



CARR HOUSE FARM – FOR SALE
Pickering, North Yorkshire

 **AFP** Alnwick Farming And
Property Consultants

RING FENCED INVESTMENT FARM

Pickering | North Yorkshire

Pickering 3 miles | Malton 7 miles | Scarborough 20 miles | York 25 miles
(Distances Approximate)

FULLY EQUIPPED MIXED FARM SUBJECT TO AN
AGRICULTURAL HOLDINGS ACT 1986 TENANCY

For sale freehold subject to the existing tenancy

In all approximately 29.75 Ha (73.51 acres)



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GENERAL DESCRIPTION

Carr House Farm comprises a fully equipped arable and grass farm let on an Agricultural Holdings Act (AHA) 1986 tenancy, occupying a pleasant position with the farmhouse overlooking the majority of the land. Having been owned by the same family for five generations, this is believed to be the first occasion the property has been available to purchase for over 150 years.

Contained within a ring fence, the farm includes a substantial period farmhouse constructed of stone/brick under a pantile roof with timber and UPVC double glazed windows and divided into two dwellings. The farm buildings include traditional brick and stone ranges and an extensive range of more modern buildings constructed by the tenant. Operated as a dairy unit for many years, Carr House Farm has more recently been managed as a mixed arable and livestock unit, alongside a popular touring caravan site.

LOCATION & SITUATION

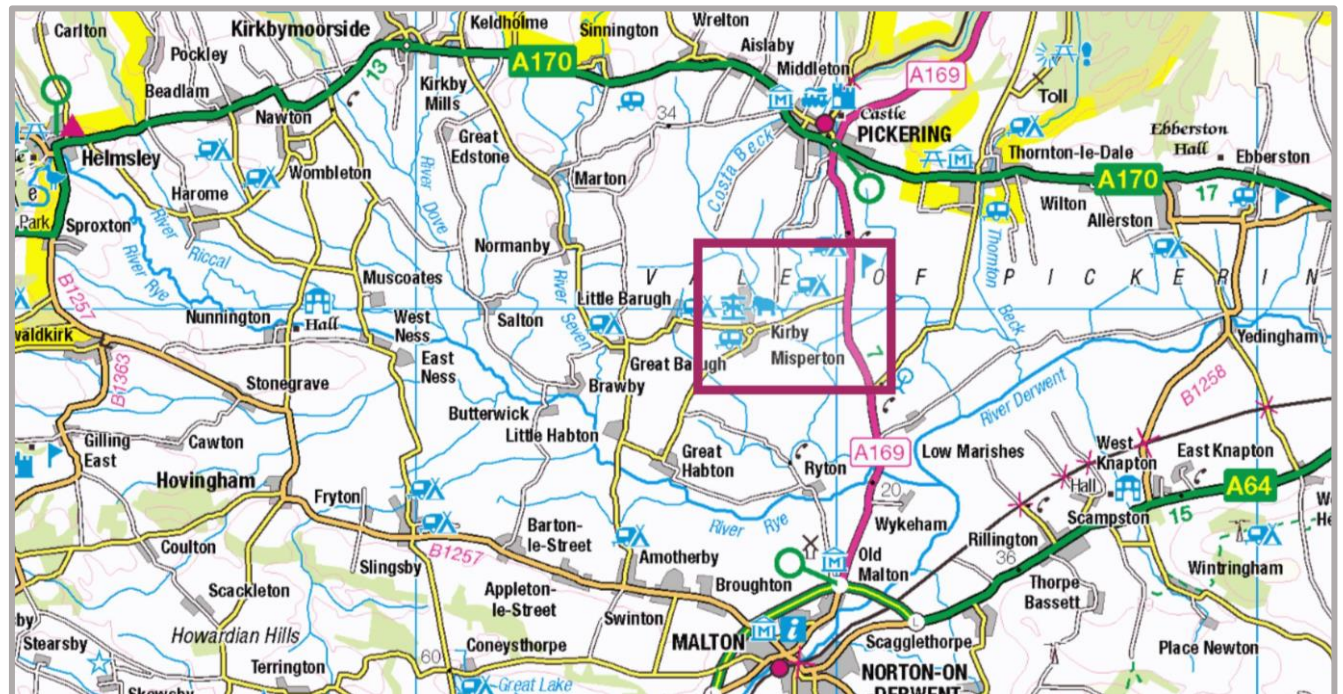
Located in the Vale of Pickering, Carr House Farm is situated between 10m and 20m above sea level within a renowned farming area, surrounded by beautiful countryside. Access is via 'Tofts Road,' an unclassified adopted highway, leading from 'Malton Road' near the 'Beansheaf' crossroads. The land can also be accessed from Kirby Misperton Road which adjoins the southern boundary.

The What3Words reference is: [///steady.snowboard.cries](https://www.what3words.com/#!/en/steady.snowboard.cries)

Carr House Farm is conveniently located 3 miles south of Pickering and 7 miles north of Malton and within easy reach of the many of the highlights Yorkshire has to offer, including the Howardian Hills Area of Outstanding Natural Beauty, the spectacular North York Moors National Park, Dalby Forest, the East Yorkshire Wolds and the Heritage coast.

Pickering and Malton are both vibrant, quintessential market towns providing an excellent range of services, amenities, shops, cafes, restaurants and artisan producers. Malton is recognised as 'Yorkshire's Food Capital' and benefits from a livestock market together with several suppliers of agricultural machinery and inputs. The town also hosts regular events including the 'Malton Food Festival,' markets, Christmas fairs and offers numerous places to explore and enjoy (www.visitmalton.com).

The area is well connected via the 'A170' and 'A64' trunk roads, with a direct train service from Malton via York to the East Coast Main Line and the Trans Pennine Express. The historic City of York is within a comfortable travelling distance (by car or rail), with airports at Leeds, Teesside and Manchester.

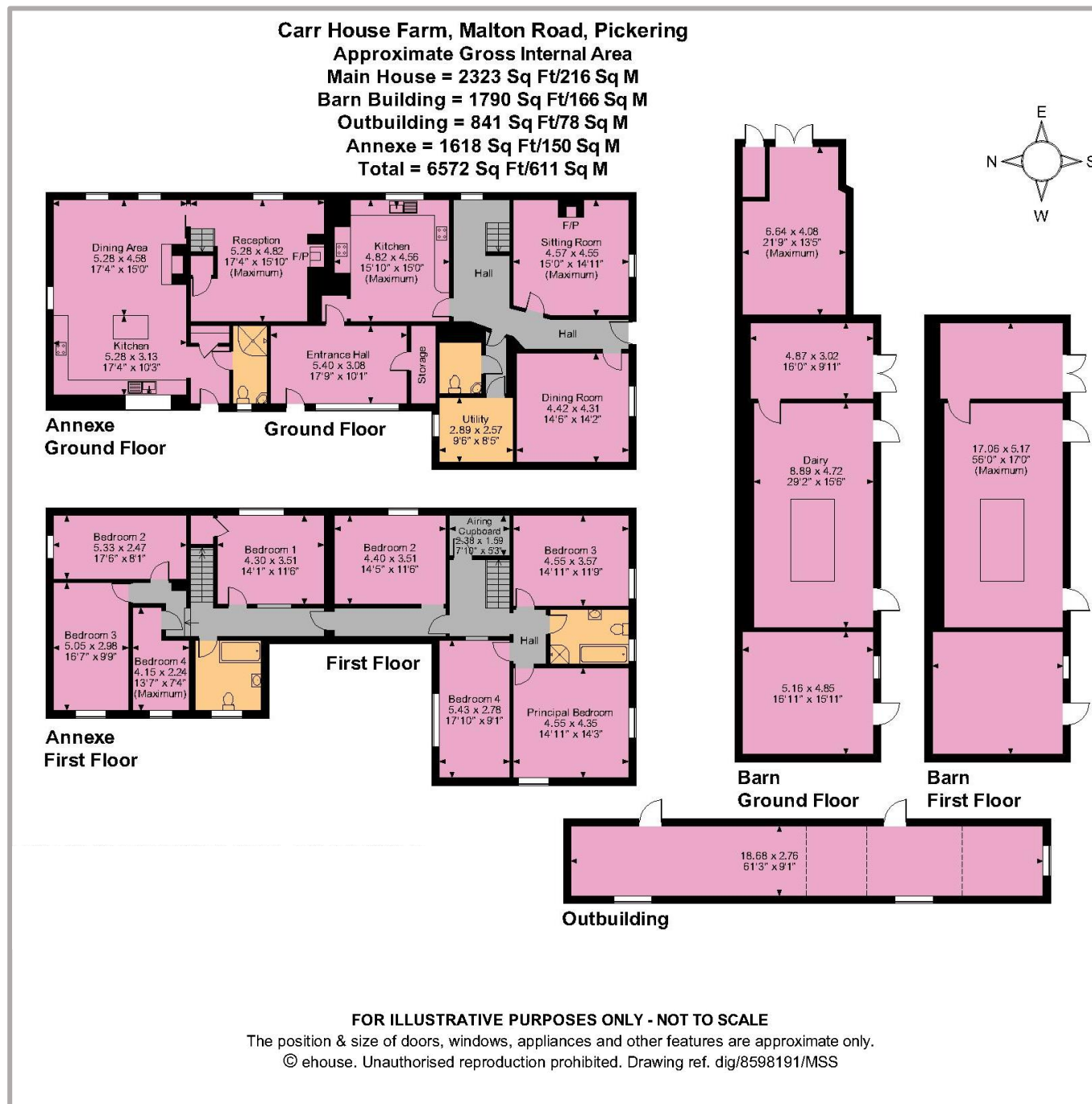


TENANCY AGREEMENT

Originally let in 1978, the tenant succeeded to the tenancy in 2010 as the first successor. The passing rent amounts to £8,300 per annum and was last reviewed in April 2021. The agreement is fully repairing and insuring on the tenant, who is responsible for the landlord's and tenant's liabilities under the Agriculture (Maintenance, Repair and Insurance of Fixed Equipment) Regulations 1973 (as amended).

DWELLINGS

Divided internally to create a main residence and a separate annexe connected via a lockable door on the first-floor, the farmhouse would benefit from some updating and modernisation. The annexe has been recently updated internally to a high standard to provide pleasant, contemporary living accommodation.



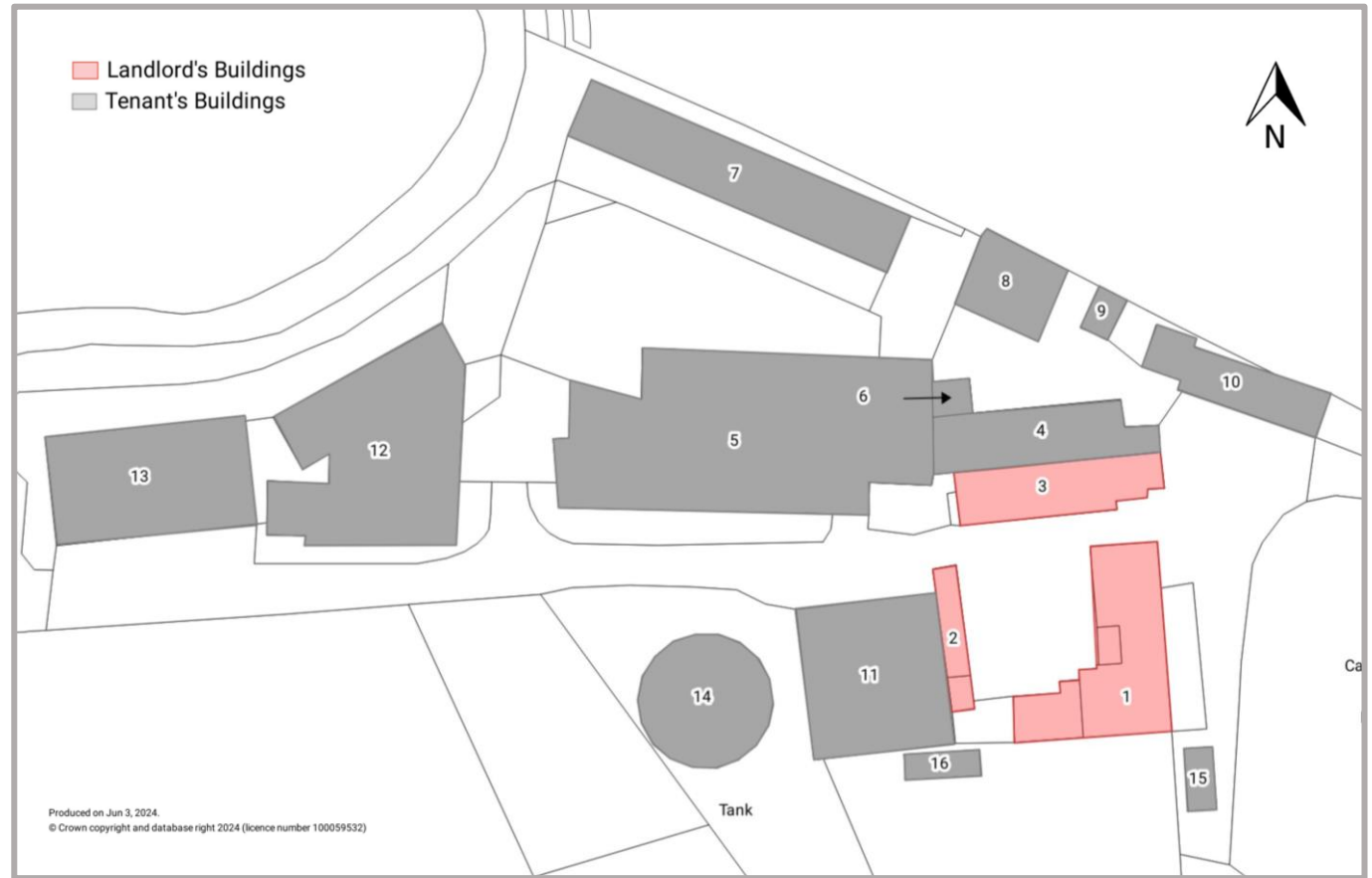
COUNCIL TAX & ENERGY PERFORMANCE

	Council Tax	EPC Rating
Farmhouse & Annexe	D	F

BUILDINGS

The landlord's buildings include a single storey stone and pantile range, double storey brick granary and a stone built storage building. The remainder of the buildings shaded grey have been constructed by the tenant as summarised below and shown on the block plan opposite.

No.	Brief Description
1	Farmhouse, Annexe and Garage
2	Outbuilding
3	Granary and attached storage building previously used as a milking parlour and bulk tank room
4	Collecting Yard and Lean-tos
5	Silage clamp (uncovered) Timber framed dutch-barns
6	Concrete block calving box
7	Timber building housing 60 cow kennels Concrete block lean-to
8	Concrete block loose box
9	Concrete block bull pen
10	Concrete block building used for calves, open fronted lean-to and timber framed work-shop
11	Steel framed 4 bay GP building and lean-to
12	Timber framed 4 bay implement shed Steel framed 3 bay fold yard Timber building housing 40 cow kennels Timber framed lean-to
13	Steel framed GP building with earth floor
14	Malgar 100,000 gallon steel circular slurry store and underground pit
15	Caravaner's Toilet Block
16	Temporary Building



LAND

The land is classified as Grade 4 and consists of bodied clayey and loamy clayey soils within the 'Foggathorpe 2' soil series, which is typical of the surrounding land. The land is productive and capable of producing good yields of cereals and grass, with efficient field sizes and shapes, well suited to modern farm machinery. The current cropping rotation is based on cereals and improved grass.

CARAVAN SITE

With the consent of the landlord, the tenant uses field 3040 as a popular touring caravan and camping site.

SERVICES

Carr House Farm is connected to mains water and electricity. Foul drainage is to a private system within the boundaries of the property. The farmhouse and annexe are heated from a shared oil fired system.

OUTGOINGS

The farm is also subject to drainage rates levied by the Vale of Pickering Internal Drainage Board with the tenant responsible for all outgoings under the terms of the tenancy.

TITLE AND TENURE

Title to the property is registered under: **NYK 310338**.

An area of land forming part of the property shown shaded yellow on the boundary plan and extending to approximately 0.54 ha (1.33 acres) (including part of Pickering Beck), does not form part of the registered title. This land is understood to have always been owned by the vendors family since the mid-1800s and has been farmed by the tenant and his family since 1978. The area of the parcel of land shaded yellow is not included in the total area stated for the farm.

BOUNDARIES

The property is enclosed primarily by a mature boundary hedges and fences.

BASIC PAYMENT SCHEME (BPS)

The tenant has claimed Basic Payment Scheme entitlements on the land and will receive the de-linked payment.

STEWARDSHIP

The land is not currently included in any Environmental or Conservation Schemes.

PUBLIC RIGHTS OF WAY

A public bridleway runs from field 4428 along the concrete access road through the farmyard and along the track adjoining the northern boundary of field 9135. A bridleway also runs southwards along the track adjoining the eastern boundary of fields 3040 and 2025 then through field 4007.

DESIGNATIONS

Pickering Beck is within a SSSI Impact Zone.

EASEMENTS AND WAYLEAVES

The farm is 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 freehold and included in the sale. Pickering Beck dissects the property which is populated with trout and grayling providing challenging fishing on both banks of the beck.

PLANS, AREAS AND SCHEDULES

The plans included in the particulars are based on the areas provided by the Rural Payments Agency and Ordnance Survey and are for reference only. The purchaser(s) will be required to satisfy themselves as to the boundaries and areas of the land offered for sale and any errors shall not annul the sale nor entitle either party to compensation in respect thereof. Please note that the area based on the registered title is slightly larger than the area stated in the tenancy agreement.

VAT

To our knowledge the farm has not been opted to tax. If the sale, or any part of it, or any right attached to it attract VAT, such tax will be payable in addition to the purchase price.

COSTS

Each party to bear their own costs.

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, LS1 2TW
T: 0300 1312131
W: www.northyorks.gov.uk

HEALTH AND SAFETY

When viewing the property please be aware of the potential hazards associated with a working farm.

SALE METHOD

The property is offered for sale freehold by Private Treaty subject to the existing tenancy. Prospective purchasers interested in only part of the land should contact the selling agent.

The vendors reserve the right to withdraw/exclude any of the land 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 to satisfy the Money Laundering Regulations including proof of identity and address. Further details of the requirements are available upon request.

SOLICITOR ACTING FOR THE VENDORS

The vendor's solicitors are:

Clarion

Elizabeth House
13-19 Queen Street
LEEDS,
LS1 2TW
T: 0113 246 0622
W: www.clarionsolicitors.com

VIEWINGS

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

POST CODE

YO18 8EB

DUE DILIGENCE

Further information on the tenancy agreement will be made available to seriously interested parties on signing a Non-disclosure agreement.

FURTHER INFORMATION

Please contact:

Oliver Stones MRICS FAAV
M: 07494 035181
E: oliver@alnwickfpc.co.uk

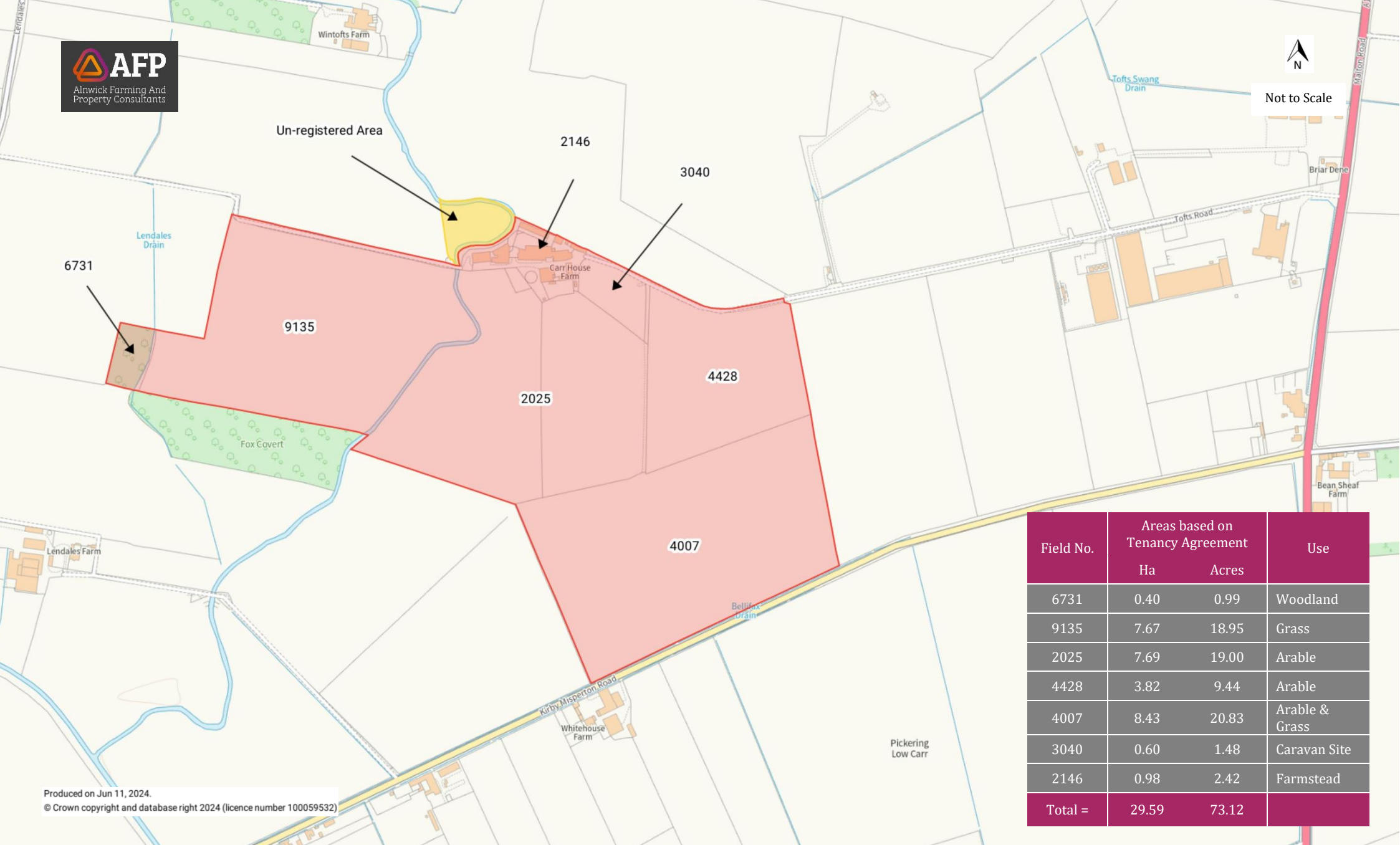
Emma Smith MRICS FAAV
M: 07378 381134
E: emma@alnwickfpc.co.uk







Not to Scale



Field No.	Areas based on Tenancy Agreement		Use
	Ha	Acres	
6731	0.40	0.99	Woodland
9135	7.67	18.95	Grass
2025	7.69	19.00	Arable
4428	3.82	9.44	Arable
4007	8.43	20.83	Arable & Grass
3040	0.60	1.48	Caravan Site
2146	0.98	2.42	Farmstead
Total =	29.59	73.12	

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Brochure Reference: AFC/22/19/V.4 | Particulars finalised: June 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.