

# 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 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 Joplins 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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Goole DN14 5AH

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## **AGENT CONTACT**

For further information please contact:

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Amy Tattersall

Joplings Property Consultants

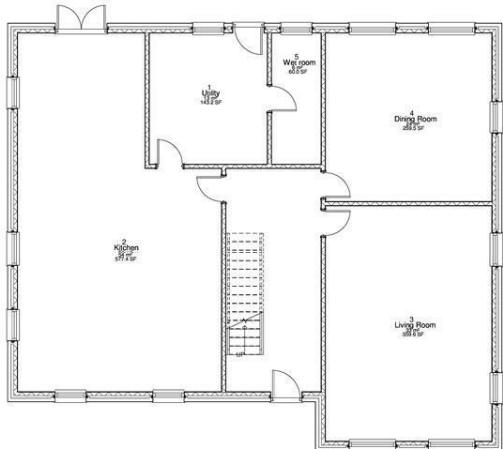
19 Market Place,

Thirsk YO7 1HD

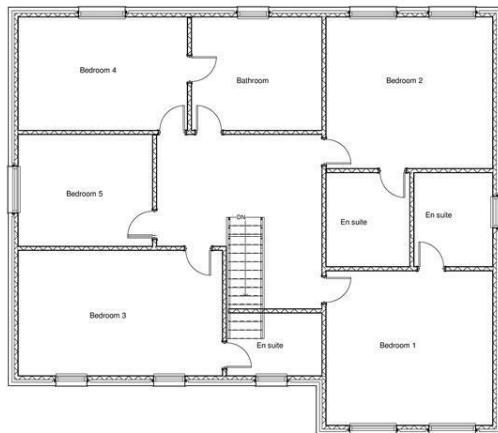
t: 01845 522680

e: amy@joplings.com

## FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

1 GROUND FLOOR

2 FIRST FLOOR

PROJECT	DWG NO
CLIENT	REVISION
DRAWING	SCALE
STATUS	DATE

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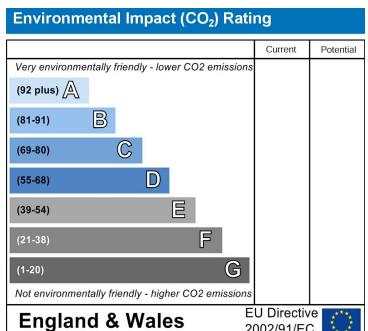
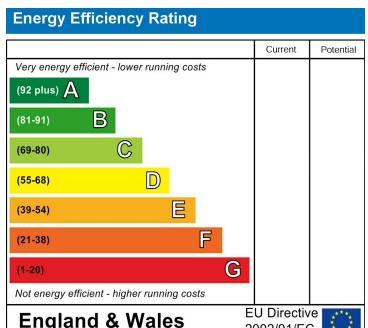
NO	REVISION	DATE

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS MUST BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, SPECIALIST CONSULTANTS' DRAWINGS ETC. BETWEEN THESE DOCUMENTS IS TO BE RAISED BEFORE COMMENCEMENT OF THE WORKS.

## 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.

## Joplings Property Consultants

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