



Worsall Grange Farm

YARM, NORTH YORKSHIRE

Carter Jonas

WORSALL GRANGE FARM LOW WORSALL YARM TS15 9PQ

Productive mixed arable and livestock farm extending in all to approximately 175 acres.

- Three bedroom farmhouse with planning consent for replacement dwelling
- Range of modern general purpose steel portal frame buildings
- Productive arable and pasture land within a ring fence
- Planning consent for stud yard redevelopment to include replacement dwelling
- In all about 175.10 acres
- For sale as a whole or in up to three separate lots



Carter Jonas



175.10 ACRES

70.86 HECTARES

Mixed arable and pasture

PROPERTY

Lot 1: Detached 3 bedroom farmhouse, excellent range of general purpose buildings, planning consent for development of equine stud and mixed arable and pasture extending to approximately 158.97 acres (64.33 hectares).

Lot 2: Single parcel of arable land extending to approximately 9.60 acres (3.89 hectares).

Lot 3: An attractive parcel of amenity pasture and woodland extending to approximately 6.53 acres (2.64 hectares).

LOCATION

Worsall Grange Farm is situated approximately 4 miles to the south-west of the popular market town of Yarm whilst the County town of Darlington is situated approximately 13 miles north-west which provides a wide range of amenities and professional services together with East Coast rail connections to London Kings Cross. The A19 trunk road is situated within 5 miles providing excellent access to the service centres of the north-east.

FARMHOUSE

The farmhouse comprises a detached property of brick construction under a tile roof situated to the west of the farmstead.

The accommodation comprises to the ground floor two reception rooms, kitchen, cloakroom and utility with three bedrooms and house bathroom to the first floor.

Externally, the property benefits from parking to the east with an enclosed garden situated to the south.

Planning consent has been granted for a replacement dwelling to be built on the same footprint and of brick construction under a slate roof. The proposed accommodation is to comprise living accommodation to the ground floor with three bedrooms to the first floor and a detached garage and ancillary storage buildings which will replace the existing structures.

The traditional barn benefits from planning consent to convert to provide groom's accommodation to include 6 no. bedrooms to the first floor and 2 no. bedsits to the ground floor.

“Productive mixed arable and livestock farm”





BUILDINGS

Situated at the heart of the property, the farmstead comprises predominantly modern general purpose portal frame buildings providing livestock accommodation together with versatile storage for machinery and feedstuffs.

More specifically, the buildings comprise as follows:

FARM BUILDINGS

A	Open-fronted Barn	459m	Steel portal frame under corrugated clad roof
B	General Purpose	575m	Steel portal frame under corrugated clad roof. Part concrete block walls and Yorkshire boarding to eaves. Incorporates kitchen and WC facilities together with mezzanine office.
C	General Purpose	535m	Steel portal frame under corrugated clad roof. Part concrete block walls and part Yorkshire boarding to eaves.
D	General Purpose	980m	Steel portal frame under corrugated clad roof. Part concrete block walls and part Yorkshire boarding to eaves.
E	Workshop	180m	Steel portal frame with brick and block wall and steel box profile clad to eaves under a corrugated clad roof.
F	Traditional Building	232m	Brick under tile with storage to first floor.
G	Livestock Accommodation	535m	Twin pitched steel portal frame under a corrugated clad roof with part concrete block walls and Yorkshire boarding to eaves providing loose livestock accommodation.
H	General Purpose	708m	Steel portal frame under a corrugated clad roof with part concrete block walls and Yorkshire boarding to eaves with lean-to of similar construction.

PLANNING CONSENT FOR DEVELOPMENT OF STUD YARD





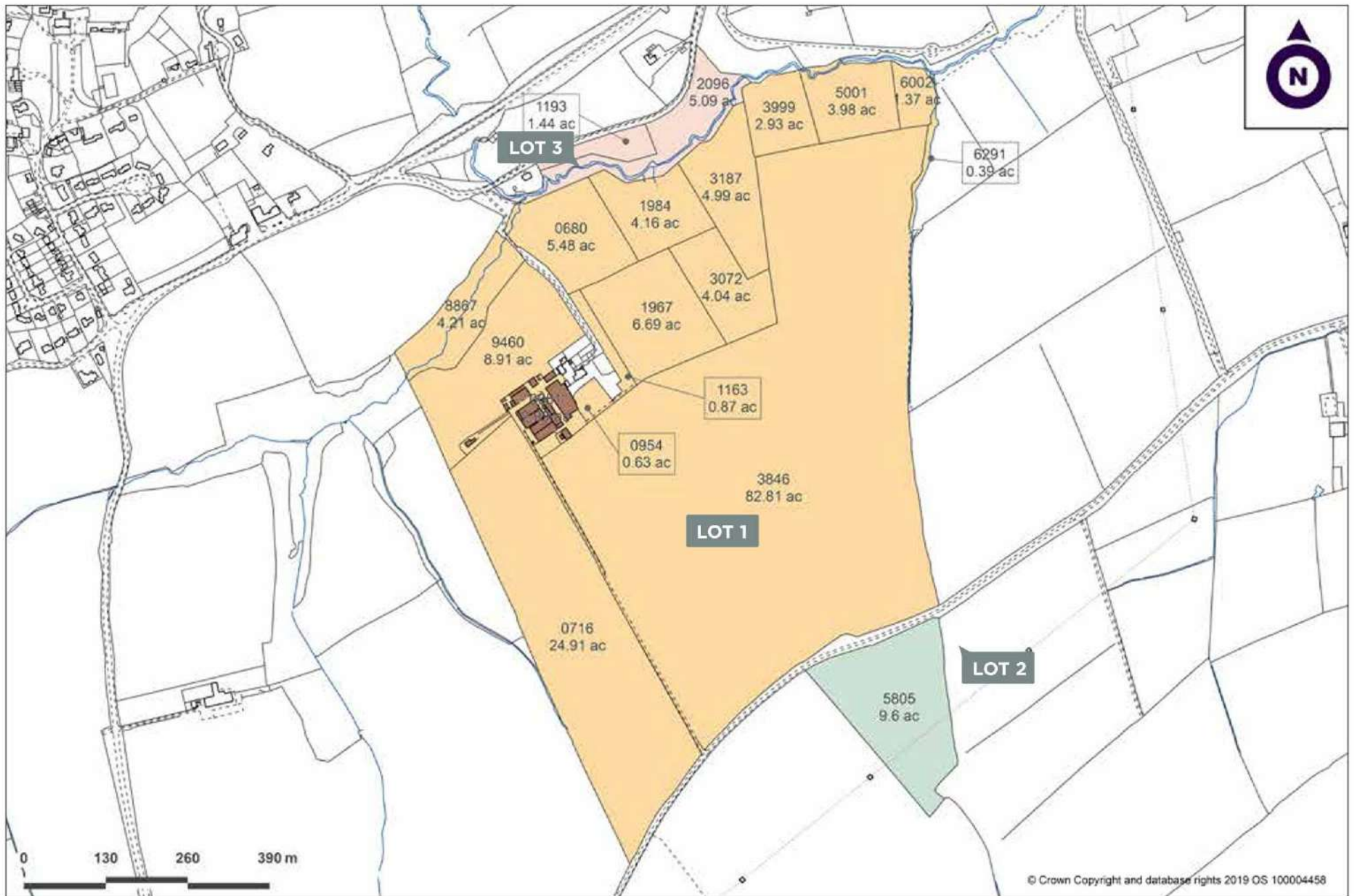
LAND

Worsall Grange Farm extends in all to approximately 175.10 acres (70.86 hectares) and comprises the farmstead which extends to approximately 2.99 acres, temporary grass leys extending to approximately 117.32 acres, pasture land extending to approximately 40.08 acres with approximately 14.71 acres of woodland pasture. The fields are good-sized regular shaped parcels with the permanent pasture land enclosed by post and wire fencing.

The land is classified as Grade 3 under the MAAF Provisional Agricultural Land Classification. The underlying soil type is predominantly classified as part of the "Clifton" series, which is a slowly permeable, seasonally waterlogged, reddish fine coarse loamy soil suiting cereals and grassland with some potato cropping.

The land rises from approximately 10 metres above sea level on the northern boundary to 35 metres above sea level on the southern boundary.





LAND PLAN

- LOT 1 - 158.97 AC (64.33 HA)
- LOT 2 - 9.60 AC (3.89 HA)
- LOT 3 - 6.53 AC (2.64 HA)

FLOOR PLAN

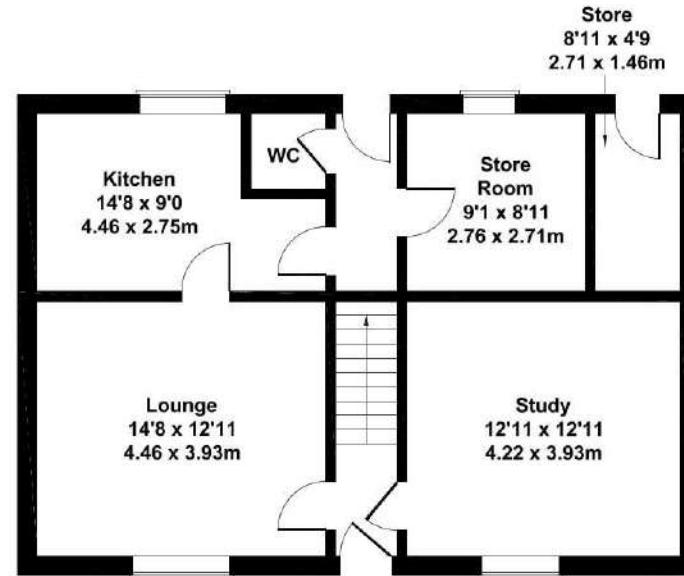
WORSALL GRANGE FARM
YARM
NORTH YORKSHIRE

Approximate gross internal area:

Farmhouse

1422 sq ft (132 sq m)

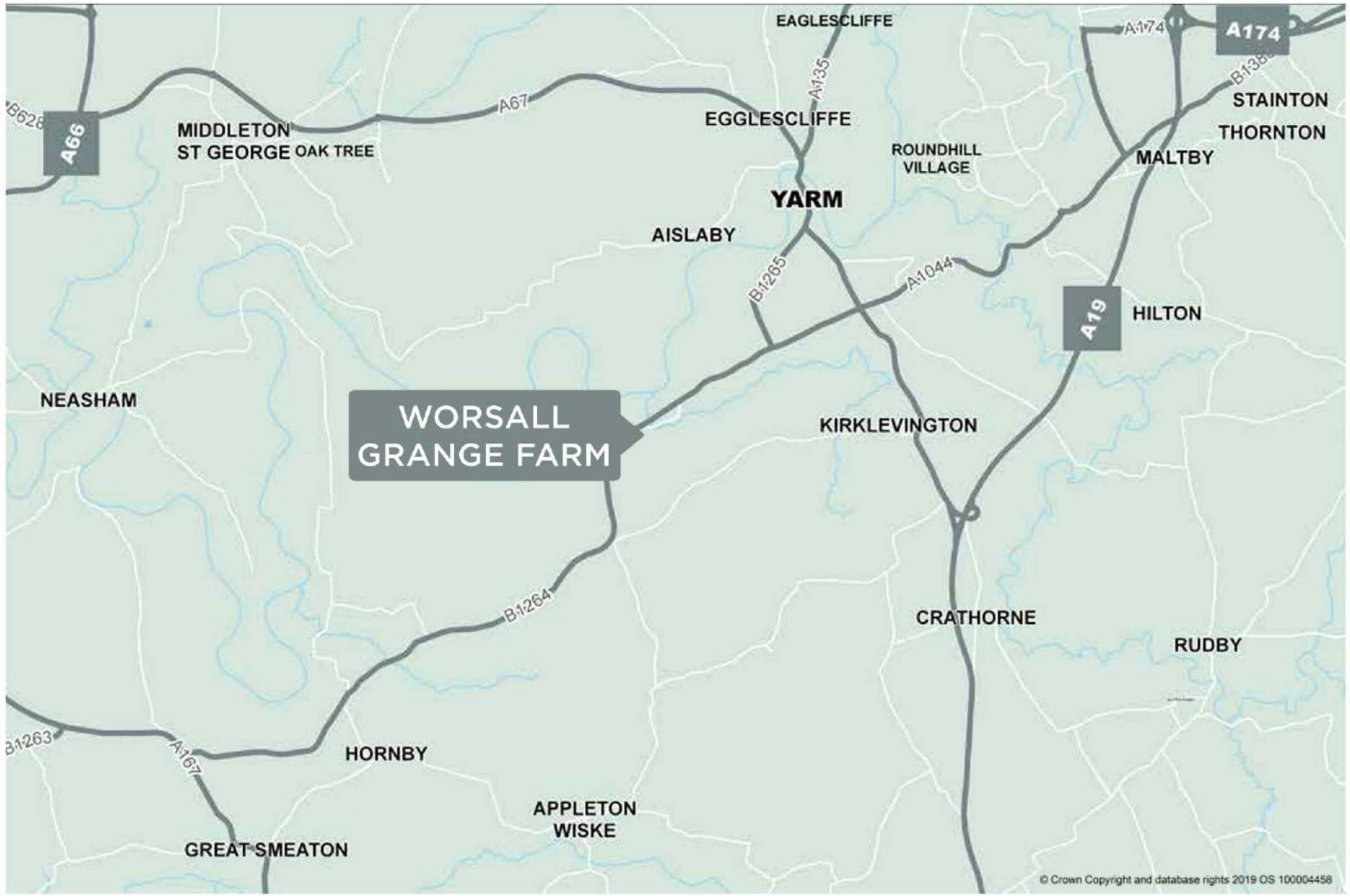
For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.



GROUND FLOOR



FIRST FLOOR



METHOD OF SALE

The property is offered for sale by private treaty as a whole or in up to 3 lots.

The vendors reserve the right to conclude the sale by any other means at their discretion.

TENURE & POSSESSION

The property is offered for sale freehold with vacant possession available upon completion.

BASIC PAYMENT SCHEME

It is understood that the land has previously been registered on the Rural Land Register (RLR) however, the history of claims to the Basic Payment Scheme in recent years is unknown.

Accordingly, Worsall Grange Farm is sold without Basic Payment Scheme Entitlements.

ENVIRONMENTAL SCHEMES

It is understood that an English Woodland Grant Scheme (Ref: 27019) dated February 2012 has been entered into by a previous occupier.

PLANNING

Planning Consent (ref: 17/02380/FUL) was granted on 18th May 2018 for the proposed development of a stud yard to include the demolition of redundant storage buildings, a replacement dwelling, extension and conversion of existing buildings to provide stabling, conversion of traditional building to provide grooms accommodation, construction of stallion barn, construction of new building to provide stabling and construction of all-weather training facilities including canter ring, gallops and turn-out paddock.

SERVICES

Worsall Grange Farm benefits from connections to mains water, mains electricity and private drainage to a septic tank.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

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

HEALTH & SAFETY

Given the potential hazards of a working farm, we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings, machinery and animals.

VAT

Any guide prices quoted are exclusive of VAT. In the event that the sale of the property or any part of it or any right attached to it becomes chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

SPORTING TIMBER & MINERAL RIGHTS

The sporting and mineral rights are included in the sale in so far as they are owned.

EPC RATING(S)

Worsall Grange Farm was assessed as at 6th July 2017 as having an EPC Rating of F (31).

LOCAL AUTHORITIES

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

01609 779977

www.hambleton.gov.uk

VIEWINGS

Viewings are strictly by appointment through the selling agent.

DIRECTIONS

Leave the A19 signposted Kirlevington, Crathorne and Yarm. Continue along the A67 entering the village of Kirlevington. In the village of Kirlevington, turn left at the Crown Hotel onto Forest Lane. Continue along Forest Lane for approximately 2 miles and Worsall Grange Farm is situated on the right hand side.

Postcode: TS15 9PQ



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