

**West Birkrigg Farm,
Hawes, North Yorkshire, DL8 3LP**



Farmhouse and buildings
together with meadow and pasture land
extending to 97.31 Ha (240.45 Ac)

Guide Price: £750,000

For Sale by Private Treaty



West Birkrigg Farm, Hawes, North Yorkshire, DL8 3LP



Situation

Situated in a prominent position on Birk Rigg, the farm lies within a ring fence in a truly spectacular location near the popular market town of Hawes, in Upper-Wensleydale and within the heart of the Yorkshire Dales National Park.

Description

This traditional hill farm extends to approximately 97.31 hectares or 240.45 acres and comprises a three bedroom semi-detached farmhouse, with traditional and modern farm buildings together with productive meadow and pasture land. The adjoining two bedroom cottage may also be available by separate negotiation.

Birkrigg Farm comes to the market following the Vendors' decision to retire and represents a rare opportunity to acquire a good farm in such a beautiful and renowned location. There is also potential to add value and upgrade the current facilities to the Purchasers own requirements.



Access

The farm benefits from its own access direct from the A684 public highway, neighbours also have a right of access over this route.

Services and Equipment

The farm is serviced by its own private water supply which is said to be a good reliable source, while drainage is to a septic tank which is also shared by the adjoining cottage. There are mains electricity and telecommunication connections.

Directions

The farm's location is identified on the location map and also marked on the ground by our sale boards.

Viewing

The farm may be inspected by prior arrangement with the selling agent.

Tenure and Possession

The freehold interest in the farm is offered for sale with vacant possession upon completion.

Rights and Easements

The farm will be sold subject to and with the benefit of all existing rights of way, water, drainage, watercourses, and other easements, quasi or reputed easements and rights of adjoining owners if any affecting the same and all existing and proposed wayleaves and all matters registered by any competent authority subject to statute.

Photographs

The fixtures and fittings in the photographs may not be included in the sale of the property.

Method of Sale

The property is offered for sale by Private Treaty as a whole as described within this brochure. Interested parties should first register their interest with the selling agent so that they may be kept informed as the selling agent reserves the right to conclude the sale by other means as their discretion.

Value Added Tax

It is presumed that the sale of the property will be exempt from VAT.

Sale Particulars

If there are any points which are of particular interest or importance to you, please contact James Alderson, who has inspected the farm and will be dealing with the sale.

Vendors' Solicitors

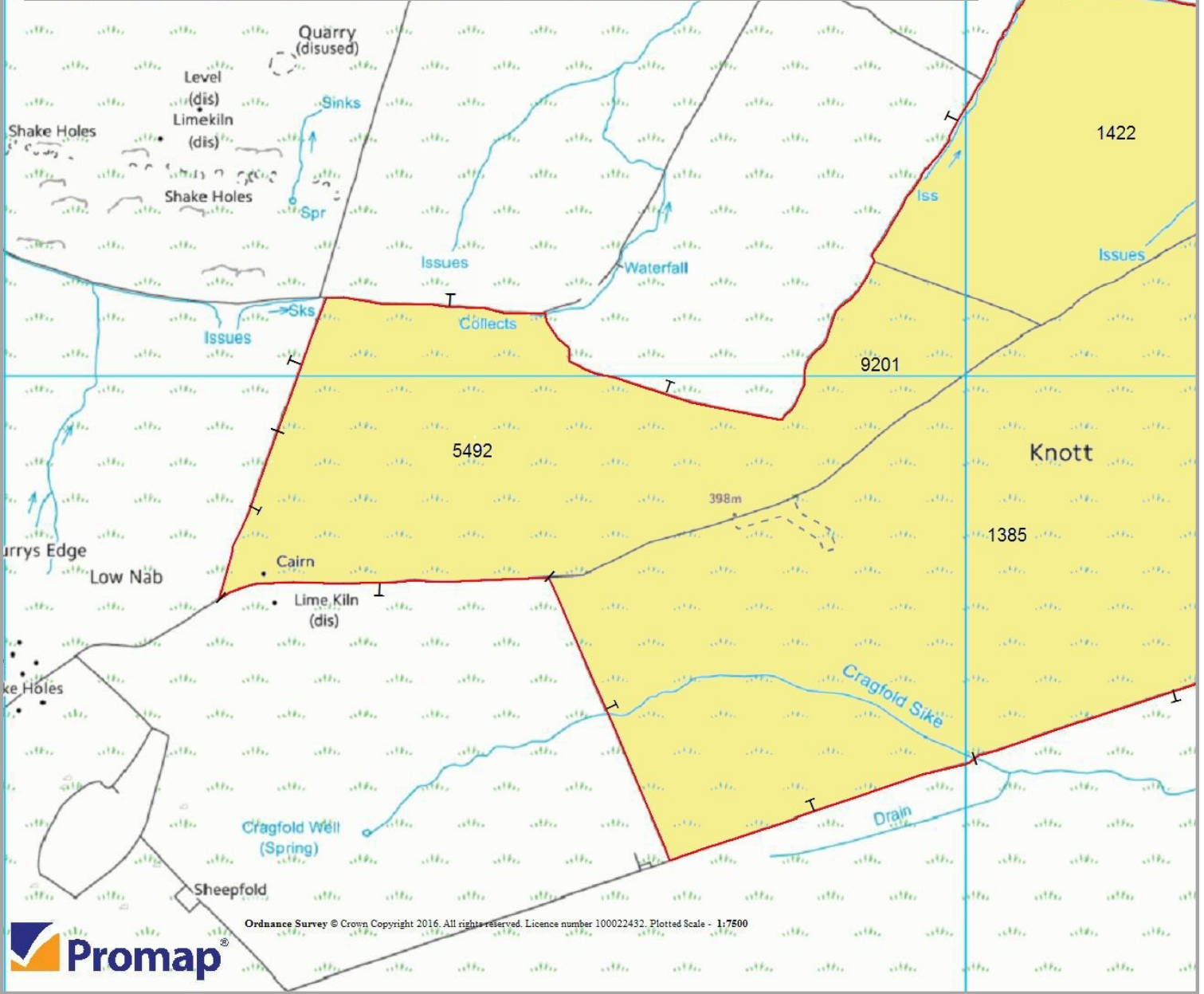
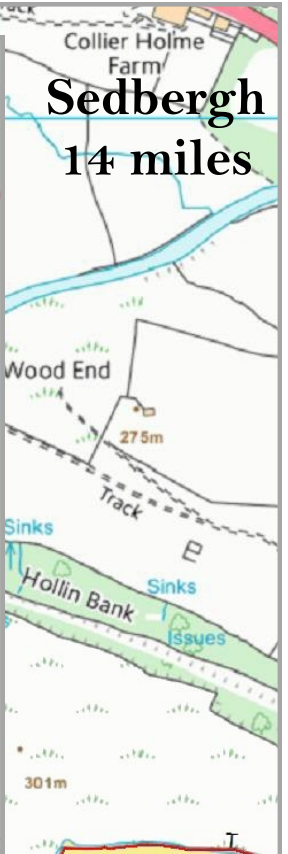
McGarry & Co. Solicitors, 21 Galgate, Barnard Castle, County Durham, DL12 8EQ

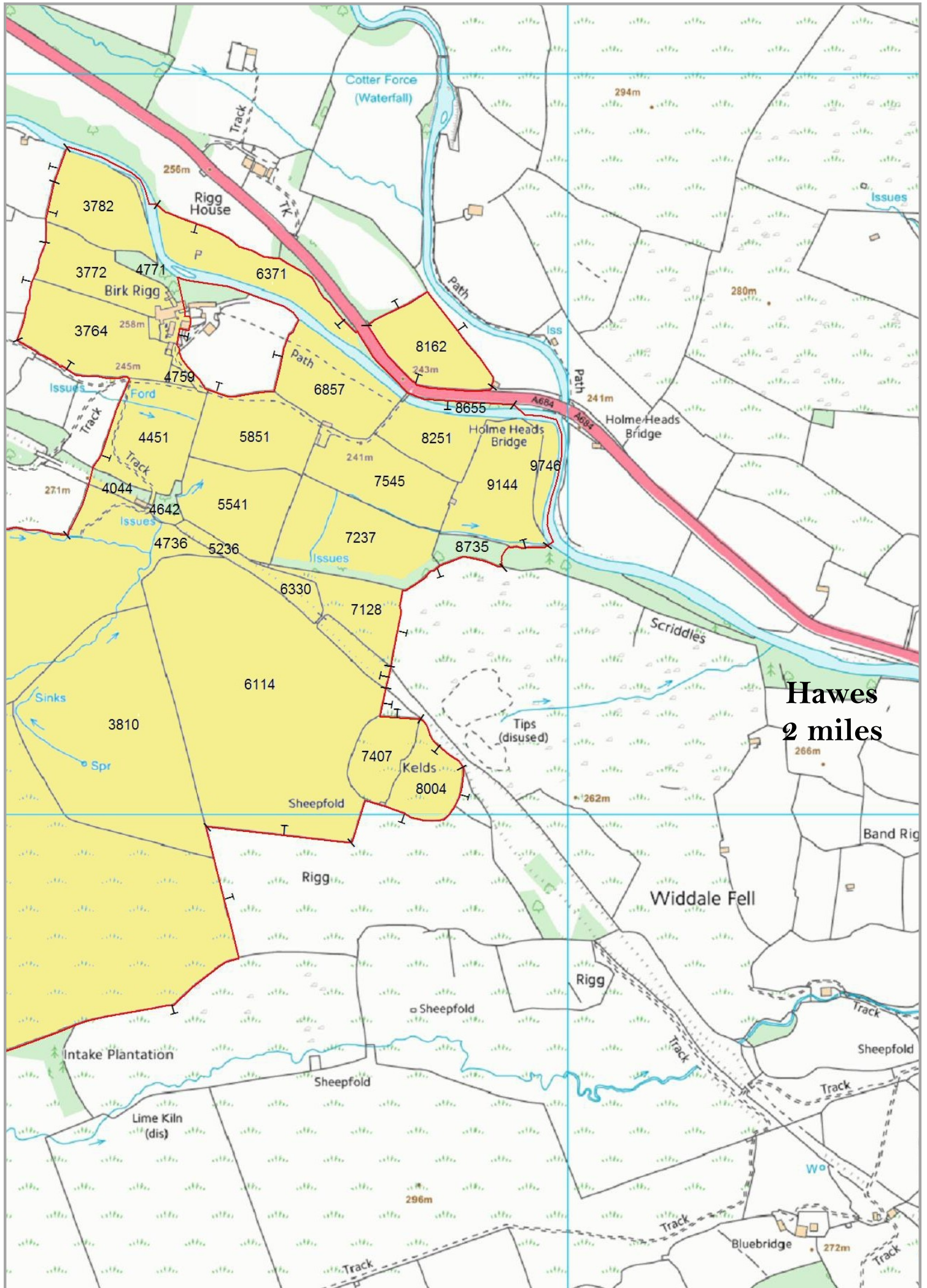
Contact Mr James Fawcett

T: 01833 600160 E: james@mbmcgarry.co.uk



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THE FARMHOUSE

This property is of traditional stone construction under a stone slate roof and includes attached out-buildings. The gross internal area extends to 92 m² and the accommodation briefly comprises:

Rear Porch (2.34m x 2.26m)

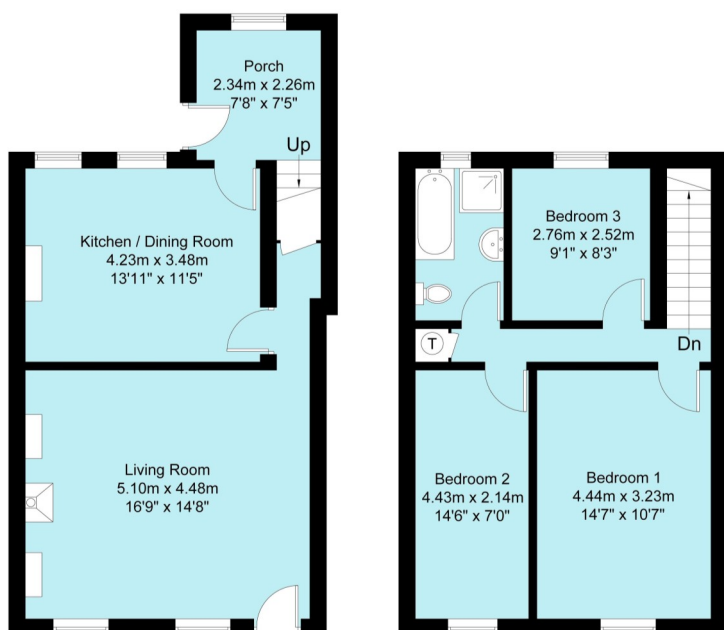
Exterior door and stairs to the first floor landing.

Kitchen/Dining Room (4.23m x 3.48m)

Wall and base units around a central dining table with a separate relaxed seating area. An oil fired Rayburn is used for cooking and providing hot water and heating.

Living Room (5.10m x 4.48m)

A central multi-fuel stove is flanked by two in-built display cabinets and exposed ceiling beams. An exterior door gives access to the front garden.



Bedroom 1 (4.44m x 3.23m)

Master double bedroom.

Bedroom 2 (4.43 x 2.14m)

Double bedroom.

Bedroom 3 (2.76m x 2.52m)

Double bedroom.

Bathroom (2.76m x 1.67m)

Toilet, bath, electric shower in cubicle, and wash basin.

Cupboards

There is an under-stairs storage cupboard and a cylinder/airing cupboard upstairs.

Energy Performance Certificate

A copy of the certificate can be obtained from the selling agents, the current and potential energy efficiency rating are 42 and 103 respectively.

Council Tax

The farmhouse is a council tax band C property and the amount payable for 2016/17 is £1,467.39.

THE FARM LAND

The farm land is all permeant pasture with some woodland and is generally free draining and considered to be in good heart with few weeds. It has a northerly aspect and lies between 250 and 450 metres above sea level, there may be potential for a micro hydro electricity scheme. The farm also encompasses parts of the River Ure and track bed of the former Hawes Branch of the Midland Railway. Some of the land adjoining the river is susceptible to occasional moderate flooding.



Boundaries

The Purchaser and their successors in title will take over the responsibility for the ownership and maintenance of all perimeter boundaries indicated by the inward facing 'T' marks on the plan so far as they are owned.

Sporting and Mineral Rights

The sporting and mineral rights over the land are in hand and included in the sale so far as they are owned.

Basic Payment Scheme (BPS)

The land has been registered for this scheme and the Vendors will endeavour to transfer all their BPS Entitlements to the Purchaser upon completion of the sale, however, the Purchaser will be required to contribute £180 towards this transfer. The 2015 payment was approximately £15,000 and the Vendors will retain the 2016 payment.

Environmental/Countryside Stewardship Schemes

The land is not currently subject to either of these schemes.



THE FARM YARD AND BUILDINGS

The majority of the farm building are of traditional stone construction, the few modern buildings were constructed for the benefit of the former dairy herd. Most of the building are situated near the farmhouse with the exception of the outlying field barns. The farm buildings' locations can be identified from the insert plan overleaf and they briefly comprise:

A) Old Hen Shed (3.08m x 8.91m)

Concrete floor and block walls with a fibre cement roof.

B) Wash House (2.73m x 2.71m)

Concrete floor, concrete panel walls with a fibre cement roof.

C) Wood Store (4.63m x 3.70m)

Cobble stone floor, stone built with a stone slate roof. Loft above.

D) Calf House (? x ?)

Stone flag floor, stone built with stone slate roof. Cattle tyings and hay loft above.

E) Stone Barn (4.92m x 8.37m)

Loose stone floor, stone built with stone slate roof.

F) Old Parlour (14.06m x 10.48m)

Concrete floor, stone walls, fibre cement roof with cattle stalls.

G) Cattle Shed (6.71m x 18.73m)

Concrete floor, block wall with Yorkshire boarding above and a tin roof, for 28 cows.

H) Store (3.86m x 3.04m) Dairy (3.82m x 2.89m)

Concrete floor, block walls with a fibre cement roof.

I) Engine House (2.76m x 1.58m)

Concrete floor, concrete slab walls, with fibre cement roof.

J) Car Garage (2.75m x 4.59m)

Concrete floor, stone walls and fibre cement roof.

K) Good Building (6.14m x 14.11m)

Part stone flagged part earth floor, stone built with stone slate roof over two floors.

L) Stable (5.33m x 2.03m)

Concrete floor, block walls with a tin roof.

M) Cattle Shippon (9.71m x 5.43m)

Concrete floor, stone walls with fibre cement roof. Hay loft above.

N) Loose Box (3.24m x 3.19m)

Stone built with fibre cement roof and concrete floor.

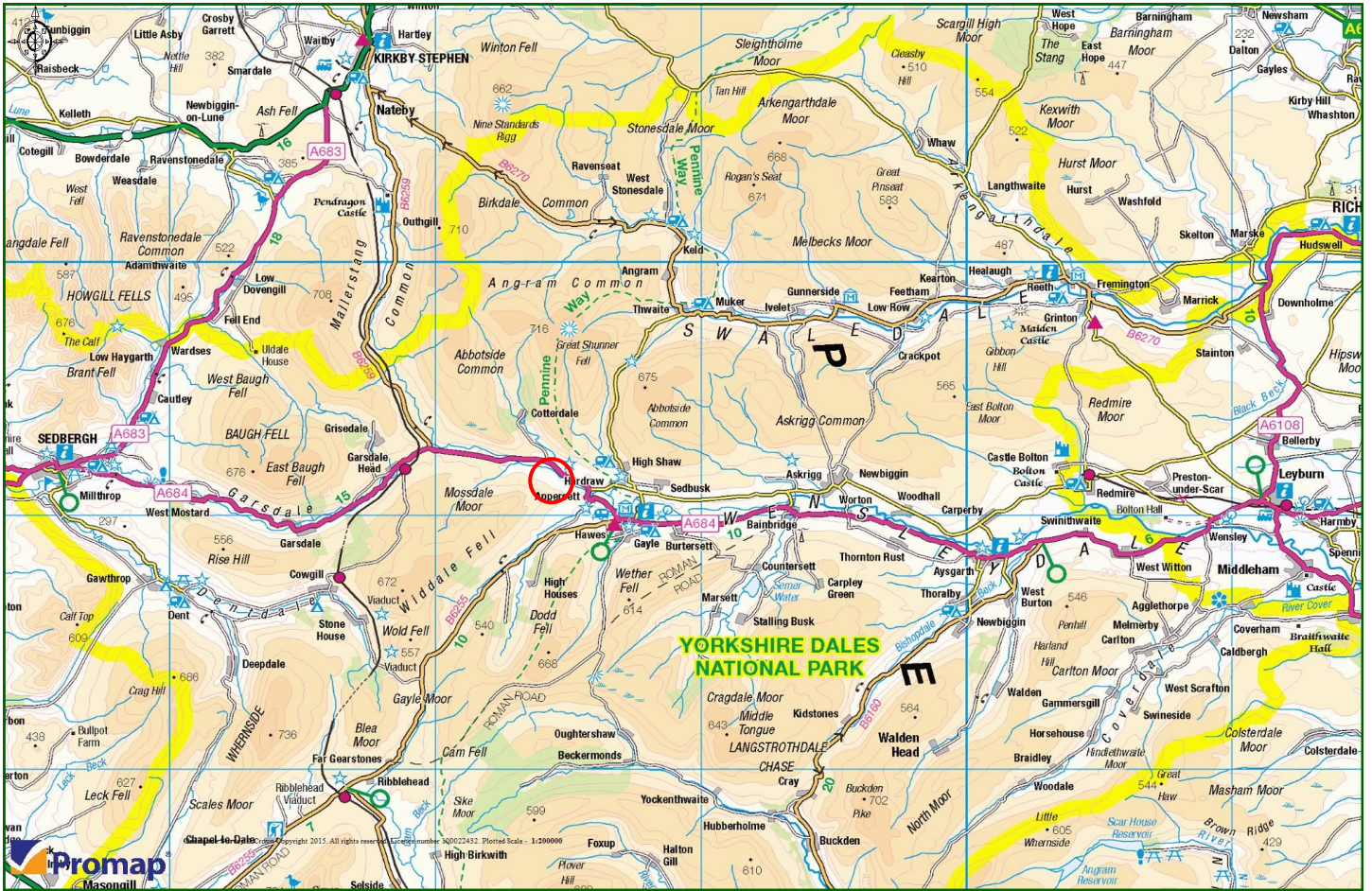
O) Wood Hut (11.95m x 6.03m)

Wood floor, sides and roof. For storage.

SCHEDULE OF AREAS

O.S. Sheet Ref.	N.G. Field No.		Area (Ha)	Area (Ac)	Land Use
			0.025	0.06	Farmhouse
			0.212	0.52	Yard
			0.079	0.20	Lane
			0.91	2.25	River Bank & Bed
SD8491	3764	SDA	1.82	4.50	Meadow
SD8491	3782	SDA	1.34	3.31	Meadow
SD8491	5851	SDA	1.49	3.68	Meadow
SD8491	6857	SDA	1.49	3.68	Meadow
SD8491	7545	SDA	1.56	3.85	Meadow
SD8491	8162	SDA	1.31	3.24	Meadow
SD8491	8251	SDA	0.95	2.35	Meadow
SD8491	9144	SDA	1.66	4.10	Meadow
SD8491	6371	SDA	1.43	3.53	Meadow
SD8491	3772	SDA	1.11	2.74	Pasture
SD8491	4451	SDA	1.61	3.98	Pasture
SD8491	4759	SDA	0.06	0.15	Pasture
SD8491	5541	SDA	1.54	3.81	Pasture
SD8491	7237	SDA	2.1	5.19	Pasture
SD8491	1422	SDA	11.43	28.24	Rough Pasture
SD8491	3810	SDA	5.51	13.62	Rough Pasture
SD8491	4736	SDA	0.24	0.59	Rough Pasture
SD8491	6114	SDA	8.33	20.58	Rough Pasture
SD8491	7128	MS	0.92	2.27	Rough Pasture
SD8491	7407	SDA	0.75	1.85	Rough Pasture
SD8491	8004	SDA	0.84	2.08	Rough Pasture
SD8491	4771	SDA	0.3	0.74	Woodland
SD8491	8655	SDA	0.16	0.40	Woodland
SD8491	8735	SDA	0.31	0.77	Woodland
SD8491	9746	SDA	0.3	0.74	Woodland
SD8491	4044	SDA	0.19	0.47	Old Railway Line
SD8491	4642	SDA	0.16	0.40	Old Railway Line
SD8491	5236	SDA	0.18	0.44	Old Railway Line
SD8491	6330	MS	0.64	1.58	Old Railway Line
SD8490	1385	SDA	31.29	77.32	Allotment
SD8390	5492	MS	12.25	30.27	Allotment
SD8391	9201	SDA	2.81	6.94	Allotment
Total			97.31	240.45	





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This brochure was designed in July 2016.

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