

JOPLINGS

Property Consultants



Fox Hall Farm , Knayton, YO7 4BR

£695,000

Fox Hall Farm
Knayton, Thirsk YO7 4BR

Comprising an impressive 5 bedroom new-build farmhouse, range of traditional farm buildings with prior approval for a dwelling and grassland all within a ring fence.

Available as a whole or in 4 lots.

- 5 bedroom new-build farmhouse sited in a prominent position overlooking The Vale of Mowbray with opportunity to finish the project to the individual's preference all in 11.74 acres of land.
Guide: £695,000

SITUATION

Fox Hall Farm is located in a beautiful setting approximately 1 mile to the east of Knayton. The property enjoys far reaching views across The Vale Of Mowbray. It is ideally situated between the market towns of Thirsk and Northallerton. The A19 is only a five minute drive away providing good access North and South. The main line railway is available at Thirsk & Northallerton stations.

NEW BUILD FARMHOUSE (INCLUDED IN LOT 1)

New-Build Farmhouse (included in lot 1) UNDER OFFER

A recently constructed stone farmhouse with slate roof. The property does require the build to be finished including the sanitary fittings, kitchen & utility units and flooring but provides the new owners the opportunity to put their own style on this unique property. The full planning application can be viewed on the Council's website using application number 16/01716/FUL.

Ground Floor

Entrance Hallway 6.49m x 2.88m

Large entrance way with staircase leading to first floor.

Living room 6.87m x 4.88m

With an outlet for a fire to be installed.

Dining room 4.94m x 4.89m

Kitchen 6.49m x 5.98m plus 3.79m x 3.97m

Open plan with French doors.

Utility 3.81m x 3.46m

With rear entrance door.

Wet room 3.81m x 1.45m

First Floor

Large landing area.

Bedroom 1 4.88m x 4.81m

With en-suite.

Bedroom 2 4.89m x 4.44m

With en-suite.

Bedroom 3 5.99m x 3.76m

With en-suite.

Bedroom 4 5.48m x 3.29m

With seperate access to bathroom.

Bedroom 5 4.03m x 3.17m

Bathroom 3.47m x 3.28m

ORIGINAL FARMHOUSE (INCLUDED IN LOT 1)

The property dates back to the mid 1800s. Under the planning consent for the new-build farmhouse, there is an obligation on the new owners to demolish this property within three months of the first occupation of the new-build farmhouse. UNDER OFFER.

TELEPHONE MAST (INCLUDED IN LOT 1)

There is an existing lease between the vendor and Arqiva for a telephone mast on Fox Hall Farm. The current annual rent passing is £6,500 per annum. The lease runs to 24th November 2021. UNDER OFFER.

SERVICES TO LOT 1

Single phase mains electricity, natural water supply supplemented by a metered water supply, septic tank drainage. UNDER OFFER.

FARM BUILDINGS (INCLUDED IN LOT 2)

Comprising a range of stone-built traditional farm buildings under a clay pantile roof and general purpose agricultural buildings.

PERMITTED DEVELOPMENT CONSENT (INCLUDED IN LOT 2)

Under application 18/02250/MBN part of the stone-built agricultural buildings have consent under permitted development to be converted to a 4 bedroom property with works to be completed before 17th January 2022.

BURDENS, WAYLEAVES AND STATUTORY, PUBLIC OR OTHER

The property is sold subject to and with the benefit of all easements and wayleaves, including rights of access and rights of way, whether public or private. The following are highlighted in particular:

- National Grid PLC- right of easement to erect electric lines.
- Northern Powergrid (North East) Ltd wayleave agreement for apparatus.

TENURE

Freehold with vacant possession on completion.

MINERAL AND SPORTING RIGHTS

Mineral and sporting rights are included in the sale except for mineral rights to field part 0154.

LOG CABIN AND STATIC CARAVAN

These are excluded from the sale.

FARMLAND

The land extends to 64.99 and is laid to grass. The Agricultural Land Classification describes the land as Grade 4 which is mainly suitable for to grass with occasional cereal and forage crops.

The land lies within the Duneswick Soil Series and Nercwys Soil Series.

BASIC PAYMENT SCHEME (BPS)

The land is registered for the BPS and the appropriate number of entitlements for each lot are included with the sale.

STEWARDSHIP

The land is not within a current stewardship agreement but has been in an Organic Entry Level Stewardship scheme in the past.

LOTTING

The property can be purchased as a whole or within lots as described below.

LOT 1

Lot 1 UNDER OFFER

As shown shaded blue on the attached plan and comprising:

- New-build farmhouse

- Original farmhouse
- Telephone mast
- Access track (with right of access for lot 2)
- All in 11.74 acres of land.

Guide Price £695,000

LOT 2

As shown shaded green on the attached plan and comprising:

- The farm buildings including the building with permitted development to convert into a 4 bedroom dwelling.
- All in 3.98 acres of land.
- Right of access along the track to access the property.

UNDER OFFER

LOT 3

As shown shaded orange on the attached plan and comprising 11.44 acres of grassland.

UNDER OFFER

LOT 4

As shown shaded red on the attached plan and comprising 33.71 acres of grassland and stone field shelter.

Guide Price £200,000

VIEWINGS

All viewings are strictly by appointment through Joplings Property Consultants, please contact the Thirsk office at 19 Market Place, Thirsk YO7 1HD. Tel: 01845 522680.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Rotary Way, Northallerton DL6 2UU

t: 01609 779977

e: info@hambleton.gov.uk

VAT

Any price quoted or discussed is exclusive of VAT. In the event that the sale of the property becomes a chargeable supply for VAT, such tax will be payable by the purchaser and is additional to the purchase price.

METHOD OF SALE

Private Treaty.

ANTI MONEY LAUNDERING REGULATION

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

VENDORS SOLICITOR

Mike Fish

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AGENT CONTACT

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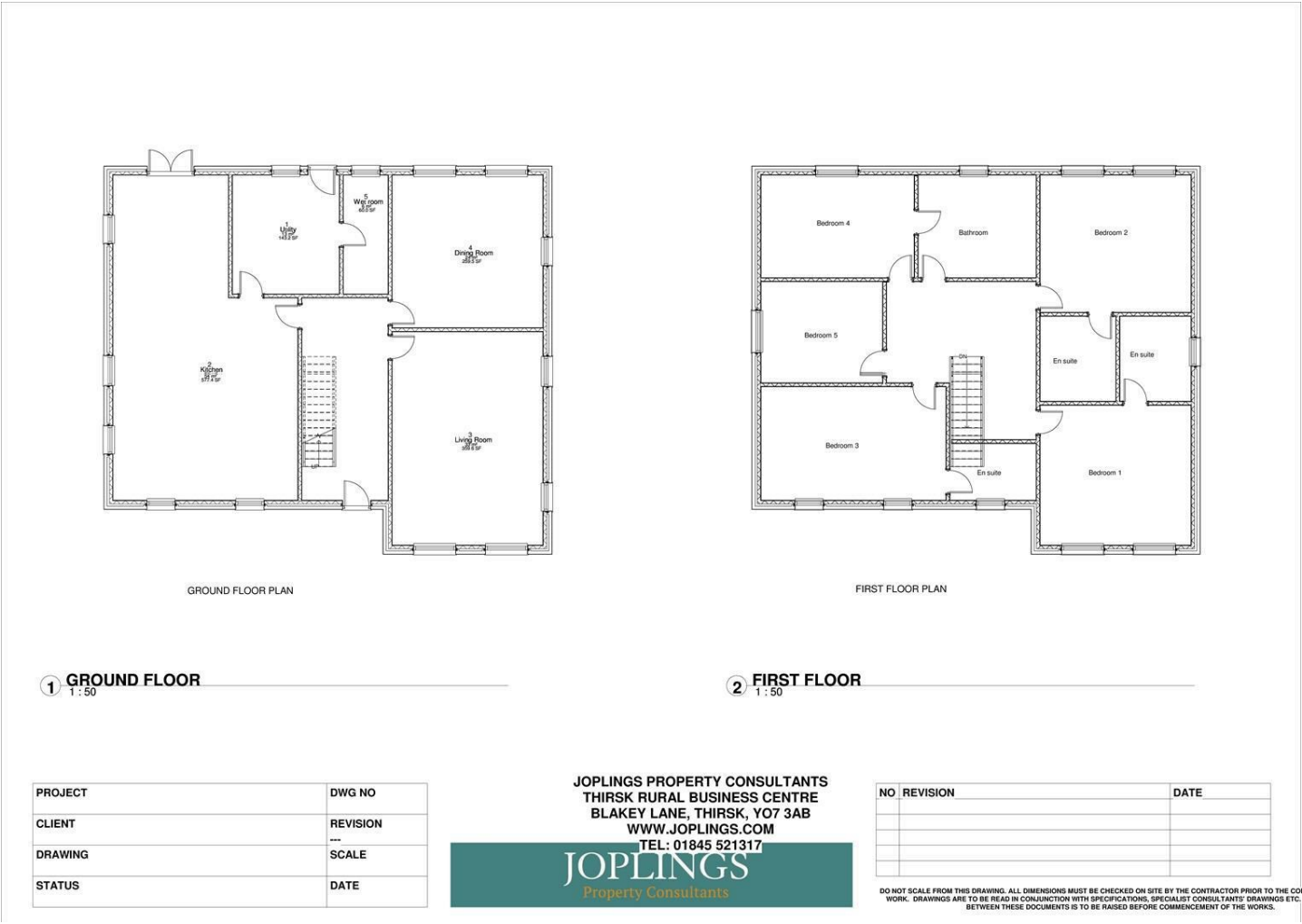
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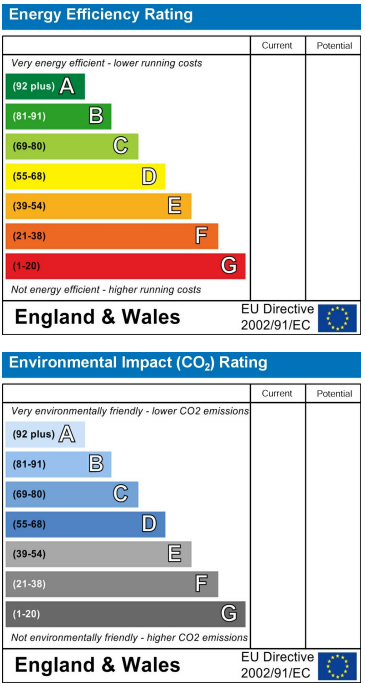
FLOOR PLAN



AREA MAP



ENERGY EFFICIENCY GRAPH



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

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