop, garage with post office and a sports club with cricket and football teams and an annual village show. Also in the village is a primary school, well regarded tearoom and pub.

The traditional seaport of Whitby is a fascinating mix of eclectic shops and high-quality restaurants, at the centre of the Heritage Coast and surrounded by the glorious scenery of the North York Moors National Park. It has featured in many television dramas and most famously in Bram Stoker's novel Dracula. Whitby is popular for general tourists but in particular with walkers and cyclists.

The City of York is around 45 miles distant and provides a further large range of services and amenities including a mainline train station providing links to London and Edinburgh.



HOUSE

The residential accommodation at the property is situated within a traditional farmhouse constructed of stone under a pitched pantile roof.

The house is in need of modernisation and improvement throughout but offers vast potential.

In all the house provides over 2,700 square feet of accommodation, arranged over three floors. In brief: boot room with cloakroom, farmhouse kitchen and a pair of front facing reception rooms. On the First floor are three double bedrooms, house bathroom and separate shower room. To the attic floor is a further double bedroom and large store room. Attractive cottage style gardens lie to the front and side, with the houses elevation affording it pretty views directly from the garden.



BOOT ROOM/ UTILITY

3.29 m (10'10") x 2.16 m (7'1")

Door to the front. Single glazed windows to the front, side and rear. Belfast sink. Electric fuses and consumer unit. Automatic washing machine point.

CLOAKROOM

2.40 m (7'10") x 1.50 m (4'11")

Low flush WC. Pedestal wash hand basin. Window to the front.

FARMHOUSE KITCHEN

5.40 m (17'9") x 3.35 m (11'10")

Range of fitted kitchen base and wall units incorporating a single bowl stainless steel sink unit with a tiled splashback. Oil Aga range with a back boiler for the hot water. Casement windows to the front and rear.

LIVING ROOM

5.70 m (18'8") x 4.45 m (14'7")

Wood burning stove set within an inglenook style fireplace with dressed stone surround and oak mantel. Pair of fireside recesses. Sash window to the front with window seat and working original shutters. Window to the rear. Wall lights. Beamed ceiling. Original flagstone floor.

SITTING ROOM

5.64 m (18'6") x 4.21 m (13'10")

Open fire with a tiled surround and flag stone hearth. Fireside recesses. Sash window to the front with window seat and working original shutters. Window to the rear. Wall lights. Beamed ceiling. Original flagstone floor. Fitted under-stairs cupboard.

FIRST FLOOR

LANDING

Windows to the rear. Stairs to the second floor. Fitted airing cupboard with hot water cylinder and slatted shelving. Exposed floorboards. Stairs to the Second Floor.

BATHROOM

2.76 m (9'1") x 1.80 m (5'11")

Suite comprising bath, low flush WC, pedestal wash hand basin. tiled walls to part. Radiator. Casement window to the rear. Electric shaver point.

BEDROOM ONE

5.56 m (18'3") x 3.90 m (12'10")

Exposed floorboards. Pair of sash windows to the front. Beamed ceiling.

BEDROOM TWO

4.54 m (14'11") x 3.95 m (13'0")

Exposed floorboards. Sash window to the front. Original basket grate fireplace. Fireside fitted cupboard. Beamed ceiling.

BEDROOM THREE

4.35 m (14'3") x 3.75 m (12'4")

Exposed floorboards. Casement window to the front

BEDROOM FOUR

3.69 m (12'1") x 3.37 m (11'1")

Exposed floorboards. Casement window to the front.

SHOWER ROOM

2.37 m (8'11") X 1.00 m (3'3")

Low flush WC. Wash hand basin. Fully tiled shower cubicle. Window to the rear. Electric shaver point.

SECOND FLOOR

BEDROOM FIVE

5.80 m (19'0") x 5.65 m (18'6")

Windows to the rear and side. Floorboards.

STORE ROOM

5.80 m (19'0") x 4.53 m (14'10")

Window lights, wood floor, access through to the storage area.



FARM BUILDINGS

To the immediate south east of the house is a range of traditional agricultural buildings utilised for the storage of produce, livestock and machinery.

The buildings offer the potential subject to consents

In basic summary the buildings comprise as follows:

EAST RANGE - FORMER BYRE

12.7m x 4.7m

A stone building with pitched slate roof and central double doors. Concrete floor.

NORTH RANGE - CENTRAL STABLE RANGE

9.1m x 5.1m plus 5m x 5m and

A stone building with pitched fibre cement type roof. Three stable / store areas. Concrete floor.

WEST RANGE

12.7m x 3m

A stone building with pitched slate roof and split into four stores. Concrete floor.

NISSEN HUT

Traditional nissen hut store building.

HAY BARN

13.7x 6m

A steel frame open sided hay barn. Earth floor. Tin sheet roof.

LEAN-TO FIELD SHELTER

10m x 6m (max)

An attached timber frame building with tin sheeting and Yorkshire boarding.



LAND

In all the land amounts to around 52 acres in a single block of gently undulating grassland which provides grazing and mowing land.

The land is interspersed with a range of mature trees and a number of deciduous shelter belts. The land is home to a variety of fauna and flora. Whilst not officially classified as organic, the farm has been farmed in an organic nature.

The land is bordered by Stonegate Beck to the east which meanders along the far boundary and is home to a variety of wildlife.

The land is currently grazed on an annual grazing licence, by a neighbouring third party grazer would be interested in continuing should a buyer not wish to farm all the land.

LAND CLASSIFICATION

The land is shown on the former Ministry of Agricultural Provisional Land Classification map as grade III and IV land.

SOIL TYPE

Soils are shown in the Soils Series of England and Wales as primarily being of the “Ellerbeck” type. These soils are described as “stony well drained loamy soils”.



GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME & ENVIRONMENTAL SCHEMES

The land has previously been registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme, however this scheme has now ended and there can be no transfers made. The land is not in any environmental schemes.

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. There is a footpath/ bridlepath that crosses the property. We understand the property has a right of access from Lealholmside along the track leading to the property.

BOUNDARIES

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.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are in hand and included in the sale.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole or in two lots, see attached plan for lotting options. Interested parties or those with queries should contact either Tom Watson FRICS on 01653 697 820 or Judith Simpson on 01751 472 766 or email: tom.watson@cundalls.co.uk / judith.simpson@cundalls.co.uk

GENERAL INFORMATION

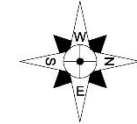
Services:	Mains electric. Mains Water – house. Private water supply – land . Private drainage system.
Planning:	North York Moors National Park Planning Authority Tel: 01653 697 820
Tenure:	The property is Freehold and vacant possession will be given upon completion.
Viewing:	Strictly by appointment with the agents office in Malton, 01653 697 820
Postcode:	YO21 2QY (<i>Please do not rely on satellite navigation, see plan attached</i>)
EPC:	Please see enclosed.
Burial Area:	The previous occupier of the farm is buried on an area of land at the farm and the son and daughter of the previous owner will wish to have a lifetime right to visit the burial site with no less than 48 hours notice.
AML:	Under Anti-Money Laundering Regulations buyers will need to provide their full proof of identification and proof of funds.

NOTICE

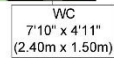
Details and photographs prepared July 2026 All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen.

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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

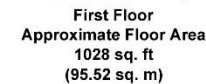




Shower Room
7'9" x 3'3"
(2.37m x 1.00m)



**Ground Floor
Approximate Floor Area
1028 sq. ft
(95.52 sq. m)**



PROFESSIONALS IN PROPERTY SINCE 1860

