

HOWE HILL FARM

Lambs Lane, Ingleby Greenhow, North Yorkshire



GSC GRAYS

PROPERTY • ESTATES • LAND



HOWE HILL FARM

LAMBS LANE, INGLEBY GREENHOW, NORTH YORKSHIRE, TS9 6RD

Stokesley 6 miles • Great Ayton 4 miles • Yarm 14 miles (all distances are approximate)

A DESIRABLE RURAL PROPERTY SET ON THE EDGE OF THE NORTH YORK MOORS NATIONAL PARK WITH PRINCIPAL HOUSE, TWO COTTAGES, EQUESTRIAN FACILITIES AND LAND EXTENDING TO ABOUT 33 ACRES

- Attractive, modern, stone-faced farmhouse with spacious accommodation including four bedrooms, two reception rooms and family bathroom (subject to agricultural occupancy restriction).
- Large south facing garden. Double garage. EPC E(40)
- A pair of stone built two-bedroom cottages, both with a holiday let occupancy restriction.
 - Biomass heating for the cottages.
- General purpose shed converted to provide American Barn style stabling and 10 loose boxes, 2 of which are pony boxes. Tack and rug room.
 - Outdoor riding arena (50m x 30m)
- About 30 acres of productive meadowland and grazing and significant amenity woodland planting.
 - About 33 acres in all.

FOR SALE FREEHOLD AS A WHOLE



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SITUATION

Ingleby Greenhow is a small rural village situated on the western edge of the North York Moors National Park, approximately 3 miles south of Great Ayton and within easy reach of Stokesley. It provides traditional village amenities, including a medieval church, village hall, pub and primary school.

The market towns are Great Ayton (about 4 miles) and Stokesley (about 6 miles) where there are convenience shops and independent retailers, cafés, GP surgery, pharmacy, banks and supermarkets as well as a range of professional services. There is also a weekly Farmer's Market in Stokesley. The nearest hospital is in Middlesbrough (12 miles) and Stokesley provides the nearest secondary school. There are also independent and higher-performing schools accessible within the wider area with the well thought of Yarm School about 14 miles away.

The village lies just off the A172 linking directly to the A19 and provides good regional connectivity. The nearest station is at Battersby Junction (2 miles away) with Northallerton (20 miles) on the main East Coast rail line and Durham Teesside Airport (18 miles).





DESCRIPTION

Howe Hill Farm is a desirable rural property with an attractive principal house, two cottages converted from the original stone built byre, versatile buildings currently set up for livery, an outdoor riding arena and surrounded by land extending to about 33 acres.

Howe Hill Farm House

The house is a detached, two storey family home, built in the local vernacular style and faced in stone beneath a pitched and tile clad roof but is less than 30 years old. It has well proportioned rooms and an attractive south facing outlook over a large garden to the countryside beyond. It has mainly triple glazed composite windows bar two and a patio doors which haven't been done to allow for approved extension. The heating and hot water is by gas boiler and a multi-fuel stove.

Ground Floor: porch, entrance hall, utility room, sitting room, dining room, snug, kitchen, pantry and WC.

First Floor: 4 double bedrooms and a large family bathroom.

The house is approached over a short private drive to a yard at the rear which includes a detached double garage and store.

The garden surrounds the house with an expansive lawn to the front and east, bordered by herbaceous borders and with a sloping wooded area behind.

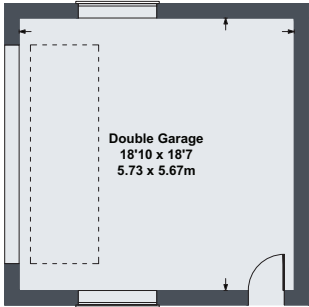
Planning consent was granted in March 2024 for a single storey extension (ZB23/01252/FUL) details of which are available on the North Yorkshire planning portal.

The farmhouse is subject to an agricultural occupancy restriction. Further details are available from the Selling Agent.

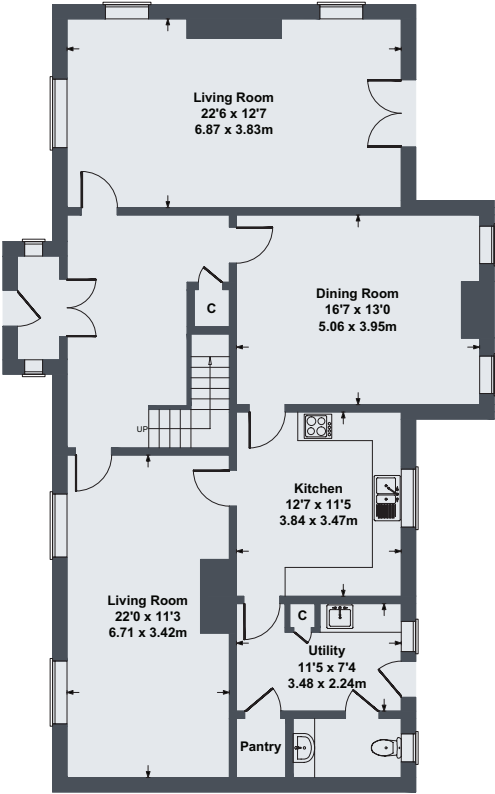


Howe Hill Farmhouse, Lamb's Lane, Ingleby Greenhow, TS9 6RD

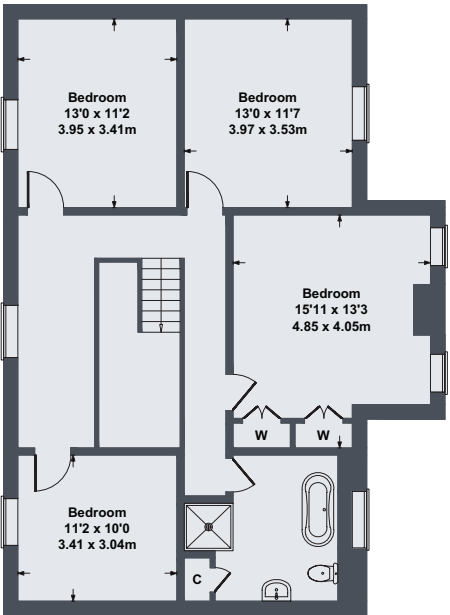
Approximate Gross Internal Area
2594 sq ft - 241 sq m



GARAGE



GROUND FLOOR

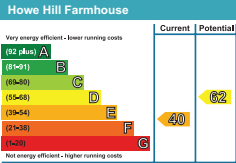


FIRST FLOOR

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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Howe Hill Farm Cottages

Created from a range of stone built former byres are a pair of semi-detached cottages. Known as the Farrier Cottage & Horseshoe Cottage they provide attractive, modern cottages forming part of the farm's holiday letting business, generating significant income.

They have similar accommodation as follows:

Open plan sitting room / kitchen / dining area, two bedrooms, WC and downstairs bathroom and wet room / shower room. There is a small garden terrace to the front of each.

These cottages and the farm steading have separate access from the public.

Both cottages have a holiday let occupancy restriction applied. Further details are available from the Selling Agent.

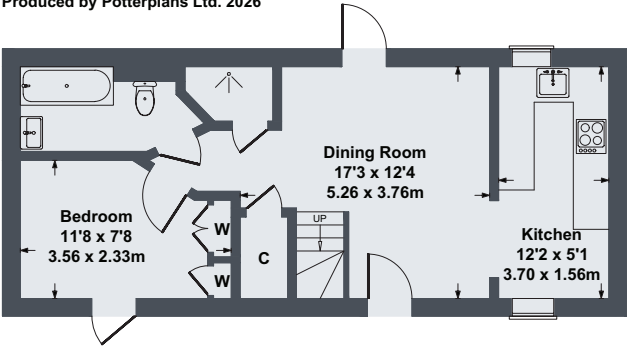
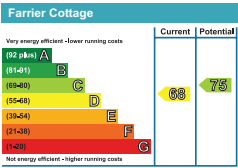


Horseshoe Cottage, Lamb's Lane, Ingleby Greenhow, TS9 6RD

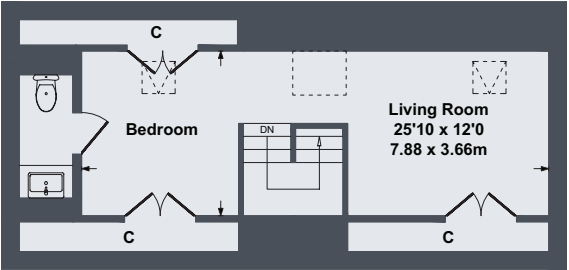
Approximate Gross Internal Area
797 sq ft - 74 sq m

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GROUND FLOOR



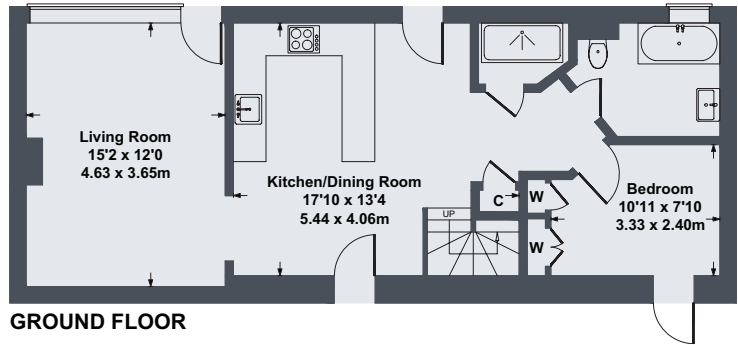
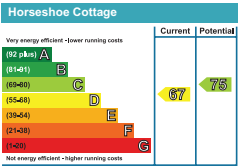
FIRST FLOOR

Farrier Cottage, Lamb's Lane, Ingleby Greenhow, TS9 6RD

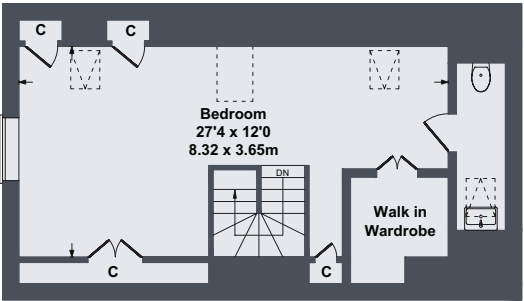
Approximate Gross Internal Area
1055 sq ft - 98 sq m

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
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GROUND FLOOR



FIRST FLOOR

Farm Buildings

Beyond the cottages is a large timber framed general purpose shed (650 m2). Half block and timber clad, and corrugate roof, with a concrete floor.

The building is currently set up to provide American Barn style stabling with ten loose boxes rug store and tack room and includes a separate plant room for an extensive bio-mass heating system.

Separate from the main steading is a steel framed, mono-pitched, livestock building used for winter turnout but has also been used as a lambing shed.

Equestrian

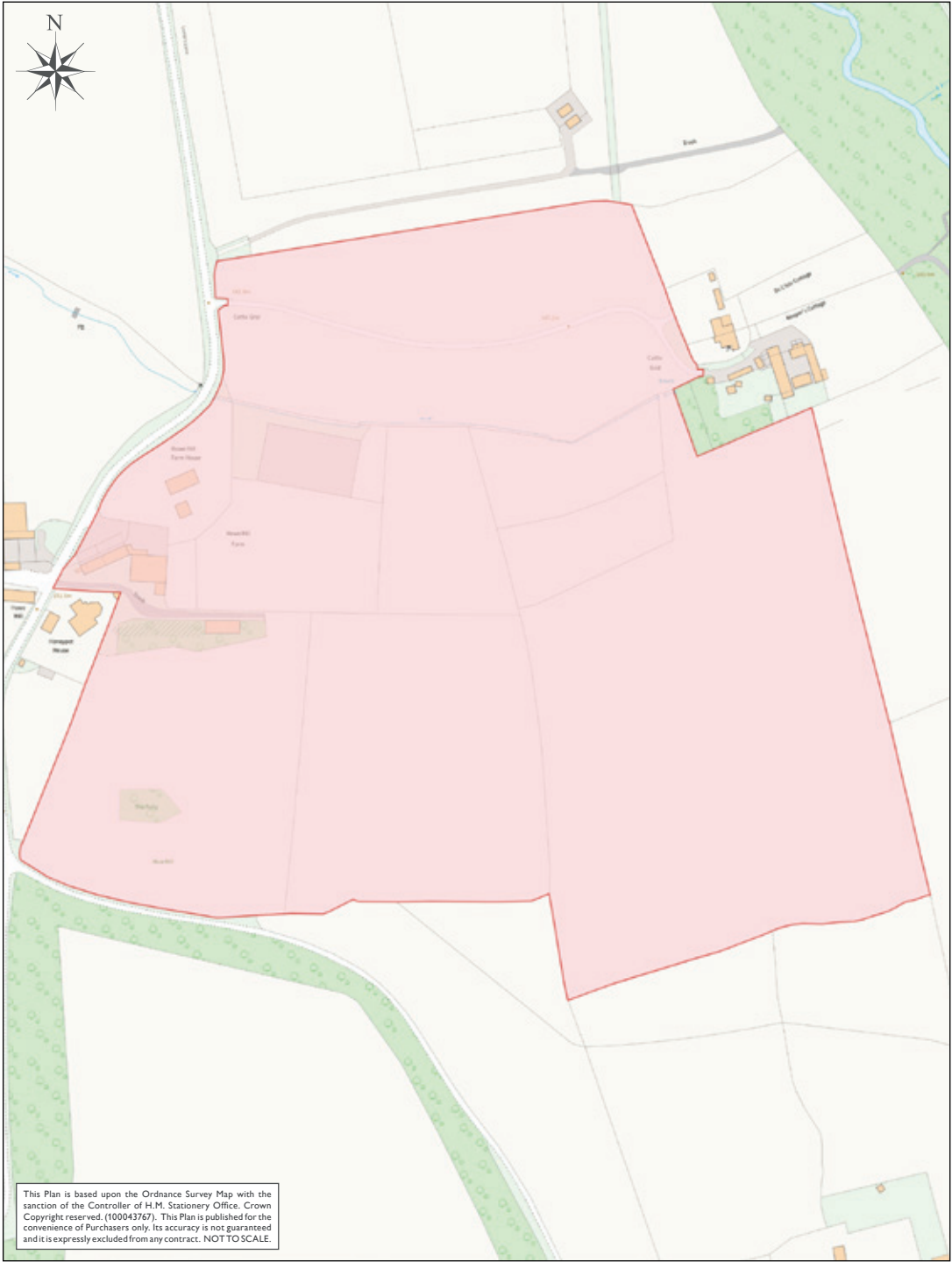
In support of the stabling in the farm buildings is an outdoor riding arena measuring 50m x 30m with post and rail fencing and a sand and rubber surface. It has direct access to the adjoining grazing and linked by track to the stables on the bank above.

As well as the land at the farm the area benefits from a wonderful network of bridleways offering some breathtaking riding out.

Land

The land extends in total to around 33.02acres (13.36 ha), comprising about 30.26 acres of mowable pastures, permanent grazing and newly planted woodland. The remaining land includes the house, steading, garden and two areas of mature woodland including Howe Hill Folly Wood at the top of the farm.

The land is classified Grade 3 by DEFRA with generally slowly permeable, seasonally wet, loamy clayey soil and lies between 140m and 160m above sea level.



GENERAL INFORMATION

Rights of Way and Easements

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

There are two public rights of way passing through the farm on land away from the house and steading.

Services

The farm is connected to mains electricity and water from a metered spring and a separate borehole on the farm. Drainage for the farmhouse and cottages is to a private sewerage treatment plant located on the property.

Local Authorities

North Yorkshire Council

Council Tax & Rateable Value

Farmhouse – Band G

Farrier & Horseshoe Cottages – Rateable value £6,900 from 1st April 2026. It is understood that the property benefits from Small Business Rates Relief.

EPC

Farmhouse – Band E (40)

Farrier Cottage – Band D (68)

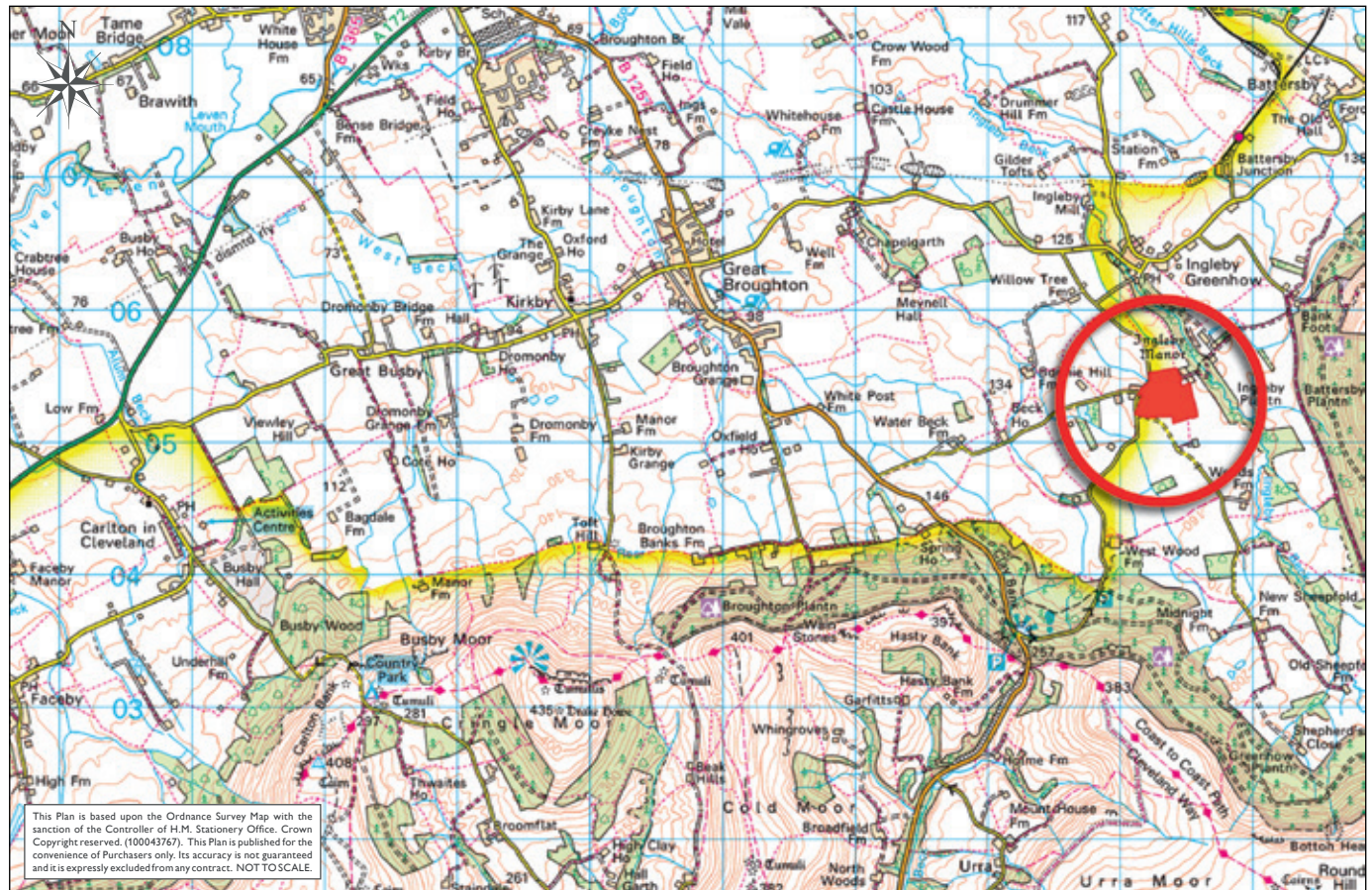
Horseshoe Cottage – Band D (67)

Designations

North York Moors National Park.

Method of Sale

Howe Hill Farm is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but the Seller reserves the right to agree a sale at any point without further reference to interested parties.



Grants and Subsidies

The farm is not included in any current Countryside Stewardship or Sustainable Farming Incentive Schemes.

Grant assistance was provided under the England Woodland Creation Offer in 2021 to plant over 1000 trees on the farm. An ongoing management grant continues until 2036. Further information is available from the Selling Agents.

Fixtures, Fittings and Equipment

Only those items specially mentioned in these sale particulars are included in the sale.

Boundaries

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance responsibilities are indicated by T marks on the transfer plan.

Sporting Rights & Mineral Rights

Sporting and mineral rights are included in the sale in so far as they are owned.

Timber

All standing and fallen timber will be included in the sale.

VAT

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

Ingoing Valuation

In addition to the purchase price, the purchaser will be required to take over at market value the following:

1. Hay and straw.
2. All purchased stores including seeds, sprays, fertilizers, feeding stuffs, fuel oil etc.

Farm Dispersal Sale

The Seller reserves the right to hold a farm dispersal sale on the property up to one month following completion of the sale.

Employees

There are no employees to be retained.

Viewing

Appointments to view will be through the Selling Agents only by calling 01748 829203. Given the potential hazards of a working farm, we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

Directions

From the A19 take the A172 at Cleveland Tontine sign posted to Stokesley for about x miles. At Stokesley head south on the B1257 to Great Broughton. Just before Ingleby Greenhow turn right onto Lambs Lane and Howe Hill Farm is about 1 mile on the left.

Postcode

TS9 6RD

what3words

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CONDITIONS OF SALE

Purchase Price

A 10% deposit will be paid on exchange of contracts and will be non-refundable if the purchaser withdraws for any other reason than the fault of the Seller their Agent. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final

Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale does not entitle either party to compensation in respect thereof.

Purchaser's Identification

Any offer by a Purchaser(s) who is a resident outside of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the Sellers.

Lotting

It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Apportionments

The council tax and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of completion.

Anti-Money Laundering

In accordance with current anti-money laundering regulations, all offers to purchase the property - whether from within the UK or overseas, and whether cash or subject to finance - must be supported by appropriate evidence of source of funds. Acceptable documentation may include a bank statement evidencing the purchase price, a financial reference from a bank or funding provider, or written confirmation from a solicitor verifying that sufficient funds are available to complete the transaction. Purchasers will also be required to provide certified copies of identification (such as a valid passport) together with proof of residential address, in a form compliant with anti-money laundering legislation. An administrative fee of £37.50 per person will be charged to cover the cost of the necessary verification checks.

Disclaimer Notice - Please Read: GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. 2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise. 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order. 6. Please discuss with us any aspects that are important to you prior to travelling to the property. Particulars written: Summer 2026. Photographs taken: Summer 2026.

