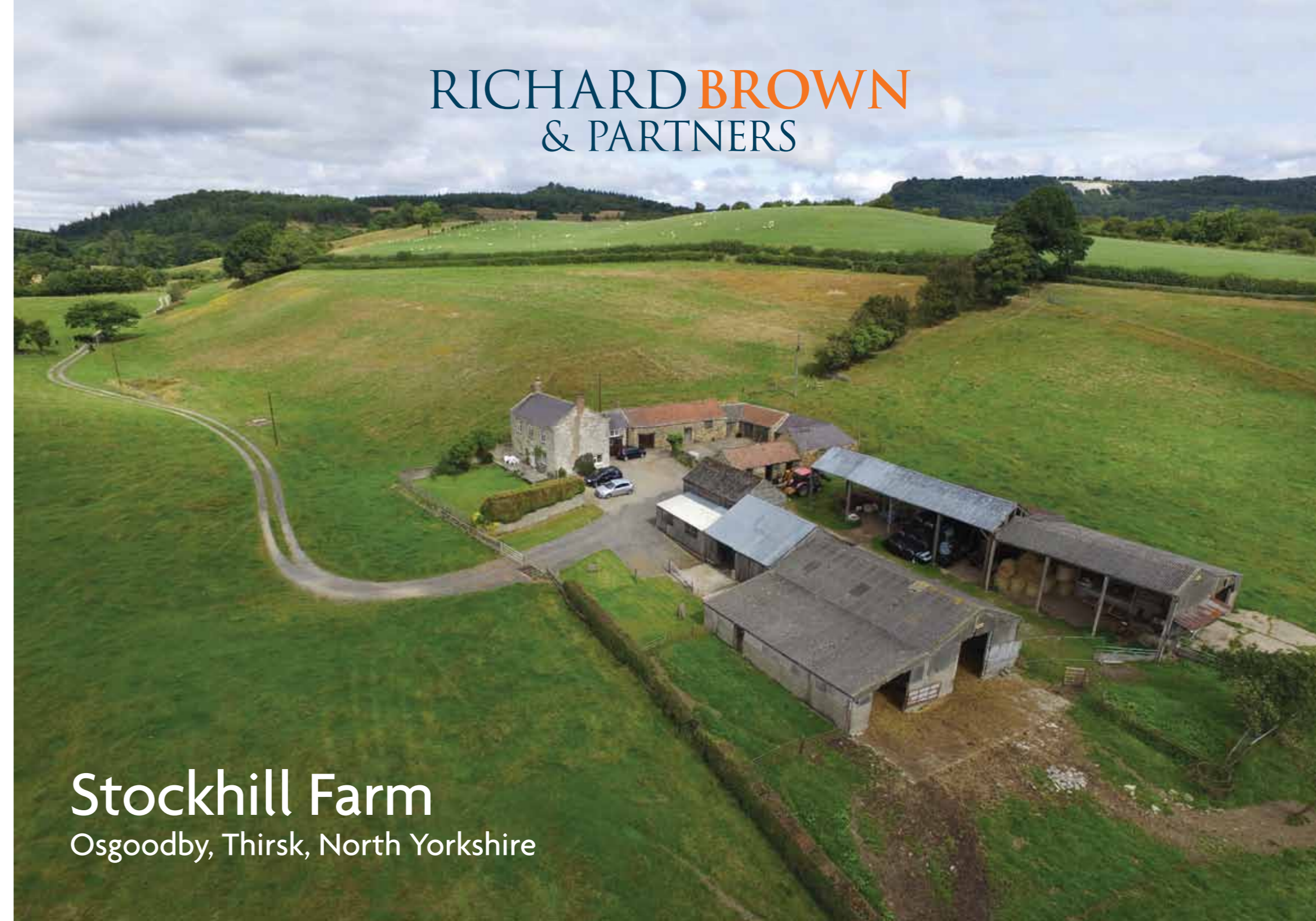


RICHARD BROWN & PARTNERS



Stockhill Farm
Osgoodby, Thirsk, North Yorkshire



Stockhill Farm

Osgoodby, Thirsk, North Yorkshire, YO7 2AP

Thirsk – 5 miles, York - 22 miles, Helmsley - 12 miles

A superb small farm situated in a stunning location.

Highly desirable residential small farm with fabulous views.

Charming and secluded position nestled in gently rolling countryside below the “White Horse” of Kilburn.

68.35 acres (27.66 hectares) or thereabouts of productive permanent pasture, and temporary grass.

Capable of part arable cropping if desired.

Beautiful 4-bedroom farmhouse alongside range of modern and traditional farm buildings.

Enormous potential to develop and extend farmhouse.

FOR SALE AS A WHOLE

**RICHARD BROWN
& PARTNERS**

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

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GENERAL INFORMATION

Stockhill Farm represents an increasingly rare opportunity to purchase what remains a productive small farm, yet one that is situated in a highly desirable residential location in the foothills of the Hambleton Hills. An early viewing of this beautiful property is very much recommended.

Situation

Only 5 miles from the A.19 would make commuting either north or south from the farm extremely convenient. Rail and air links make it easily accessible from distance via a station on the East Coast mainline at Thirsk (again 5 miles) and airports at Leeds/Bradford and Durham Tees Valley both less than an hour from the farm.

The charming village of Kilburn is within walking distance and has an excellent local pub. The village is of course better known for being the home of the renowned Robert Thompson "Mouseman" furniture.

Access to primary and secondary schools and comprehensive local services are again only a short drive into Thirsk.

The farm is situated in an area which is perhaps now more popular than ever and noted as one of the most charming and unspoilt corners of countryside in North Yorkshire - made all the more special being positioned below the "White Horse" of Kilburn.

Description

The farm lies within a single ring fence and is gently sloping and flat in its topography. Although currently down to temporary and permanent grassland the farm has over the years grown arable crops and on occasions; potatoes.

As well as taking a crop of silage off the land the current owner grazes cattle before winter housing them in the useful range of agricultural buildings on the farm.

In addition to being a productive agricultural unit, Stockhill Farm also has considerable amenity value through its varying terrain, neighbouring woodland, far reaching vistas and secluded private location.

Having previously provided accommodation for working horses, the farm has a number of stables and loose boxes which alongside access over the farm's permanent grassland and magnificent neighbouring country will undoubtedly appeal to those with an amateur or indeed professional interest in horses.



PARTICULARS OF SALE

Stockhill Farmhouse

An impressive four bedroom property of stone under slate construction. The property occupies an envious position enjoying stunning views far across surrounding countryside.

The farmhouse is well proportioned and retains many original features including exposed ceiling timbers and side slide sash windows on the ground floor. It is anticipated that a potential purchaser may wish to “stamp their own mark” on the property and in doing so would likely consider the many options available to extend accommodation into the adjoining farm buildings to ultimately create a large country home.

Accommodation briefly extends to; Back Kitchen incorporating Downstairs Cloakroom (5.04m x 4.08m). Hall (6.04m x 1.21m) c/w stairs to First Floor. Utility (2.41m x 2.16m). Dining Room (4.17m x 3.77m) with archway to Kitchen (4.17m x 2.12m). Sitting Room (4.18m x 3.76m). First Floor: Landing (3.43m x 2.04m) with doors to: Family Bathroom (2.34m x 2.11m). Bedroom 1 (5.02m x 4.13m). Bedroom 2 (4.09m x 3.75m). Bedroom 3 (3.73m x 3.29m). Bedroom 4 (2.45m x 2.03m). Box Room (2.24m x 2.16m).

Extending the full length of the farmhouse are two attic rooms which also provide a further opportunity to increase accommodation subject to planning and the purchaser’s requirements. Access to the attic is from the Box Room.

The property has oil fired central heating which runs alongside a stove in the Dining Room and an open fire in the sitting room which has a back boiler to provide hot water.

Farm Buildings

A mix of traditional and more modern farm buildings provide a functional but charming farmstead. Traditional buildings immediately adjoin the rear of the farmhouse and form a “U” shape to create a small courtyard. The buildings, which are stone under slate and tile briefly comprise: Old Stables (6.25m x 4.17m). Barn (7.04m x 4.31m). Loose Box (4.3m x 2.27m). Cow Byre (10.08m x 3.98m). Loose Boxes x 2 (3.62m x 2.47m & 3.65m x 2.48m). Cow Byre (8.23m x 3.77m Max.). Loose Box (3.71m x 3.47m). Workshop (3.69m x 2.53m). Store (3.69m x 2.02m).

More recent additions to the traditional stone buildings comprise: Timber frame Cartshed with Granary over (8.95m x 5.15m) and Lean-to (7.95m x 3.7m). “Atcost” Cattle Shed (14.95m x 8.65m) with Timber Lean-to (14.85m x 6.13m). Timber frame Cattle Handling Building (9.12m x 8.57m). Hay Shed (35m x 6.5m) plus Cattle Court Lean to (14.5m x 6.3m) and General Storage Lean to (10m x 6.3m).

Land

Including the farmstead, Stockhill Farm extends to a little over 68 acres and is all classified as Non SDA. The majority of the farm is made up of flat and gently sloping ploughable land currently down to temporary grass and permanent pastures. There is also some slightly steeper land on the approach and to the rear of the farmhouse which is also permanent grazing.

In recent years the farm has been entirely down to grass to support the owner’s grazing cattle but prior to this much of the farm has been in an arable rotation. The farm lies favourably, both south and west facing.



GENERAL REMARKS

Basic Payment Scheme

BPS entitlements to cover the farm are included in the sale.

Stewardship

The land is not currently subject to any form of stewardship agreement.

Mineral, Timber and Sporting Rights

In so far as they are owned, the mineral rights are included in the sale.

All standing and fallen timber will be included within the sale and the sporting rights are in hand.

Plans, Areas and Schedules

These are based on the areas provided by the Rural Land Registry and Ordnance Survey and

are for reference only. Although they have been carefully checked the purchaser shall be deemed to have satisfied himself as to the description of the property and any errors shall not annul the sale nor entitle either party to compensation in respect thereof.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefits of all rights of way whether public or private, water, light, drain, sewage, support and easements and other restrictive covenants and existing and proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether mentioned in these particulars or not.

Lotting

The property is offered for sale as a whole, however the vendor reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Method of Sale

The land is initially being offered for sale by private treaty.

Tenant Right Matters

The vendor will make no claim for tenant right matters and the purchaser(s) will make no claim for dilapidations.

Viewings

Strictly by appointment with the Richard Brown & Partners.

Health & Safety

Please be aware of the potential hazards of a working farm and be as vigilant as possible when making any inspection of the property. No unaccompanied viewings can be made.

Services

The farm is serviced by mains electricity, water and a private drainage system.

Energy Performance Certificate

An energy performance assessment has been undertaken and a certificate is available upon request from the Agent.



IMPORTANT NOTICE

Richard Brown & Partners does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff follow set procedures, but it is not possible for us to guarantee that everything written in our particulars is accurate. Please note that unless stated otherwise:

These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification. These particulars were prepared, and photographs used were taken in August 2016. These particulars are set out as a general outline only for the guidance for intending applicants and do not constitute, nor constitute a part of, an offer or Contract. All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or their Agents. We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee. Any plans may not be to scale and are for identification purposes only. Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph. You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major important to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.