Handale Banks Farm

Moorsholm Lane, Saltburn by the Sea TS13 4TG

RICHARDSON & SMITH
Chartered Surveyors · Estate Agents · Auctioneers · Valuers

RobinJessop

Lot 1: The Farmsteading Area set in 66 Acres - £1,500,000
Lot 2: 28 Acres Approx of Arable & Grassland - £220,000
Lot 3: 50 Acres Approx of Arable Land - £390,000
Lot 4: 10 Acres Approx of Permanent Pasture - £90,000

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A Superb Opportunity to Purchase a Former Pig Unit with Accommodation for up to 8,000 Bacon Pigs together with Two Farmhouses & Timber Framed Lodge

- Extensive Range of Former Pig Buildings
- Range of General Purpose Buildings
- Farmhouse Requiring Complete Refurbishment
- Second Farmhouse, Subject to Agricultural Occupancy Condition
- IPPC License
- Arable, Grassland & Woodland Extending to 153 Acres (52.84 Ha) Approx
- Guide Price: £2,200,00 For the Whole

INTRODUCTION

Handale Banks Farm comprises a purpose built pig breeding and finishing unit. The unit was established in the 1970's and would benefit from a comprehensive programme of refurbishment and modernisation. The unit did operate as a contract rearing unit until recently.

The farm benefits from an IPPC Permit for over 2000 pigs.

The unit has the benefit of a rural location whilst it being close to the village of Liverton with good links to the main road network.

SITUATION

Liverton 1 mile, Saltburn by the Sea 8 miles, Guisborough 11 miles, Whitby 16 miles, Middlesbrough 20 miles, Thirsk 40 miles, York 60 miles (all distances are approximate).

The farm steading area is attractively situated and nicely set back off the main road. The steading area is situated approximately 1 mile east of the village.

Liverton is a popular rural village which is located in East Cleveland on the edge of the North Yorkshire Moors National Park.

LOT 1: THE FARM STEADING, FARM BUILDINGS TOGETHER WITH 66 ACRES APPROX. (shaded red)

Handale Banks Farm comprises an attractive brick built farmhouse which is in need of complete refurbishment, a more modern large detached farmhouse built in the early 1980's, which is subject to an Agricultural Occupancy Condition and an extensive range of intensive pig breeding and rearing buildings together with general purpose buildings.

The original farmhouse is a large detached 4 bedroom house in need of refurbishment (see floor plan). The farmhouse stands well on the edge of the steading area with views over open countryside.

The more modern farmhouse is a large detached 4 bedroom house which was built in the early 1980's (see floor plan). The house stands well on a slightly elevated position overlooking open countryside and the farm steading area.

Internally, the property comprises a large Kitchen with an island, Utility Room, Dining Room, Sitting Room, Conservatory, Farm Office, three Double Bedrooms, one with En-Suite. To the first floor is a large Sitting Room with views over open countryside together with a Master Bedroom.

There is a timber framed 3 bedroom lodge (see floor plan). This provides ideal accommodation for a stock person or a farm manager.

OUTSIDE

The Farm buildings (Please refer to the plan)

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 & Wales. It is a medium to well bodied clay loam capable of growing cereals, oil seed rape and grass.

LOT 2: 28 ACRES OF ARABLE & GRASSLAND (shaded blue)

Lot 2 comprises a most useful block of permanent pasture and arable land together with horse gallops. The land is accessed directly off the public highway leading from Liverton Village to Handale Banks Farms.

LOT 3: 50 ACRES OF ARABLE LAND (shaded brown)

Lot 3 comprises a versatile block of arable land together with a small parcel of permanent pasture. The arable land is divided into two regular and easily workable fields with direct access off both Liverton Road and Moorsholm Lane, which leads from the village to Handale Banks Farm.

The land is currently sown

LOT 4: 10.03 ACRES OF PERMANENT PASTURE & AMENITY LAND (shaded yellow)

Lot 4 comprises s a parcel of permanent pasture which is divided into three paddocks which are all well fenced. There is an amenity wildlife pond situated towards the eastern boundary of the property.

The land has excellent roadside frontage onto the public highway.

Lot No	Field No	Ha	Crop
1	1773	3.19	Pasture
	1560	1.74	Pasture
	0338	8.71	Pasture
	1124	1.11	Woodland
	2442	1.15	Woodland
	3264	1.96	Pasture
	3369	2.12	Pasture & Woodland
	4401	1.54	Woodland
	3403	0.45	Steading Area
	3300		Steading Area
Total			
2	0159	3.62	Pasture & Gallops
	8963	7.89	Pasture
Total		11.51	
3	7276	1.31	Pasture
	6553	8.54	Arable
	4565	10.33	Arable
	6364	0.18	Woodland
Total		20.36	
4	2589	0.67	Pasture
	3090	0.02	Track
	4894	1.51	Pasture
	5094	0.02	Track
	5894	1.60	Pasture
	6892	0.25	Pond
Total		4.07	

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment with Robin Jessop Ltd on 01677 425950 or with the Joint Agents, Messrs Richardson & Smith on 01947 602298.

TENURE

The property is freehold with vacant possession given upon completion. The title is not registered. However, the solicitors are currently voluntarily registering the farm.

DEVELOPMENT CLAWBACK CLAUSE

In respect of lot 3 there is a development clawback clause on the area of land hatched brown. This area is subject to the clawback for a period of 30 years and 30% for any development other than that associated with either agricultural or equestrian use.

FARM PLAN

The farm 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.

INTEGRATED POLLUTION PREVENTION CONTROL (IPPC)

The IPPC permit number is EPR/EP3036UD. The date of issue was 31/01/2008. The current permit status is affective and the primary activity type is intensive farming for more than 2000 pigs (production pigs).

BOUNDARIES

The Vendors will only sell such interest (if any) as they have in the boundary fences, 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, rights of way whether mentioned in these particulars or not. Without prejudice to the foregoing, the property is sold subject:-

1. There is a Northern Power Grid line which crosses the land.
2. There are a number of public footpaths which cross the land.
3. The farm road is a Council maintained road to the farm-yard.

SERVICES

Mains Electricity and mains water are connected to the property. Drainage is to a septic tank.

NITRATE VULNERABLE ZONE

The farm is currently NOT in an NVZ.

GROWING CROPS

The purchaser(s) will take over the growing crops. The valuation will be based on the cost of seeds, fertilisers, sprays and cultivations undertaken. The cost of cultivations carried out will be done as per the contractors charges.

SPORTING RIGHTS & MINERAL RIGHTS

Freehold with Vacant Possession will be given upon completion.

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 Asbestos Act at Work Regulations 2012.

COUNCIL TAX

Handale Banks Farm - Band B
Handale Banks Farm House – Band G

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser, it is now a legal requirement for you to provide two forms of identity. This will need to be provided personally into our office so that we can take copies of both this and proof of funds which will also be required to comply with Money Laundering Regulations.

METHOD OF SALE

The property is being offered for sale initially by private treaty. If after viewing the property you are seriously interested, then please kindly register your interest with either:-

Andrew Dickins MRICS FAAV, Robin Jessop Ltd, 4 North End, Bedale, North Yorkshire DL8 1AB – 01677 425950

Ian Halley FRICS, Richardson & Smith, 8 Victoria Square, Whitby YO21 1EA – 01947 602298

So that we can keep you informed of how we intend to conclude the sale.

USEFUL ADDRESSES

SOLICITORS

Messrs Harrowells, 31 Yorkersgate, Malton, York YO17 7AA. Acting Solicitors: Jacqueline Barr. Tel : 01904 698615
Email: Jacqueline.barr@harrowells.co.uk

LOCAL AUTHORITY

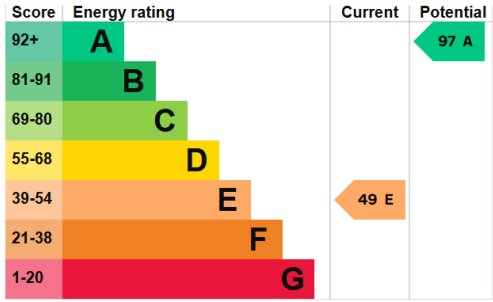
Redcar & Cleveland Borough Council, 9 Kirkleatham Street, Redcar – 01642 774774.

North Yorks Moors National Park, The Old Vicarage, Bondgate, Helmsley, North Yorkshire YO62 5BP – 01439 772700. Email: general@northyorkmoors.org.uk

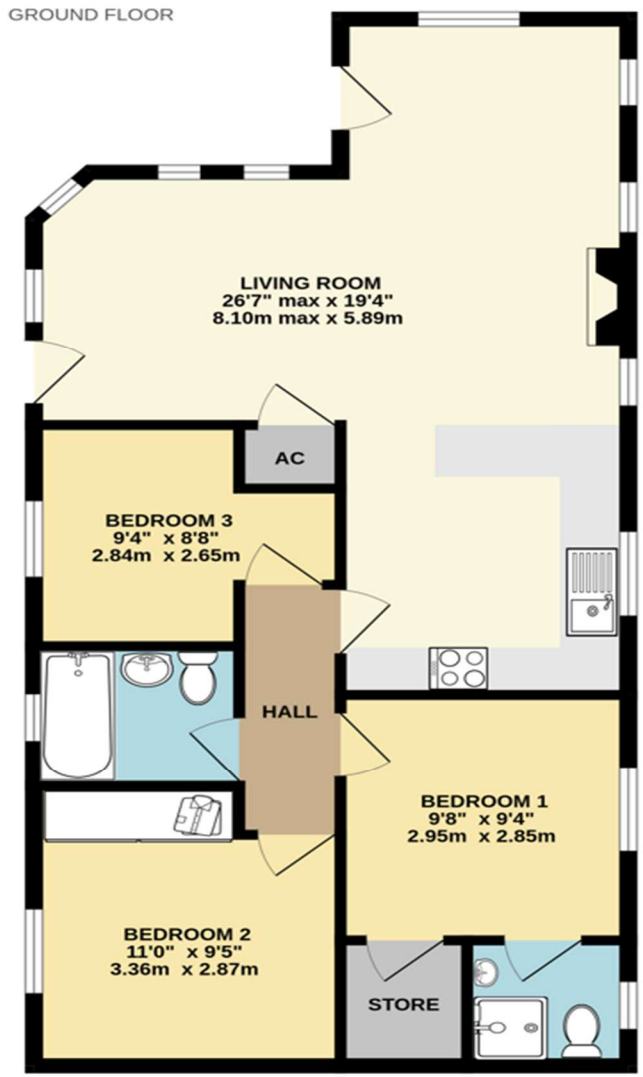
FARM BUILDINGS

No	Building
1	Former Fattening Yard (deep litter house) 250’ x 60’
2	Former Fattening Yard (deep litter house) 240’ x 40’
3	Concrete Base of Former Farrowing House 22’ x 20’
4	Former Fattening Yards 98’ x 19’
5	Former Fattening Yards 98’ x 19’
6	Former Fattening Yards 200’ x 21
7	Former Fattening Yards 80’ x 35
8	Former Weaner House 48’ x 16’
9	Footprint of Former Fattening Yards 115’ x 17’
10	Dilapidated Fattening Yards 88’ x 22’
11	Straw Sheds 70’ x 60’
12	Former Meal House 20’ x 18’
13	Former Fattening Yards 110’ x 20’ x 2
14	Former Weaner Pens 96’ x 32’
15	Former Fattening Yards 102’ x 24’
16	Former Fattening Yards 80’ x 23’
17	Two Former Isolation Boxes
18	Former Fattening Yard 80’ x 23’
19	Former Fattening Yards 128’ x 32’
20	Fattening yard 200’ x 25’
21	Workshop 90’ x 50’
22	Gascoigne Slurry Lagoon
23	Cattle Fattening Shed 105’ x 68’
24	Former Sow Yards 150’ x 24’
25	Two Adjoining Former Silage Clamps 90’ x 36’ (both)
26	GP Shed 155’ x 60’
27	GP Shed 120’ x 60’
28	Dilapidated Sow Yard 80’ x 26’
29	Former Fattening Yards 65’ x 17’ x 2
30	Former Farrowing House 60’ x 30’
31	Former Farrowing House 57’ x 28’
32	Stable Constructed of Sectional Timber
33	Boythorpe Crop Store
34	Garages
35	A Traditional Courtyard Range of

Handale Lodge EPC



Handale Lodge



Measurements are approximate. Not to scale. Illustrative purposes only
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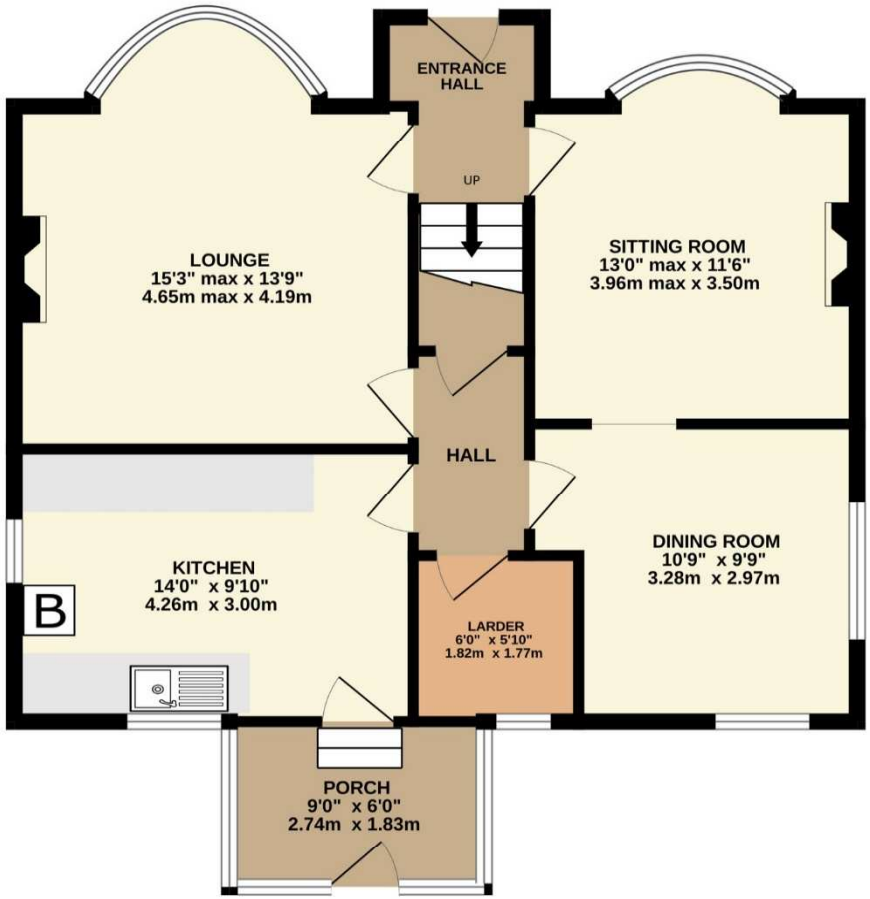
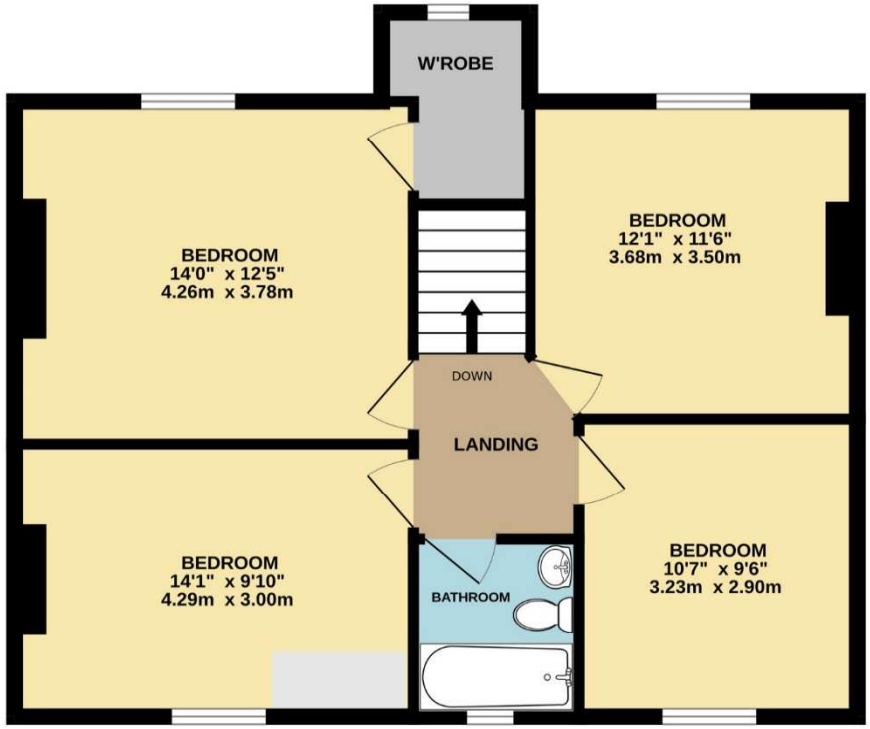
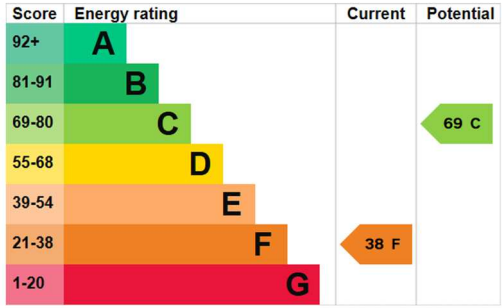
Handale Banks Farmhouse

GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.





TOTAL FLOOR AREA : 1412 sq.ft. (131.2 sq.m.) approx.

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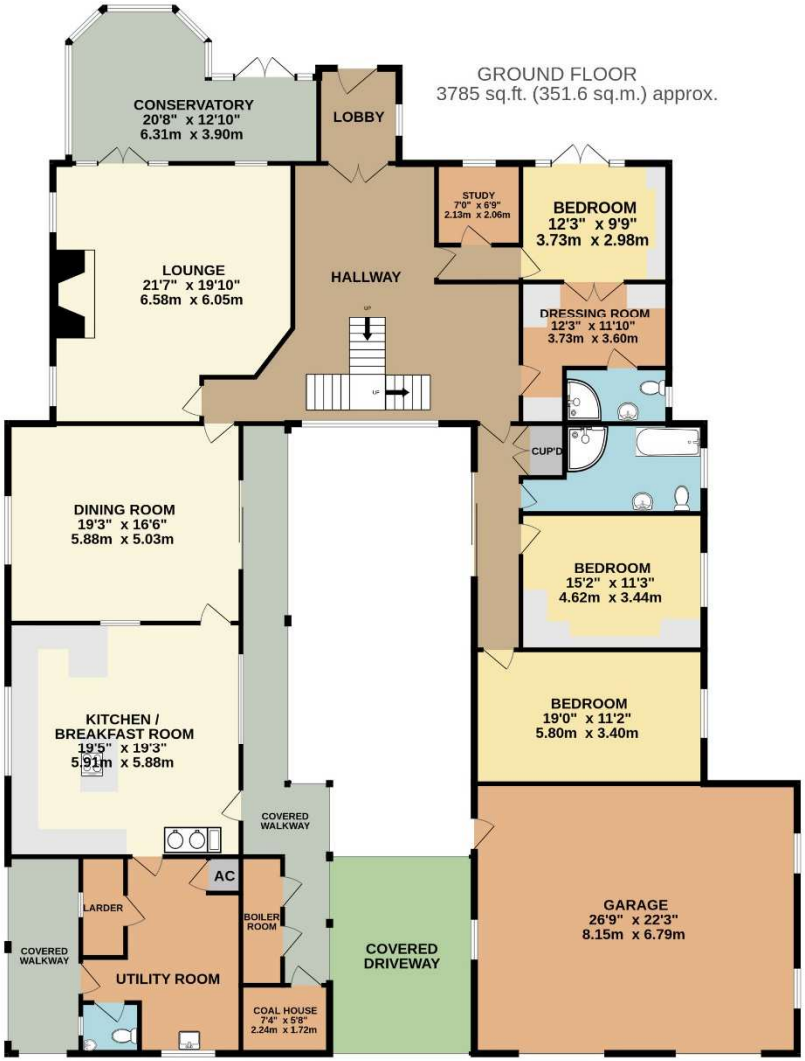
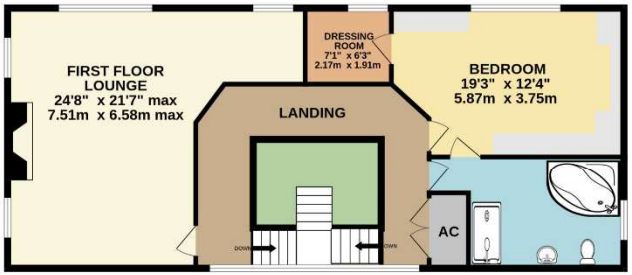
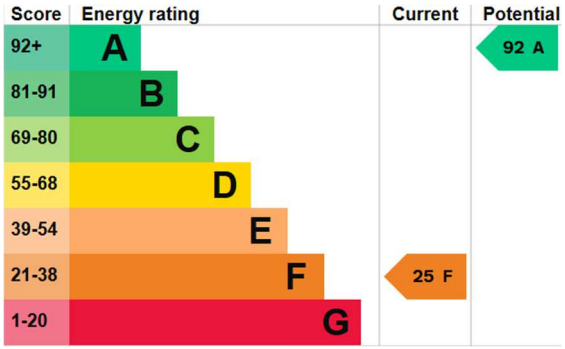
New Farmhouse







TOTAL FLOOR AREA : 4796 sq.ft. (445.5 sq.m.) approx.

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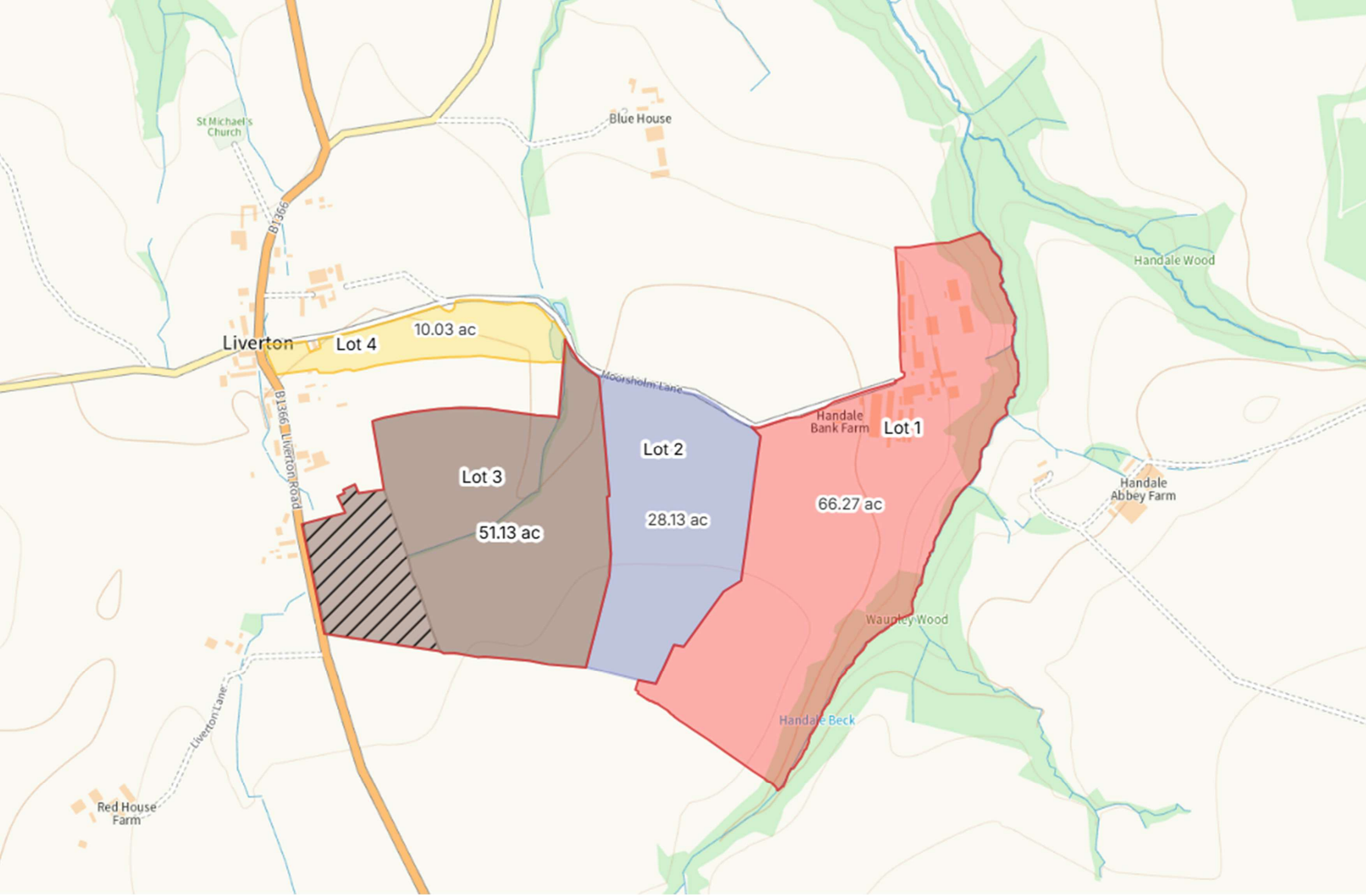
St Michael's Church
Blue House
B1366
Liverton
Lot 4
10.03 ac
Moorsholm Lane
Handale Wood
Handale Bank Farm
Lot 1
Lot 2
Lot 3
51.13 ac
28.13 ac
66.27 ac
Handale Abbey Farm
B1366 Liverton Road
Waupley Wood
Handale Beck
Liverton Lane
Red House Farm

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