



HIGH WARREN TRADITIONAL BUILDINGS, GILLING EAST
York, North Yorkshire

 **AFP** Alnwick Farming And
Property Consultants

TRADITIONAL BUILDINGS WITH CONVERSION POTENTIAL

York, East Yorkshire

Easingwold 6.5 miles | Helmsley 7 miles | Malton 13 miles | York 16 miles
(Distances are approximate)

STONE BUILT TRADITIONAL RANGE
LOCATED IN THE HOWARDIAN HILLS
AREA OF OUTSTANDING NATURAL BEAUTY

For sale freehold

Total Site Area (approximately):

0.16 hectares (0.40 acres)



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GENERAL DESCRIPTION

The sale includes the majority of the traditional farmstead at High Warren Farm shown outlined and shaded red on the plan, which occupies an idyllic and private position in the Howardian Hills Area of Outstanding Natural Beauty (AONB). Surrounded by beautiful countryside, High Warren Farm enjoys far reaching views over Ryedale and the North Yorkshire Moors National Park.

Sections of the buildings require significant repair and improvement, but subject to obtaining the necessary consents, the buildings would lend themselves to being converted. Suitable alternative uses are considered to include residential use, holiday units or 'live/work' accommodation, providing a purchaser with a rare opportunity to implement their own bespoke development scheme in a prime location.

The main double storey granary is adjoined by an extensive range of single storey buildings, constructed mainly of local stone under pantile roofs, with the original construction incorporating some attractive architectural features including stone quoins and water tabling. Over recent years, sections of the buildings have been adapted and repaired with brick and modern stone.

The Gross External Floor Area (GEFA) (ground floor only) of the buildings is estimated at 300m² (3,229 ft²) although a full measured survey has not been undertaken.

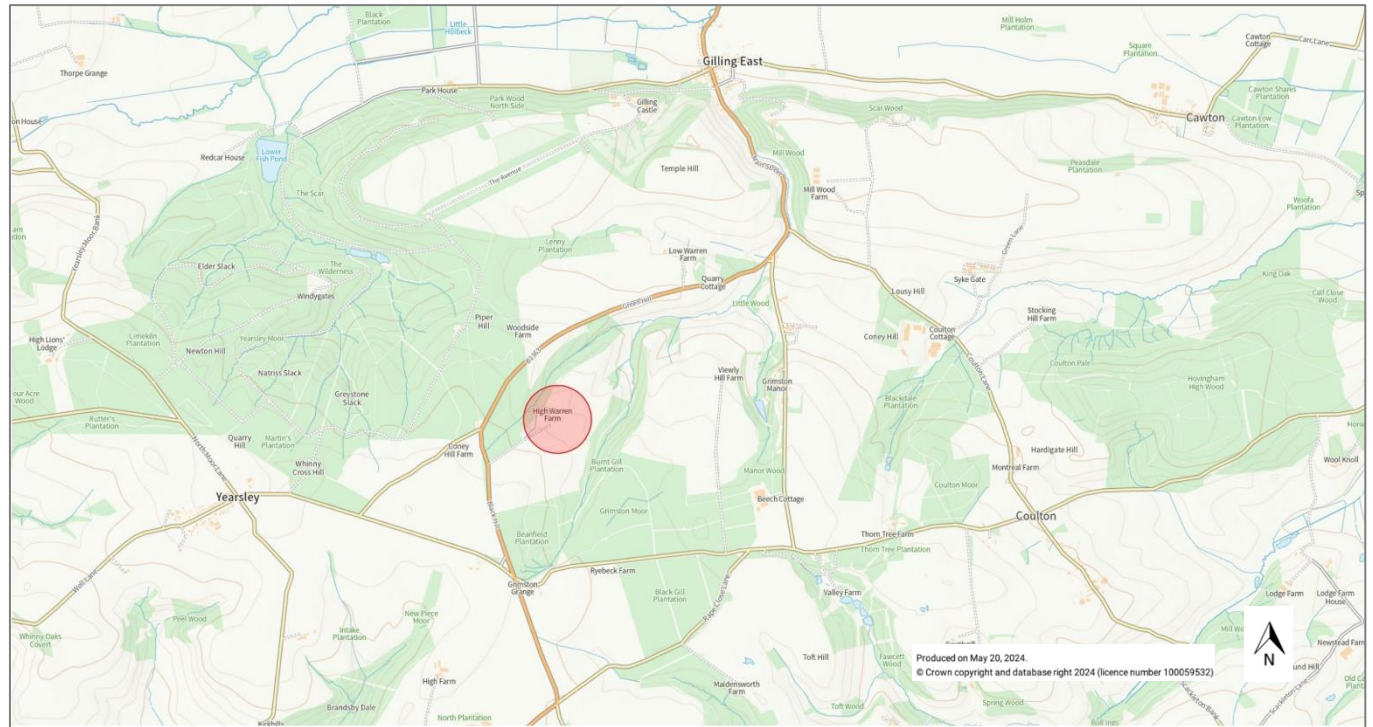
Externally a high wall adjoining the south and eastern elevations creates an enclosed courtyard area, with an open area beyond used as the farmyard. This area could be landscaped to create a substantial area of amenity space for the buildings, if converted.

LOCATION & SITUATION

The buildings are located to the south of Gilling East and to the east of Yearsley in a rural position, surrounded by attractive rural countryside.

Travelling from York take the B1363 Helmsley Road. High Warren Farm can be found on the right-hand side, approximately 2 miles before reaching the village of Gilling East. The buildings are accessed via a track leading off 'Black Hill Road' which leads to High Warren Farm.

The What3Words reference is: [///locals.hide.freezing](https://www.what3words.com/locals.hide.freezing).



BOUNDARIES

The boundaries shown on the plan are for identification purposes only. Marker posts to indicate the boundaries have been installed on site and a Land Registry compliant sale plan with boundary reference points is to be prepared to accompany the sale contract, once sale terms are agreed.

ACCESS

Access to the buildings is via a shared right of way over the existing track leading to High Warren Farm coloured brown on the plan which connects to 'Black Hill Road'. The purchaser(s) will be granted rights to repair, maintain and upgrade the access track.

SERVICES

Mains water and electricity are connected to the buildings and supplied via shared supplies. None of the services have been tested and the purchaser(s) will be required to contribute 50% towards the cost of repairing, maintaining or renewing the services, which are not the responsibility of the service provider. The vendor reserves the right to relocate the service media at his discretion.

TITLE AND TENURE

The buildings are registered on Title: **NYK444962**. The freehold legal interest in the buildings is offered for sale with vacant possession to be provided on completion.

PUBLIC RIGHTS OF WAY

There are no public rights of way impacting the buildings or the land immediately surrounding them.

DESIGNATIONS

The buildings are located within the Howardian Hills AONB.

EASEMENTS AND WAYLEAVES

The buildings are to be sold subject to and with the benefit of all rights of way whether public or private, rights of water, drainage, light, electric and other rights, as well as existing or proposed wayleaves, easements, quasi-easements, restrictive covenants and other burdens whether referred to in the particulars or not.

SPORTING AND MINERAL RIGHTS

As far as they are owned, the sporting and mineral rights are included with the sale.

RESTRICTIVE COVENANT

The sale is subject to a restrictive covenant preventing nuisance and the construction of new buildings/dwellings on the property offered for sale.

COSTS

Each party to bear their own costs.

PLANS, AREAS AND SCHEDULES

The plan and areas are based on information from the LandApp mapping system using Ordnance Survey data and are for reference only. The purchaser(s) will be required to satisfy themselves as to the boundaries and areas offered for sale. Any errors shall not annul the sale nor entitle either party to compensation in respect thereof.

LOCAL AUTHORITY

The land is located within open countryside and any planning enquiries should be directed to:

North Yorkshire Council

County Hall
NORTHALLERTON, North Yorkshire
DL7 8AD
T: 0300 131 2131
W: www.northyorks.gov.uk

VAT

To our knowledge the buildings have not been opted to tax. Should the sale of the land, or any part of it, or any right attached to it attract a VAT charge, such tax will be payable in addition to the purchase price.

HEALTH AND SAFETY

The buildings currently form part of a working farm and interested parties should be vigilant at all times when undertaking viewings. Due to the condition of the buildings, no internal access is permitted during viewings.

SALE METHOD

The buildings are offered for sale by Private Treaty. The vendor reserves the right to amend the sale boundaries shown on the plan at any time and to amend the particulars of sale or method of sale. Prospective purchasers should register their interest with the selling agents to be kept informed as to how the sale will be concluded.

MONEY LAUNDERING REGULATIONS

The successful purchaser(s) will be required to provide the selling agents with documents in relation to Money Laundering Regulations including proof of identity and address. Further details of the requirements are available upon request. Without this information offers from interested parties cannot be progressed.

SOLICITOR ACTING FOR THE VENDOR

The solicitor acting for the vendor is:

Rollits LLP

Citadel House
58 High Street
HULL, East Yorkshire
HU1 1QE
T: 01482 323239
W: www.rollits.com

VIEWINGS

Viewings are to be arranged strictly by prior appointment with the selling agents. Viewings without an appointment are not permitted.

FURTHER INFORMATION

Please contact:

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Granary - North Elevation



Access Road



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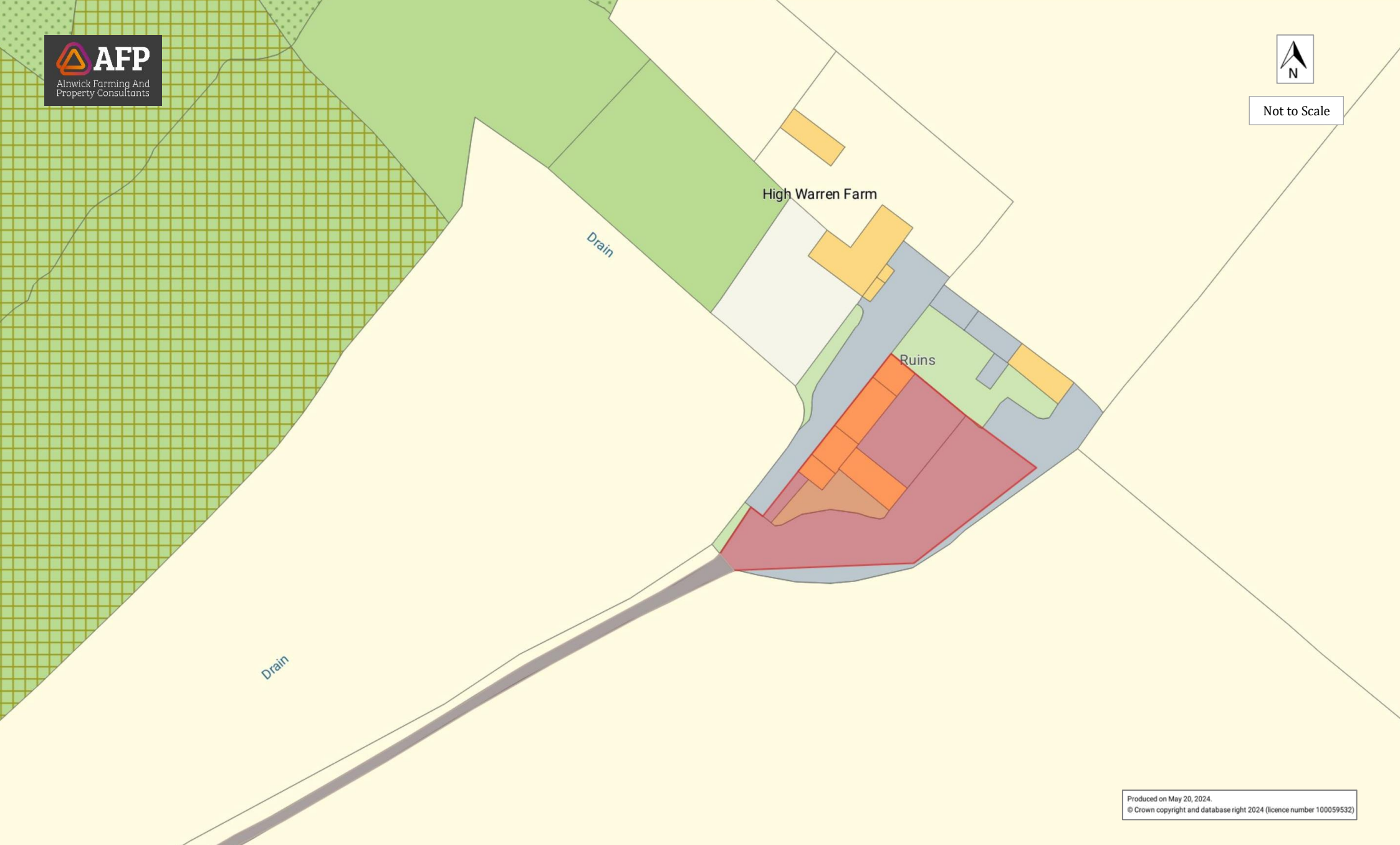
Historic Aerial Image - Boundaries for Identification Purposes Only



Granary & Single Storey Range - North Elevation



Not to Scale



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Brochure Reference: S.95.24/V.1 | Particulars prepared: May 2024 | Photographs taken: May 2024

IMPORTANT NOTICE

The information contained in these particulars is intended to be reliable and accurate. They should however be used for guidance only and complete accuracy cannot be guaranteed. All dimensions, measurements and descriptions provided are approximate and plans are for illustrative purposes only. Prospective purchasers should satisfy themselves as to the information provided including the boundaries and areas. No services have been tested and cannot be guaranteed. These particulars are for the guidance of interested parties and do not constitute an offer or contract.

