

# LAND & CHARMING STONE COTTAGE AT NORTH FARM, OVER SILTON



THE RURAL PROFESSIONALS

Permanent Grassland and Charming Stone  
Cottage with full planning permission  
North Farm, Over Silton, Thirsk, YO7 2LJ  
11.77 Hectares (29.08 acres)

**For sale as a whole or in two lots**





# LAND & CHARMING STONE BUILT COTTAGE NORTH FARM, OVER SILTON, THIRSK, Y07 2LJ

Permanent Grassland at North Farm & North Farm Cottage

Extending to 11.77 Hectares (29.08 acres)

Short drive onto the A19

Close to Market Towns & Transport Links

Idyllic Rural Location

**FOR SALE AS A WHOLE OR IN 2 LOTS:**

**Lot 1:** 29.08 acres of Permanent Grassland

**Lot 2:** North Farm Cottage

  
THE **RURAL** PROFESSIONALS

Bullamoor Farm, Bullamoor, Northallerton, North Yorkshire, DL6 3QP

Tel: 01609 633056 ~ 07876 696259

[www.drew-co.co.uk](http://www.drew-co.co.uk)

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**Introduction**

North Farm cottage is a unique plot within a highly sought after village, with scope for development into a two bedroomed cottage with external space to compliment the property.  
An interesting block of grassland within the North Yorkshire Moors National Park which benefits from a spring fed water supply. The land has high environmental value and is suitable for grazing and mowing.

**Situation**

North Farm cottage is idyllically located in the peaceful rural village of Over Silton, renowned for its picturesque setting, sense of community, and proximity to nature. North Farm cottage enjoys an elevated position with far reaching views over rolling countryside and woodland just on the doorstep.  
Despite its tranquil surroundings the village benefits from convenient access to the nearby market towns of Thirsk (approx 9 miles) and Northallerton (approx 11 miles). The A19 is a short drive away offering swift road connections to York, Teesside and Leeds.

**Description**

Lot 1: An excellent block of 29.08 acres of productive permanent grassland, situated on the edge of the attractive village of Over Silton within the North York Moors National Park. The land is well suited to grazing or mowing and benefits from a spring fed water supply with good access. No buildings are present on the land and the boundaries are a mixture of traditional stone walling, post and rail fencing, and mature hedgerows.  
Lot 2: A rare opportunity to acquire a charming Grade II listed stone-built cottage in the heart of the sought-after village of Over Silton. The property benefits from full planning permission to convert into a two bedroomed dwelling, offering excellent potential for a delightful rural home.

**Plans & Areas**

The Plans are provided for identification only. We have carefully checked the details but potential purchasers must satisfy themselves with the property.

**What3words**

Lot 1: ///transcribe.grape.moral  
Lot 2: ///gloom.tilting.uses

**Wayleaves, Easements & Rights of Way**

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

**Planning**

Lot 1: No planning permission currently exists on the land any parties interested in development should make their own enquiries.  
Lot 2: Planning permission for the cottage has been granted by North Yorkshire Moors Planning Department under NYM/2021/0918/LB. Please note a local occupancy is attached to the conditions and the property is Grade II listed.

**Schemes**

Part of the land is entered into a Countryside Stewardship Scheme (GS2: Permanent grassland with very low inputs). See cropping table below for full information.

**Services**

Lot 1: The land benefits from a spring water supply, no mains electricity is connected.  
Lot 2: A metered mains water supply will be provided for 12 months from the completion date and after this point a new connection will need to be established with Yorkshire Water, we believe this to be in the road nearby. Drainage is connected to the site. An electricity pole is located on the boundary of the site.

**Access:**

Lot 1 is accessed by passing North Farm and continuing along the track towards Silton Forest; after approximately 200 metres, fork right onto a secondary track, which leads to the gateway entrance to the land.  
Lot 2 is approached via the North Farm entrance and benefits from a private driveway, providing secure and discreet access.

**Local Authority**

North York Moors National Park: The Old Vicarage, Bondgate, Helmsley, YO62 5BP

**Boundaries**

The Vendor will sell all boundaries for which they have an interest in.  
At North Farm Cottage, the boundary is a straight line on the western boundary, the gateway is currently set back for ease of access.

**Timber, Minerals & Sporting**

The Timber, Minerals & Sporting rights are to be included with the freehold as far as they are owned.

**Tenure**

The land is freehold with vacant possession upon completion.

**Method of Offering**

The Property is offered for sale initially by private treaty, we urge all interested parties to register their interest with us to can keep you updated as to how the sale will be concluded. All expressions of interest should initially be directed to:  
Giles Drew MRICS FAAV FLAA. giles@drew-co.co.uk

**Vendors Solicitor**

Scotts Hall & Britles Solicitors;  
Bank Chambers, Main Street, Hawes, North Yorkshire, DL8 3QL (Michael Birtles)

**Viewings**

People wishing to view may so at any reasonable time whilst carrying a copy of these particulars.  
Please be considerate and shut the gate when entering North Farm.

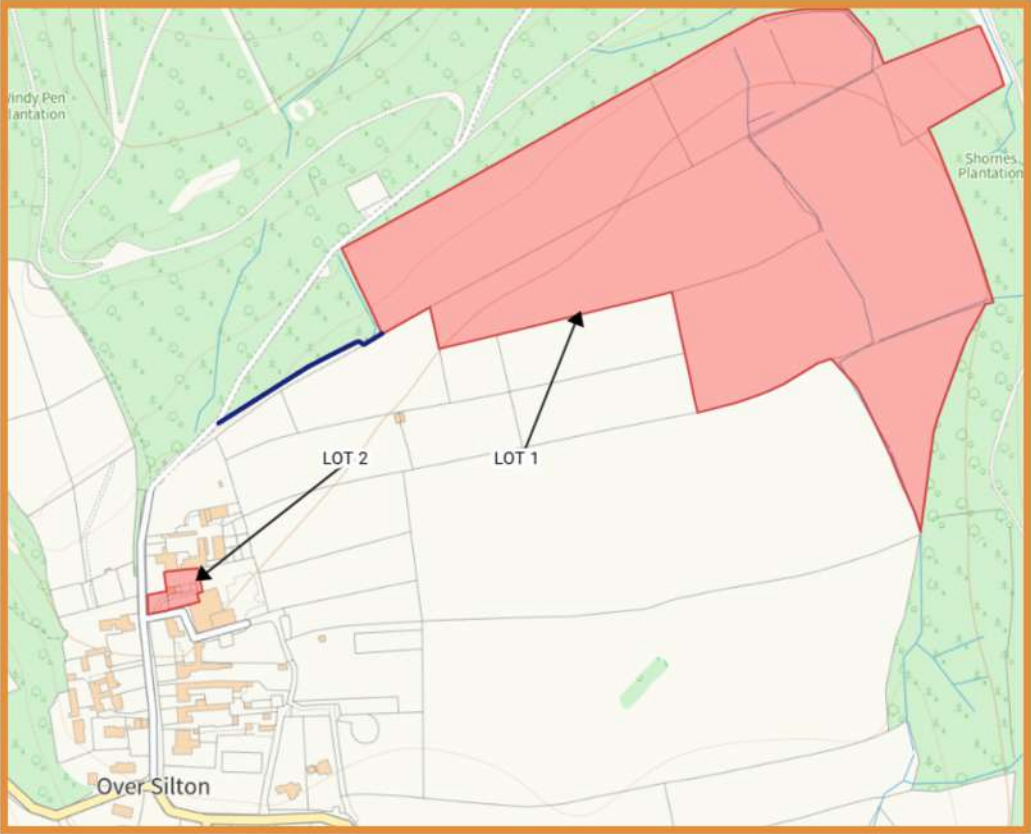
**Anti Money Laundering**

Any successful purchaser will have to provide photo ID and proof of address to satisfy anti money laundering regulations. Proof of funds will also be required before any sale proceeds.





Field Number	Cropping	Hectares	Acres	Scheme
SE4593 4573	Permanent Grassland	2.42	5.98	GS2
SE4593 6582	Permanent Grassland	1.43	3.53	GS2
SE4593 7983	Permanent Grassland	0.61	1.5	GS2
SE4593 7572	Permanent Grassland	2.40	5.93	No option
SE4593 7657	Permanent Grassland	0.90	2.2	No option
SE4593 6562	Permanent Grassland	1.59	3.93	No option
SE4593 5468	Permanent Grassland	2.42	5.98	No option
	<b>TOTAL</b>	<b>11.77</b>	<b>29.08</b>	







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- These particulars are set out as a general outline only for the guidance for intending purchasers 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 his/her 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.