



WINTERFIELD FARM

HIGH WORSALL, YARM, NORTH YORKSHIRE, TS15 9PX

savills

WINTERFIELD FARM

HIGH WORSALL, YARM, NORTH YORKSHIRE

Farmhouse – 4 bedrooms with 1 bedroom annex

Cottage - 3 bedrooms

Traditional farm buildings

Modern farm buildings, livestock housing and silage clamps

281.42 acres farmland

9.39 acres woodland

In all about 296.35 acres (119.93 Hectares)

For sale by private treaty as a whole

Yarm 5.8 miles ♦ A19 6.2 miles ♦ Darlington 11 miles ♦ Northallerton 11.3 miles
(All distances are approximate)



Savills York

14 Merchants Place, Merchantgate

York, YO1 9TU

york@savills.com

01904 617800

savills.co.uk



Situation

Winterfield Farm is superbly situated just outside the market town of Yarm, and close to both Darlington and Northallerton, all of which have excellent local amenities. The immediate surroundings and setting is typical for the area and comprises gently rolling arable fields interspersed with small woodlands and the River Tees beyond to the north.

The farm has good transport connections, being only 11 miles from Darlington train station and the East Coast mainline. From Darlington some services to Newcastle take under 35 minutes and London Kings Cross can take as little as 2 hours 34 minutes. The A19 trunk road lies 6.2 miles to the east with Middlesbrough 13.5 miles to the northeast.

The farm is well located for hunting with the Hurworth Hunt and horse racing can be enjoyed at Catterick, Thirsk or Ripon all within approximately 30 minutes drive. Other outdoor pursuits are well catered for in the nearby North York Moors National Park. Rockcliffe Hall and Eaglescliffe golf courses are only a short drive away.

Description

Winterfield farm is an excellent and well equipped livestock and arable farm with a substantial farmhouse, cottage and about 280 acres of predominantly Grade 3 land. The farm has most recently been run by the outgoing tenant as a traditional mixed unit with suckler herd and a typical cereal and grassland rotation.

The farmstead sits in the centre the holding, with the land surrounding in a ring fence divided by the road which gives access to the majority of the fields. To the eastern fringe of the farm lies an attractive mature mixed woodland known as Black Plantation, which extends to about 9.40 acres.



Winterfield Farmhouse

The farmhouse is a rendered brick built property set at the heart of the farm with traditional farm buildings and yard to the north and west. To the south is an attractive mature garden and lawn. The property has been extended over the years and now totals approximately 3,063 sq ft of internal floor area (including a 1 bed annex). Ground floor accommodation includes a large family kitchen, pantries, utility room, dining room, sitting room, office, garden room and w/c. The first floor includes 4 bedrooms and a family bathroom, with an externally accessed 1 bedroom annex. The property would benefit from modernisation, which could further enhance many of the attractive period features. The property was recently rewired, has oil fired central heating and a mixture of double and single glazed windows.





Winterfield Cottage

The Cottage dates from 1969 and is a detached brick built property off lying to the west of the farmstead, adjacent to the main farmyard access. Accommodation extends to approximately 965 sq ft all set on the ground floor and includes kitchen, sitting room, 3 bedrooms (1 used as an office) and a family bathroom. The property has double glazing and oil fired central heating. Outside there is a small garden and larger timber framed garage with steel profile roof and roller shutter door. Please note the garage was constructed by the outgoing tenant of the Cottage and is not included in the sale, but may be available to purchase by separate negotiation.

Land

The farmland lies in a ring fenced block surrounding the farmstead, many fields have direct road access to the main farm drive, a publicly maintained highway.

The land gently undulates but for the most part is flat at around 45 metres above sea level. This does fall away to Worsall Far Gill on the eastern fringe at approximately 25 metres above sea level. The land is predominantly classified as Grade 3 with a small area of Grade 4 under the MAFF Provisional Agricultural Land Classification. Soils are predominantly from the Crewe series, common to the locality and described as a clayey and fine loamy soil. The soil type is described as suitable for cereals and grassland. With the exception of the permanent grassland areas, the farm has supported a typical cereal rotation. This includes winter wheat, winter and spring barley, winter oats and temporary grass. Details of five year's previous cropping is available on request.

Woodland

The farm includes Black Plantation, an attractive mature mixed woodland at the head of Worsall Far Gill on the eastern boundary of the farm. The woodland historically has been used for shooting and makes for an attractive addition to the sale.

Field schedule

Field No.	Total (Ha)	Total (Acres)	Description / Cropping 2016
2394	3.14	7.76	Winter Wheat
2774	8.61	21.28	Winter Wheat
3651	8.98	22.19	Temporary Grass
5692	6.32	15.62	Winter Wheat
6271	6.44	15.91	Winter Wheat
9285	2.79	6.89	Temporary Grass
1071	9.76	24.12	Winter Barley
1352	7.09	17.52	Winter Wheat
1737	6.89	17.03	Temporary Grass
1913	10.20	25.20	Winter Wheat / Fallow
4465	6.67	16.48	Temporary grass / Winter Wheat
5222	4.86	12.01	Winter Wheat / Fallow
5308	1.58	3.90	Permanent Grass
5343	9.66	23.87	Winter Wheat
5966	1.85	4.57	Permanent Grass
7327	2.94	7.26	Winter Wheat / Fallow
7406	3.41	8.43	Fallow
7459	5.36	13.24	Winter Wheat
8546	7.34	18.14	Permanent Grass
Black Plantation	3.80	9.39	Woodland
Farmstead and track	2.24	5.54	Misc.
Total area	119.93	296.35	





Farm buildings

To the north and west of the farmhouse is an attractive range of traditional farm buildings, these provide useful workshops, storage and livestock housing while adding to the privacy of the property.

In addition to the traditional buildings there is an extensive range of modern farm buildings set around a concrete and stone yard. Perfectly suited to mixed farming, the buildings include various livestock buildings (cubicles and loose housing), silage clamps, feed, straw and machinery stores.

Building No.	Description	Approximate Dimensions
1	Stores and calf pens. Brick built under insulated steel profile roof internally divided into four with stable doors.	3.0 x 18.2
2	Bull pen. Brick built under fibre cement roof with concrete floor.	8.4 x 4.5
3	Granary and workshop. Two storey brick built under fibre cement and slate roof. Three traditional cart store archways.	6.2 x 16.7
4	Former parlour, collecting yard, bulk tank room and chemical store. Brick built under a part steel profile, part fibre cement roof and concrete floor (part of roof section above parlour has rock wool insulation).	4.9 x 29.3
5	Livestock shed. Brick built with timber frame under fibre cement roof, concrete floor and feed trough to eastern side with walkway / cattle race adjacent.	22.2 x 9.5
6	Calf pen / calving box. Brick built with timber frame under fibre cement roof and concrete floor.	7.0 x 7.0
7	Covered feed yard. Part Atcost concrete frame, part steel portal frame, block walls and concrete floor / feed trough feeding from both sides.	24.2 x 11.7
8	Cubicle shed. Steel portal frame under fibre cement roof, block walls, part steel corrugated, fibre cement and Yorkshire boarding side cladding, concrete floor with two passages, 112 cubicle placings, straw bedded.	13.4 x 36.3
9	Dutch barn with lean-to. Steel frame under fibre cement roof, concrete floor, block walls.	31.7 x 14.7
10	Livestock yard with central feed passage. Steel portal frame under fibre cement roof, Yorkshire boarding side cladding, block walls, concrete floor, internally divided with steel gates, central feed passage.	32.4 x 17.3
11	Silage clamp. Part concrete panel, part railway sleeper walls. Estimated storage 1,000 tonnes.	
12	Weeping wall slurry store / muck midden. Concrete floor, concrete walls and catchment channel, opens onto large concrete yard.	
	Silo - Boythorpe tower. Estimated storage 150 tonnes.	

The outgoing tenant also has an informal agreement with an individual for a number of aviaries for birds of prey on the small shelterbelt west of the farmstead, this will terminate on the sale of the farm.



General Information

Rights of Way, Easements & Wayleaves

The property is sold subject to, and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

The farm is accessed via a council maintained unclassified road, this road also provides access to most of the land parcels and serves Fardeanside Farm to the north of the holding. A public footpath runs east-west through the farm. A mains gas pipeline crosses the farm, local electricity lines approach the farmstead from the north and a water main follows the unclassified road. The water supply pipe to field 9285 runs in part underneath land to be retained by the vendors, appropriate rights to enter, repair and maintain will be transferred to the purchaser.

Services

Mains electricity, metered mains water supply and private drainage. The Cottage has a separate electricity meter and individual foul drainage system.

Designations and Restrictions

We have made formal enquires with Hambleton District Council to confirm if Winterfield Cottage is subject to an Agricultural Occupancy Condition (AOC). No records of an AOC can be found in the Council archives. No buildings on the farm are known to be listed. Part of the farm lies within a Nitrate Vulnerable Zone.

Local Authority

Hambleton District Council
Civic Centre, Stone Cross
Northallerton, DL6 2UU
0845 1211 555

Subsidies & Grants

The land is registered on the Rural Land Registry and 113.59 Basic Payment Scheme (BPS) Entitlements are available to purchase separately, these are offered to the purchaser at £200/Ha. The Entitlements are currently held by and have been claimed in 2016 by the outgoing tenant. Should the purchaser buy the entitlements, all best endeavours will be made to facilitate transfer to the purchaser in readiness for the 2017 claim. There will be a charge of £200 plus VAT for the transfer of the Entitlements to the successful purchaser.

Growing crops and deadstock

In addition to the purchase price the purchaser will take over and pay for crops in store, and any growing crops (if applicable) and at a valuation figure assessed by the vendor's agent. Payment is to be made upon completion.

The valuation of the growing crops will be based on the cost of seed, fertiliser, sprays and cultivations in accordance with the Standard Valuation Practice as recommended by the Central Association of Agricultural Valuers. This valuation will be carried out by Savills whose decision will be final and legally binding upon both the outgoing tenant and the purchaser.

Holdover

The vendors and outgoing tenant reserve a right of holdover to store and move the 2016 harvest off farm and hold a farm dispersal sale. It is anticipated holdover rights will not exceed March 2017.

Sporting Rights

The sporting rights are included in the sale insofar as they are owned.

Minerals

The vendors reserve all mines and minerals from the sale, with surface searching and underground working powers only.



Chancel Repair Liability

The property similar to others locally in the same historic ownership, is subject to a Chancel Repair Liability. Additional details are available on request.

Sale Conditions

The property is sold subject to an agricultural and equestrian only use restriction. The number of dwellings at the property will also be restricted to two, each in single family occupation. Plans for future alterations or extension of the property will require approval from the vendors. The vendor may reserve a right of way across the farm if necessary to access fishing rights reserved on the nearby River Tees.

Solicitors

Farrer & Co, 66 Lincoln's Inn Fields, London
WC2A 3LH

Tenure

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

VAT

VAT is payable in addition to the purchase price on the non-residential element of the property, being the agricultural land and buildings. An apportionment of the price agreed will be made by Savills. For the avoidance of doubt, Stamp Duty Land Tax is payable on the total price of the property including VAT. All offers will be assumed to have been made on a VAT exclusive basis unless otherwise stated.

Council Tax

Winterfield Farmhouse – band E
Winterfield Cottage – band D

Method of sale

Winterfield farm is offered for sale by private treaty as a whole. Offers for part may be considered.

Nearest Post Code

TS15 9PX

Directions

Travelling north on the A19 bear left onto the A67 signposted Yarm. Continue on the A67 to the southern fringe of Yarm, before taking the first junction on the roundabout signed Richmond B1264. Travel along the B1264 for approximately 4.5 miles, this takes you past Worsall. The main farm access is located on the right of the road on a straight section of the road, marked by a Savills for sale board.

Viewing

Strictly by appointment through the selling agents Savills York 01904 617800.

Health and Safety

Given the potential hazards of a working farm we would ask you to be as vigilant as possible when inspecting the farm for your own personal safety, in particular around the farm buildings.

Date of Information

Particulars prepared – August 2016
Photographs taken – June 2016

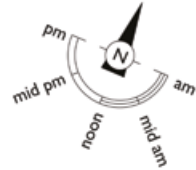
WINTERFIELD FARMHOUSE

Gross internal area (approx):
284.60 sq m / 3,063 sq ft



WINTERFIELD COTTAGE

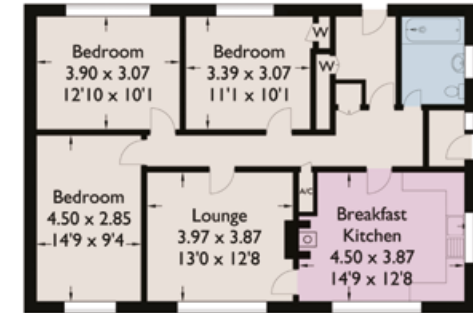
Gross internal area (approx):
89.71 sq m / 965.63 sq ft



GROUND FLOOR



FIRST FLOOR



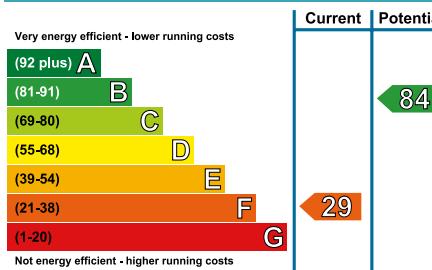
GROUND FLOOR

Savills York
14 Merchants Place
Merchantgate, York YO1 9TU
york@savills.com
01904 617800

savills.co.uk

Important Notice Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

EPC Winterfield Farm House



EPC Winterfield Farm Cottage

