



THE CART SHED, HIGH WARREN, GILLING EAST
York, North Yorkshire

TRADITIONAL BUILDING WITH CONVERSION POTENTIAL

York, North Yorkshire

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

TRADITIONAL CART SHED
LOCATED IN THE HOWARDIAN HILLS
AREA OF OUTSTANDING NATURAL BEAUTY

For sale freehold

Total Site Area (approximately):
0.05 hectares (0.11 acres)



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GENERAL DESCRIPTION

The Cart Shed at High Warren Farm shown outlined and shaded blue on the plan, forms part of High Warren farmstead 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.

The Cart Shed is a traditional stone building, open to the west elevation which, subject to obtaining the necessary consents, would lend itself 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 Cart Shed forms part of a larger range of traditional farm buildings, which are also being marketed for sale. Constructed mainly of local stone with brick pillars and a pantile roof, the original construction of the Cart Shed incorporates some attractive architectural features.

The Gross External Floor Area (GEFA) (ground floor only) of the building is estimated at 79m² (852 ft²) although a full measured survey has not been undertaken.

Externally, an area of land adjoining the east, west and south elevations of the Cart Shed could be landscaped to create an area of garden and parking for the building, if converted.

LOCATION & SITUATION

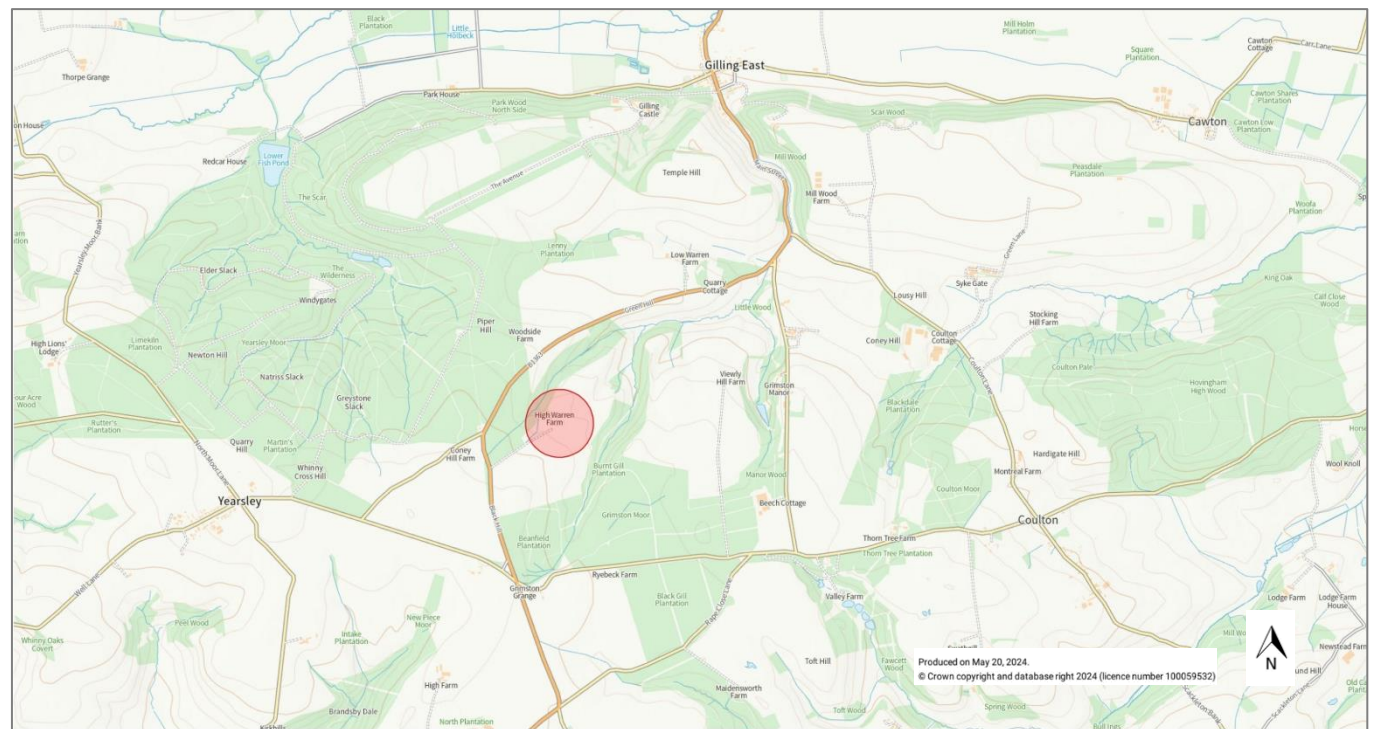
The building is located to the south of Gilling East and to the east of Yearsley in a rural position, surrounded by attractive rural countryside.

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 Cart Shed is 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 Cart Shed is gained 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

No mains services are connected to The Cart Shed. Mains water and electricity is connected to the nearby traditional buildings which are also being marketed for sale. 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 connected to the adjoining buildings, if they are subsequently used to supply the Cart Shed. The vendor reserves the right to relocate the service media at his discretion.

TITLE AND TENURE

The Cart Shed is registered on Title: **NYK444962**. The freehold legal interest in the building 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 building or the land immediately surrounding it.

DESIGNATIONS

The building is located within the Howardian Hills AONB.

EASEMENTS AND WAYLEAVES

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

SALE METHOD

The building is 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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West Elevation



Access Road



Historic Aerial Image – Boundaries for Identification Purposes Only



East Elevation



Not to Scale



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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.



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