

Former House, Land and Grazing Rights at
Smithy Holme Farm, Keld, Richmond,
North Yorkshire



Extending to approximately
13.71 Ha (33.86 Ac)

Available as a whole or in up to two lots

Guide Price for the whole: £180,000

For Sale by Public Auction
at 3pm on Tuesday 24th March 2020
at Hawes Auction Mart

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Auction Mart

Former House, Land and Grazing Rights at Smithy Holme Farm

Situation

Smithy Holme Farm is situated in Upper Swaledale an area renowned for its unspoiled natural beauty and extensively farmed landscape within the Yorkshire Dales National Park. The land has a southerly aspect and rises from the River Swale at around 340m to an elevated position just under West Stonesdale Moor at around 380m above sea level. The views and outlook on a fine day are truly spectacular.

Description

In total the property extends to approximately 13.71 hectares (33.86 acres) and comprises a former house, a mixture of meadow, pasture and woodland together with registered Common Land grazing rights on West Stonesdale Moor for approximately 132 ewes, 44 hogs and 5 cattle. The property will be available as a whole or in up to two separate lots as described below.

Lot 1—Former House known as Anty John/High Smithy Holme (shaded in blue)

This lot comprises a former two storey stone built house with attached outbuildings set within a walled curtilage with an adjoining paddock extending in total to approximately 0.41 hectare (one acre). Attached to the land are grazing rights on West Stonesdale Moor and an apportionment of these would mean that rights for approximately 4 ewes and 1 hogg would pass with the land. The former house currently lies derelict and is in need of restoration however planning permission has been secured for its conversion into a two bedroom house but as the whole building has since been Grade II Listed then listed building consent would have to be obtained before any work is carried out. It may be possible to reapply to incorporate the adjoining stone barn into further living accommodation which would provide a gross internal area of approximately 184 square metres. A copy of the planning details are available in the legal pack.

Our Guide Price for this Lot is £50,000.

Lot 2—Land at Smithy Holme Farm (shaded in red)

This Lot comprises 13.30 hectares (32.86 acres) of meadow, pasture and woodland together with 'Eddy Fold' which is a historic moorland enclosure, additionally there are three traditional stone field barns which are generally in a good state of repair having been restored under ESA grants around 25 years ago. However, many of the drystone walls are now in need of repair. Attached to the land are grazing rights on West Stonesdale Moor and an apportionment of these would mean that rights for approximately 128 ewes, 43 hogs and 5 cattle would pass with the land.

Our Guide Price for this Lot is £130,000 (£3,956/Ac).

Method of Sale

The property will first be offered for sale separately in two lots and then as a whole by Public Auction (subject to conditions and unless previously sold) at 3pm on Tuesday 24th March 2020 at Hawes Auction Mart. On the falling of the hammer at the auction, the Purchaser(s) will be required to sign a binding contract and lay down a deposit of 10% of the sale price. It should be noted that cash is unacceptable due to the money laundering regulations and a cheque or direct bank transfer in payment of the deposit will be required. Completion will take place on Tuesday 21st April 2020. The property is offered for sale as detailed in these particulars and will be subject to an undisclosed reserve price. 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 at their discretion.

Conditions of Sale

A legal pack and general terms of sale are available upon request from the Selling Agent. Attached to the conditions of sale is a contract to be signed by the Purchaser(s) immediately after the auction. Interested parties should note that although there will be an opportunity to raise questions at the sale prior to the auction, neither the conditions of sale or the contract agreement will be read out and it will be assumed that the Purchaser(s) has read this documentation and consulted their professional advisors thereon in advance. The Purchaser(s) will be required to reimburse the Seller for their search fees and pay a buyers premium of 1% plus VAT of the sale price.

Services

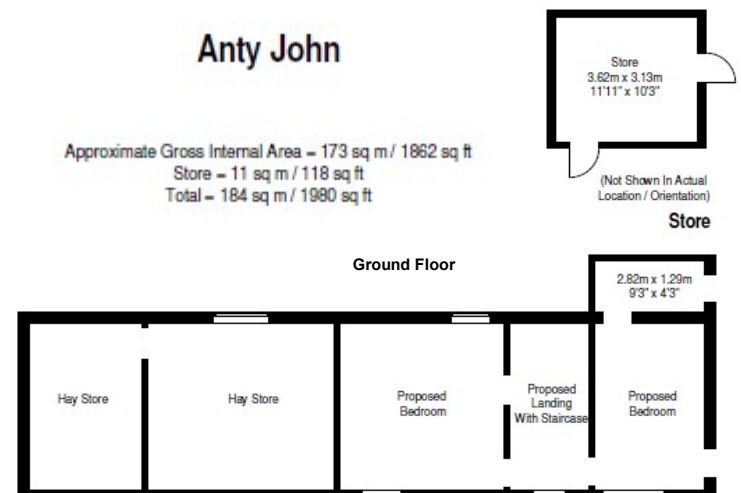
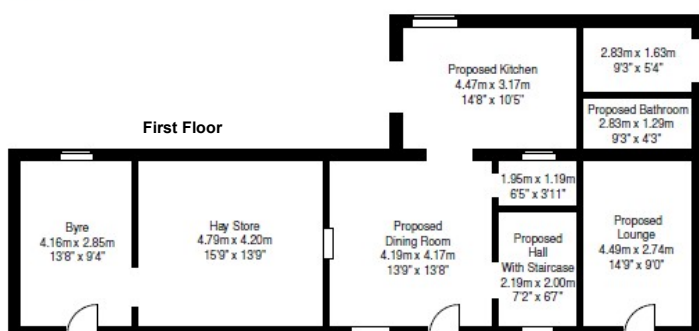
There are no services connected to the former house, however if sold in lots there will be a right for the Purchaser of Lot 1 to connect to the electricity supply passing through Lot 2. Water for livestock drinking is available from existing watercourses.

Access

There is a full right of access to both lots (together with a right to maintain and upgrade) via the existing routes as shown with a solid orange line on the plan opposite.

Viewing

The property may be inspected on foot and during daylight hours by persons in possession of this sale brochure, however under no circumstances should anyone enter the former house as there is risk the roof could collapse further.



Boundaries

The Purchaser(s) and their successors in title will take over the ownership and responsibility for maintenance of all perimeter boundaries indicated by the inward facing 'T' marks on the plan opposite so far as they are owned. If sold in lots the Purchaser of Lot 1 will be required to erect a new stockproof boundary along their southern boundary and thereafter maintain it, the position of which will be marked on the ground by the Selling Agent.

Basic Payment Scheme (BPS)

The land has been registered for this scheme and the Purchaser(s) should be able to make a claim for the 2020 payment. The 2019 payment for the property would have been approximately £9,750 or £290/Ac. The BPS Entitlements may be available after the sale by separate negotiation from the previous Tenant or the open market.

Environmental Stewardship Scheme (ESS)

The land has been entered into an ESS agreement which will expire on 30th November 2022. The annual payment for this agreement is approximately £2,025 or £60/Ac. The Purchaser(s) will be required to takeover this agreement for the remainder of the term and apportion the 2020 payment with the Seller from the date of completion. The Purchaser(s) will be required to contribute £150 plus VAT towards the Seller's transfer costs which will be coordinated by the Selling Agent. There is also an ESS scheme on West Stonesdale Moor which will expire on 30th June 2020. The Purchaser(s) may be able to participate in any new scheme by virtue of their attached grazing rights.

Tenure and Possession

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

Sporting and Mineral Rights

A caution has been registered with the Land Registry over the property by Gunnerside Estates Limited, further details are available within the legal pack.

Value Added Tax

It is understood that the sale of the property will be exempt from VAT and that VAT will not be charged in addition to the purchase price.

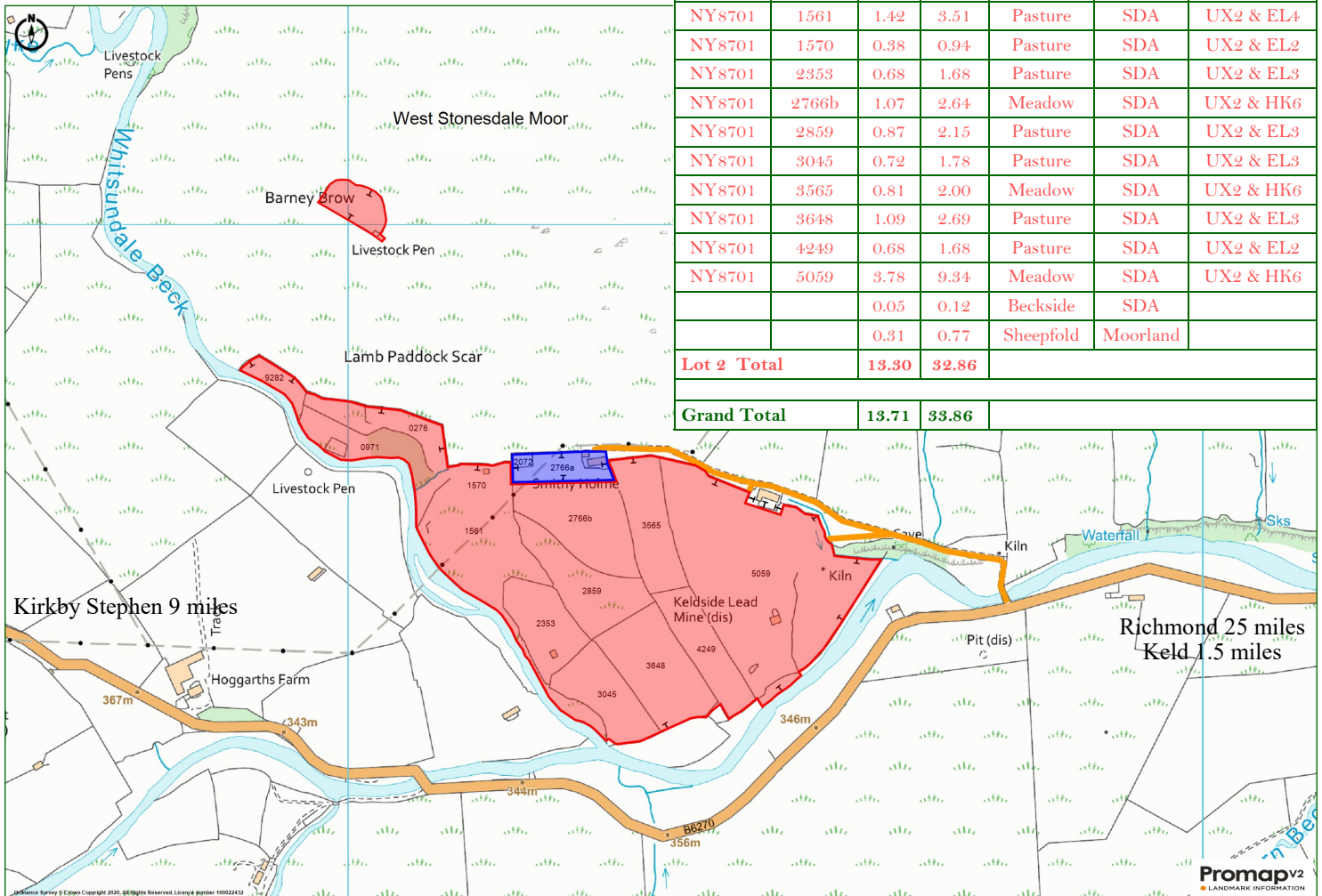
Rights and Easements

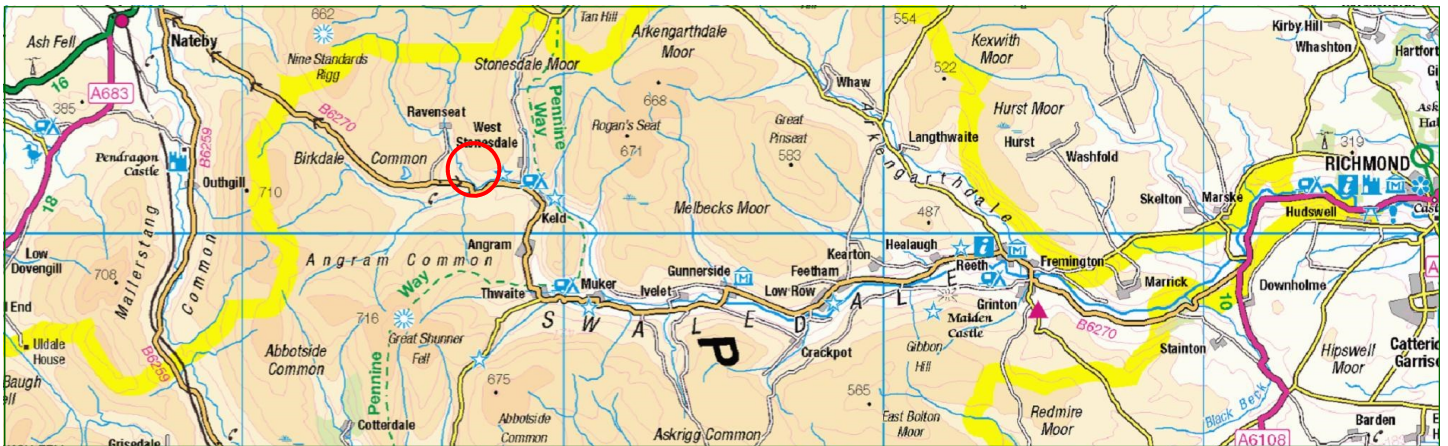
The land will be sold subject to and with the benefit of all existing rights of way, water, drainage, watercourses, and other easements, quasi or reputed easements and rights of adjoining owners if any affecting the same and all existing and proposed wayleaves and all matters registered by any competent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

Sale Particulars

If there are any points which are of particular interest or importance to you, please contact James Alderson.

O.S. Sheet Ref.	N.G. Field No.	Area (Ha)	Area (Ac)	Land Use	SPS Region	ESS Option
Lot 1 - Former House known as Anty John / High Smithy Holme						
		0.06	0.14	Curtilage		
NY8701	2072	0.04	0.10	Pasture	SDA	UX2 & HK6
NY8701	2766a	0.31	0.76	Meadow	SDA	UX2 & HK6
Lot 1 Total		0.41	1.00			
Lot 2 - Land at Smithy Holme Farm						
NY8601	9282	0.22	0.54	Woodland	SDA	UX2 & UC22
NY8701	0276	0.57	1.41	Pasture	SDA	UX2 & EL3
NY8701	0971	0.65	1.61	Woodland	SDA	UX2 & UC22
NY8701	1561	1.42	3.51	Pasture	SDA	UX2 & EL4
NY8701	1570	0.38	0.94	Pasture	SDA	UX2 & EL2
NY8701	2353	0.68	1.68	Pasture	SDA	UX2 & EL3
NY8701	2766b	1.07	2.64	Meadow	SDA	UX2 & HK6
NY8701	2859	0.87	2.15	Pasture	SDA	UX2 & EL3
NY8701	3045	0.72	1.78	Pasture	SDA	UX2 & EL3
NY8701	3565	0.81	2.00	Meadow	SDA	UX2 & HK6
NY8701	3648	1.09	2.69	Pasture	SDA	UX2 & EL3
NY8701	4249	0.68	1.68	Pasture	SDA	UX2 & EL2
NY8701	5059	3.78	9.34	Meadow	SDA	UX2 & HK6
		0.05	0.12	Beckside	SDA	
		0.31	0.77	Sheepfold	Moorland	
Lot 2 Total		13.30	32.86			
Grand Total		13.71	33.86			





Important Notice

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2. All descriptions, dimensions, areas, reference to condition and necessary conditions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending Purchasers/Lessees should not rely on them as statements or representatives of fact, but must satisfy themselves with inspection or otherwise as to the correctness of each of them.
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5. Descriptions of the property are subjective and used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

This brochure was designed in February 2020 with photographs taken in the summer months.

Hawes Auction Mart Land & Property

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