



## GREENGATE FARM

**97.18 ACRES (39.33 HA) APPROX.**

**KIRKBY FLEETHAM NEAR NORTHALLERTON, NORTH YORKSHIRE, DL7 0SL**

A VERSATILE RING FENCED FARM INCLUDING A SUBSTANTIAL BRICK BUILT FARMHOUSE WITH ADJACENT STONE BARNs PROVIDING SCOPE FOR DEVELOPMENT (SUBJECT TO PP), ALL SET WITHIN A RURAL SETTING WITH EXCELLENT CONNECTIVITY TO MAIN ROADS AND THE A1(M).

THE FARM ALSO INCLUDES, A BUNGALOW, FURTHER OUTBUILDINGS, MODERN STEEL PORTAL FRAME BUILDINGS AND ARABLE/ GRASSLAND. THE WHOLE FARM EXTENDS TO 97.18 AC (39.33 HA) APPROX.

**Offers in Excess of £2,000,000**

FOR SALE BY PRIVATE TREATY.



## LOCATION

The farm is situated approximately 0.5 mile west of Kirkby Fleetham and approximately 1 mile north west of Great Fencote and Little Fencote. The farm lies between 40 – 50m above sea level, with road frontage onto Greengate Lane and only 3.5 miles north of Junction 51 of the A1 (M).

Kirkby Fleetham village benefits from a primary school and is within the catchment of both Bedale and Northallerton Schools. A bus route also services the village along with the popular Black Horse Inn Pub. The nearest train station is a 15 minute drive away in Northallerton.

## DESCRIPTION

A versatile ring-fenced farm all extending to approximately 97.18 acres (39.33 Ha) including the farmstead, of which 94.71 ac (38.33 Ha) is productive farmland.

The property is offered for sale as a whole, although offers may be considered for part.

## GREENGATE FARMHOUSE

Greengate farmhouse is a large, attractive farmhouse built in circa the early 1800s with access off Greengate Lane. The farmhouse currently offers spacious family accommodation with 3 bedrooms, although offers scope to be rearranged and modernised within the footprint of the property.

The farmhouse benefits from a large south facing garden, looking onto the land at Greengate Farm. To the west of the garden is a 0.25 acre approx. orchard with a garage/ outbuilding. Adjacent to the farmhouse is a converted office space and log/ coal store.

The accommodation briefly comprises three double bedrooms, two bathrooms, kitchen, living room, family room, sitting room and dining room.



## HOLMELANDS BUNGALOW

Holmelands Bungalow is well situated and stands in its own plot just off Greengate Lane and takes full advantage of the views over Greengate Farm and the surrounding countryside.

The accommodation briefly comprises two double bedrooms, one bathroom, kitchen, living room and garden.

The property was built circa 1958 and whilst being updated it provides an opportunity to develop into a more substantial dwelling.



## TRADITIONAL STONE BARN

The stone barns are found to the rear of the farmhouse, characterised by a traditional fold yard and stone arch features. These extend in total to approximately 697m<sup>2</sup> (7504ft<sup>2</sup>) and provide an opportunity for conversion into up to three residential units or holiday lets (subject to acquiring planning permission). These barns also look onto Greengate farmland which would complement any conversions.

## MODERN FARM BUILDINGS

A range of four modern steel portal frame buildings of exceptional standard are found to the north of the farmstead. These appear to be in very good condition and are currently used for the storage of grain and machinery, although have previously been used for housing livestock.

These buildings measure 1,505 m<sup>2</sup> (16,200 ft<sup>2</sup>) in total and ancillary straw/ storage buildings measure a total of 414 m<sup>2</sup> (4,455ft<sup>2</sup>) (all measurements approximate). These buildings offer potential for change of use using Class Q or Class R for storage under Permitted Development, subject to acquiring the necessary consents.

## FARMLAND 94.71 AC (38.33 HA) APPROX.

The land extends in total to approximately 94.71 acres (38.33 Ha) of arable and grassland divided into seven parcels.

The land can be accessed through the farmstead and from Greengate Lane and Lumley Lane. The land is classed as Grade 2 and Grade 3 according to MAFF's Provisional Agricultural Land Classification Grades and comprises of partially drained and partially free draining slightly acid loamy soil. It is bounded by mature hedgerows and post and wire fencing.

The grassland at Greengate Farm adjoins the farmstead and has previously been grazed by both cattle and sheep and would be suitable for further grazing of livestock or for equestrian use.

The arable land has been in a rotation comprising winter barley, oil seed rape and winter wheat and is currently sown with winter barley and second winter wheats for Harvest 2021.

## BASIC PAYMENT SCHEME

The eligible farmland has been registered on the RLR maps and 38 Ha of Normal Non SDA BPS Entitlements relating to the eligible areas are included in the sale.

The purchaser will be required to pay the sum of £250 plus VAT per transfer to Lister Haigh who will undertake all Entitlement transfers on behalf of the vendor.

The land use for the 2020 BPS application was:

Field No	WW (Ha)	PG (Ha)	Eligible Area (Ha)	Ineligible Area (Ha)
SE2795 4942	6.11		6.11	
SE2795 7241	11.49	0.08	11.57	0.10
SE2795 6001	6.79		7.12	0.33
SE2794 3189	7.04		7.04	
SE2794 5178		2.85	2.85	
SE2794 3965		1.76	1.76	
SE2794 6168		1.54	1.54	0.02
<b>Total</b>	<b>31.43</b>	<b>6.23</b>	<b>38.00</b>	<b>0.33</b>

## ENVIRONMENTAL STEWARDSHIP SCHEME

None of the land is in any Environmental Stewardship Scheme.

## SERVICES

Mains water, electricity, heating from storage heaters and drainage to septic tanks service the residential dwellings. In addition, the Bungalow benefits from two open fires and the Farmhouse benefits from an open fire and a gas fire. The farm buildings are also connected to mains electricity.

The land is connected to mains water in parcel SE2795 7241 off Greengate Lane. The paddock to the rear of the farmstead, SE2794 5178, also benefits from mains water via the farmstead.

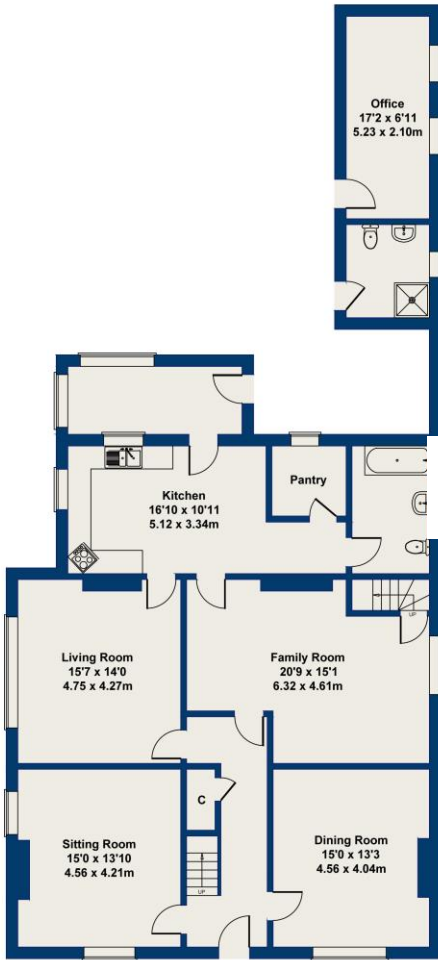
## SCHEDULE

Field No	Area (Ha)	Area (Ac)
SE2795 4942	6.11	15.10
SE2795 7241	11.67	28.83
SE2795 6001	7.12	17.60
SE2794 3189	7.04	17.39
SE2794 5178	2.85	7.05
SE2794 3965	1.76	4.36
SE2794 6168	1.56	3.85
Miscellaneous tracks, hardstanding & watercourses	0.13	0.32
Farmstead	1	2.47
Orchard	0.09	0.22
<b>Total</b>	<b>39.33</b>	<b>97.18</b>

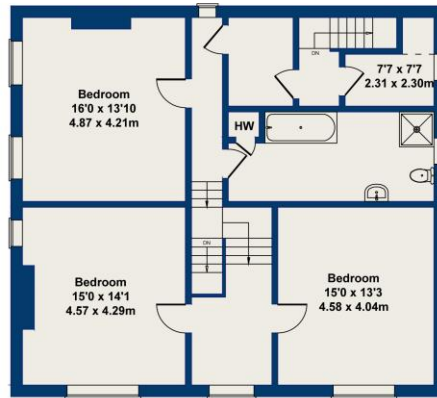


## Greengate Farm, Kirkby Fleetham

Approximate Gross Internal Area  
2798 sq ft - 260 sq m



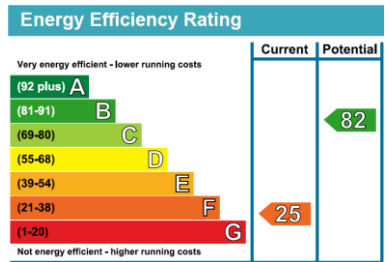
GROUND FLOOR



FIRST FLOOR

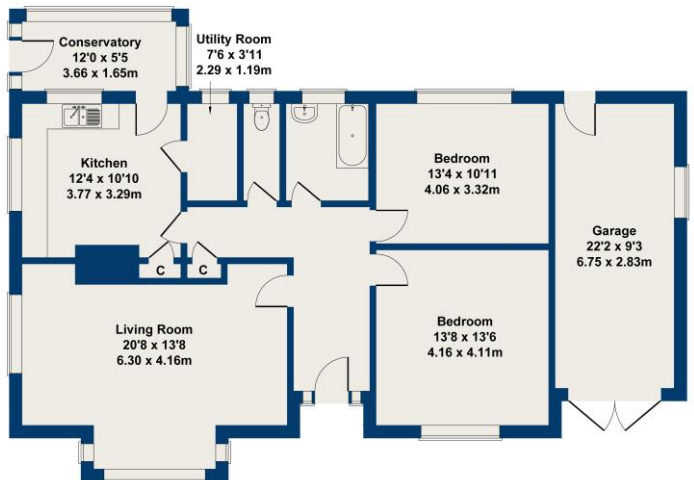


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
Produced by Potterplans Ltd. 2020



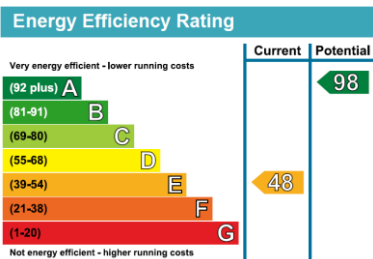
## The Bungalow, Greengate Farm, Kirkby Fleetham

Approximate Gross Internal Area  
1335 sq ft - 124 sq m



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Not to Scale. For Identification Purposes Only





## ADDITIONAL INFORMATION

### DIRECTIONS

From Junction 51 of the A1 (M) head east onto the A684 towards Northallerton, at the roundabout take the first left onto Leases Road, then immediately right onto Low Street. Follow this road for 2.5 miles and then turn right onto Lumley Lane, proceed along this road for 0.5 mile and turn left onto Greengate Lane. The property is then on the left-hand side, marked by a Lister Haigh For Sale board.

### GROWING CROPS

The growing crops are to be paid for in addition to the sale price at a valuation on the date of completion. This valuation to be carried out by the selling agent whose decision shall be final and binding.

### MINERAL RIGHTS

The mineral rights are included in the sale.

### SPORTING RIGHTS

The sporting rights are included in the sale.

### PLANNING MATTERS

There is potential under Class Q permitted development for conversion of the traditional barns into residential dwellings. Similarly, the modern buildings offer potential under Class Q or Class R for flexible commercial use. All subject to obtaining the necessary consents.

### RESTRICTIVE COVENANTS

The property is sold subject to and with the benefit of all restrictive covenants, both public and private, whether mentioned in these particulars or not.

### WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to all Rights of Way, public and private, which may affect the property.

Notwithstanding the above a wayleave and public footpath crosses parcel SE2795 7241. A public footpath also crosses through parcel SE2794 3965 and along the southern boundary of SE2794 3189.

### LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Northallerton, North Yorkshire, DL6 2UU Tel: 01609 779977

## METHOD OF SALE

The property is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method.

## TENURE AND OCCUPATION

The tenure of the property is understood to be freehold. Vacant possession will be available upon completion.

## VIEWING

The property may be viewed by prior appointment only with the agents.

## HEALTH & SAFETY

The property is part of a working farm, we therefore ask you to bear this in mind and to be vigilant whilst viewing the property.

Covid 19 – all viewings must adhere to Government Guidance and Lister Haigh protocol.

## VENDOR'S SOLICITOR

Messrs Hunt & Wrigley Solicitors, 83 High Street, Northallerton, DL7 8PX. Tel: 01609 772502

## PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey Promap Plan. The areas given may vary from the Rural Land Registry plans and previous Ordnance Survey Sheets, field data sheets and deed plans. All plans in these particulars are for identification purposes only and areas are approximate and subject to the verification in the title documents.

## IMPORTANT NOTICE

If you have downloaded these particulars from our website please also register your interest with our office to ensure that you are kept informed about the progress of the sale.



## SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

**Andrew Hardcastle** (Knaresborough Office) on **01423 860322**

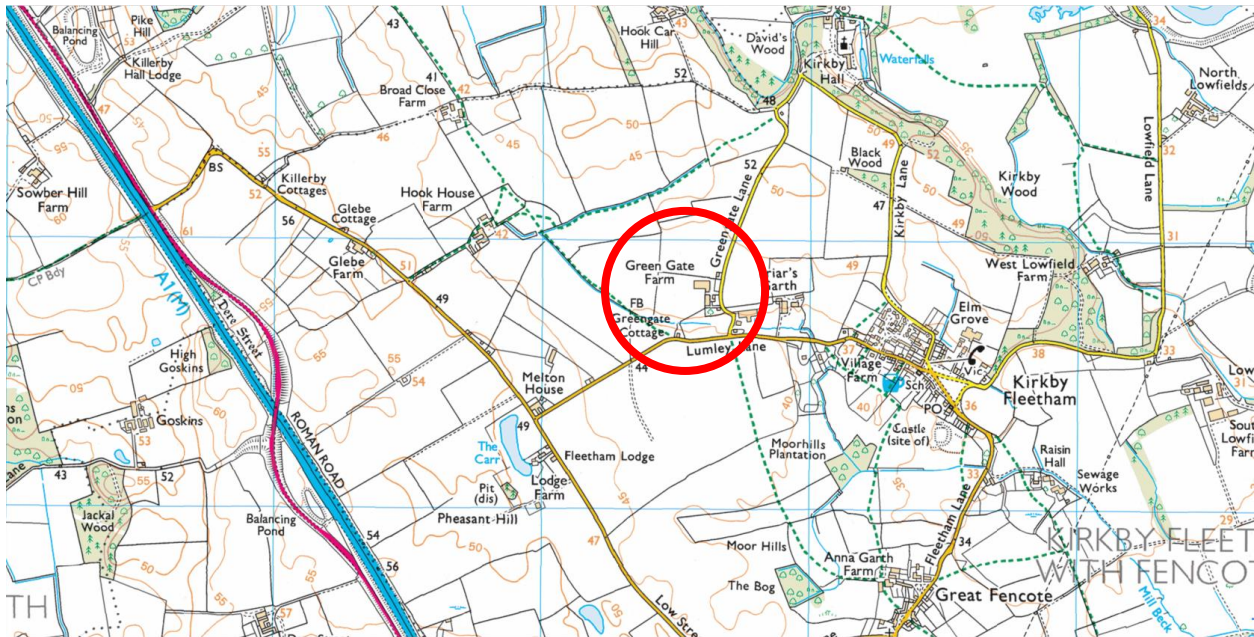
**John Haigh** (Knaresborough Office) on **01423 860322**

**Will Foyle** (Knaresborough Office) on **01423 860322**

## LISTER HAIGH AGRICULTURAL SERVICES

Our team of Chartered Surveyors can carry out the following:

- Valuations
- Compensation Claims
- Stewardship & Grant Schemes
- Contract & Share Farming Arrangements
- Planning



Location Plans – Not To Scale For Identification Purposes Only



## THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Brochure Produced 14/10/2020

“Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; 2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them; 3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property.”

Regulated by the RICS