



SALTON GRANGE
Normanby, Sinnington, York



SALTON GRANGE

NORMANBY, SINNINGTON, YORK, YO62 6RJ

Normanby 1 mile • Malton 8 miles • York 24 miles
(all distances are approximate)

A DESIRABLE, SMALL, AMENITY FARM IN A RING-FENCE SITUATED
IN A SOUGHT-AFTER RURAL LOCATION WITH AN ATTRACTIVE
HOUSE IN NEED OF REFURBISHMENT AND SIGNIFICANT
DEVELOPMENT POTENTIAL

- A characterful, three-bedroomed, detached, traditionally built farmhouse in need of renovation
- A range of traditional brick-built farm buildings ripe for conversion (subject to obtaining necessary consents)
- Modern steel-portal framed Dutch barn with an adjoining lean-to
- Productive Grade 3 arable land and permanent pasture
 - About 30.45 acres (12.32 hectares)

FOR SALE IN LOTS OR AS A WHOLE

Lot 1 – House with 4.76 acres

Lot 2 – Traditional range of buildings with 2.92 acres

Lot 3 – Approx 22.77 acres of grassland



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation

The farm is located between the villages of Salton and Normanby, approximately 8 miles north of Malton. Salton Grange is situated in an attractive and secluded rural location, yet conveniently located just 3 miles south of the A170 (Thirsk to Scarborough Road).

The popular market towns of Malton and Kirkbymoorside are a short drive away, with the A170 and A64 providing excellent access to each town's full range of shops, services, supermarkets, and leisure facilities.

York railway station provides regular services to Edinburgh, Newcastle and London via the East Coast Mainline. The nearest airport is Teesside International Airport, which offers both domestic and international flights.

Salton Grange is situated with the stunning North York Moors National Park as a backdrop and in an area renowned for its productive farmland, picturesque countryside, and quality field sports.

Description

Salton Grange is a desirable, ring-fenced amenity farm that has tremendous scope for alternative uses and farm business diversification opportunities (subject to obtaining necessary consents). The farm extends in total to about 30.45 acres (12.32 hectares) and comprises an attractive three-bedroomed farmhouse that requires refurbishment, a range of modern and traditional farm buildings, including substantial stabling and agricultural storage facilities.

Salton Grange offers prospective purchasers an exciting opportunity to establish a unique and diversified holding in a highly sought-after area of North Yorkshire.

Lot 1 - The Farmhouse

Salton Grange Farmhouse is a characterful brick-built farmhouse with accommodation predominantly over two storeys under a pitched slate roof, and part single storey with a pitched pantile roof. The house extends to approximately 1,961 ft² and includes:

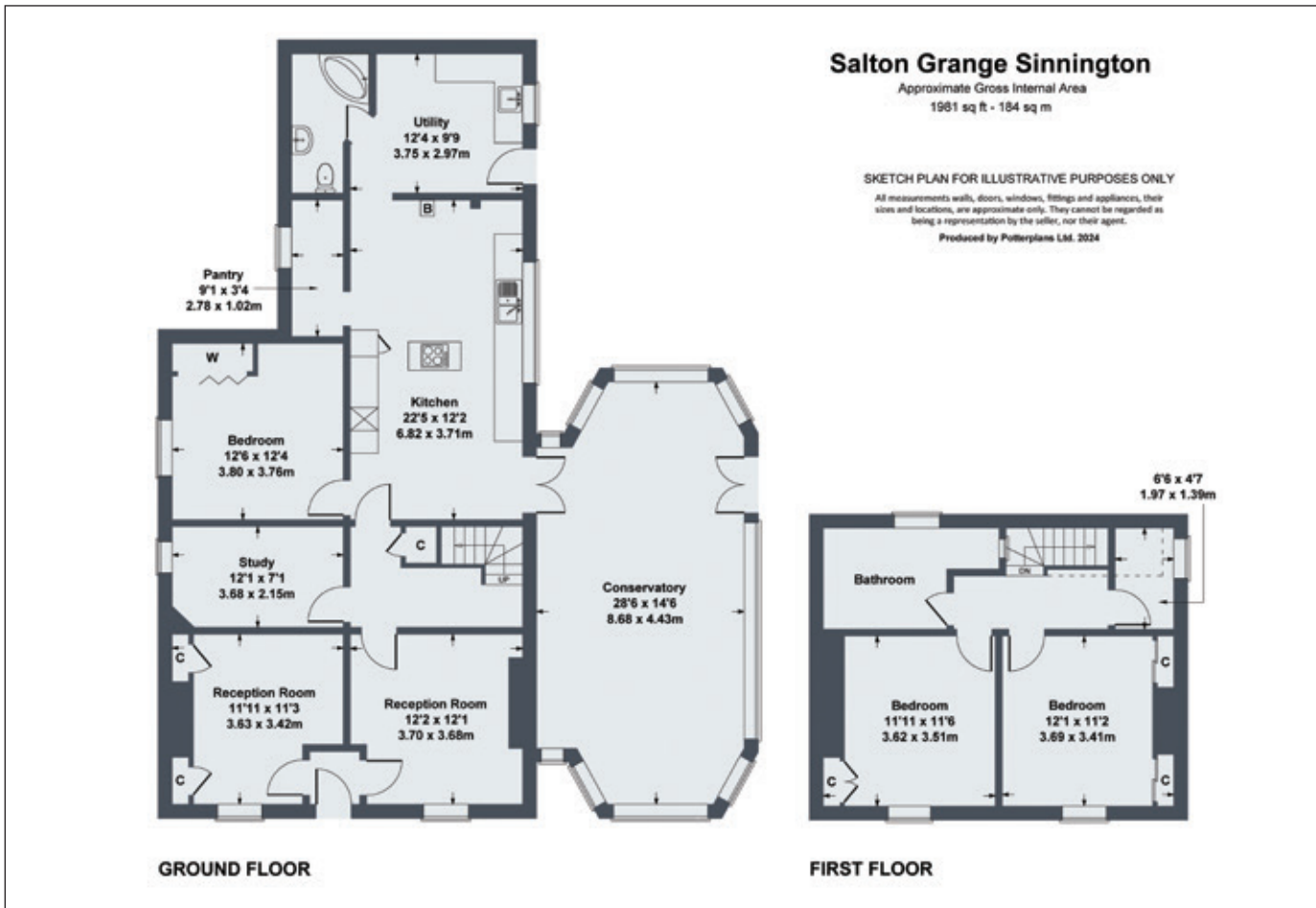
Ground floor: Entrance hall, kitchen, dining room, sitting room, bedroom, study, conservatory, utility, pantry, store and a bathroom.

First floor: Two bedrooms and a bathroom.

The house includes several original features, including open fireplaces and exposed ceiling timbers but would now benefit from refurbishment and modernisation throughout.

The house sits in a large area of garden ground, adjacent to an old orchard and site of a previously productive kitchen garden. This is a sunny, sheltered and fertile spot which could once again form part of a delightful country garden with which to off-set a refurbished family house.

The house sits in a ring-fenced 4.76-acre plot, comprising five grass paddocks that lend themselves to either equestrian or amenity use.



Lot 2 - Farm Buildings

The farm steading comprises a courtyard of traditional farm buildings, with accommodation over both single and double stories. The buildings are of brick construction under a pantile roof and extend to approximately 9,330 ft². The buildings are currently utilised for stabling facilities / agricultural storage and have been repaired and maintained over the years to ensure their structural integrity and original features. The courtyard has been in-filled with a portal framed shed creating a fold yard.

It is considered that the traditional buildings have considerable scope for a range of alternate uses, including residential, commercial storage or farm business diversification (subject to obtaining the necessary consents). No planning applications have been made to date and interested parties will be expected to make their own enquiries.

There is a separate steel frame Dutch barn with a timber framed lean-to (eastern elevations) extending to approximately 3,930 ft².

The buildings sit within a substantial 2.92-acre plot, comprising approximately 2 acres of grass paddock with the remaining land associated with the hardcore farmyard.

Lot 3 - Farmland

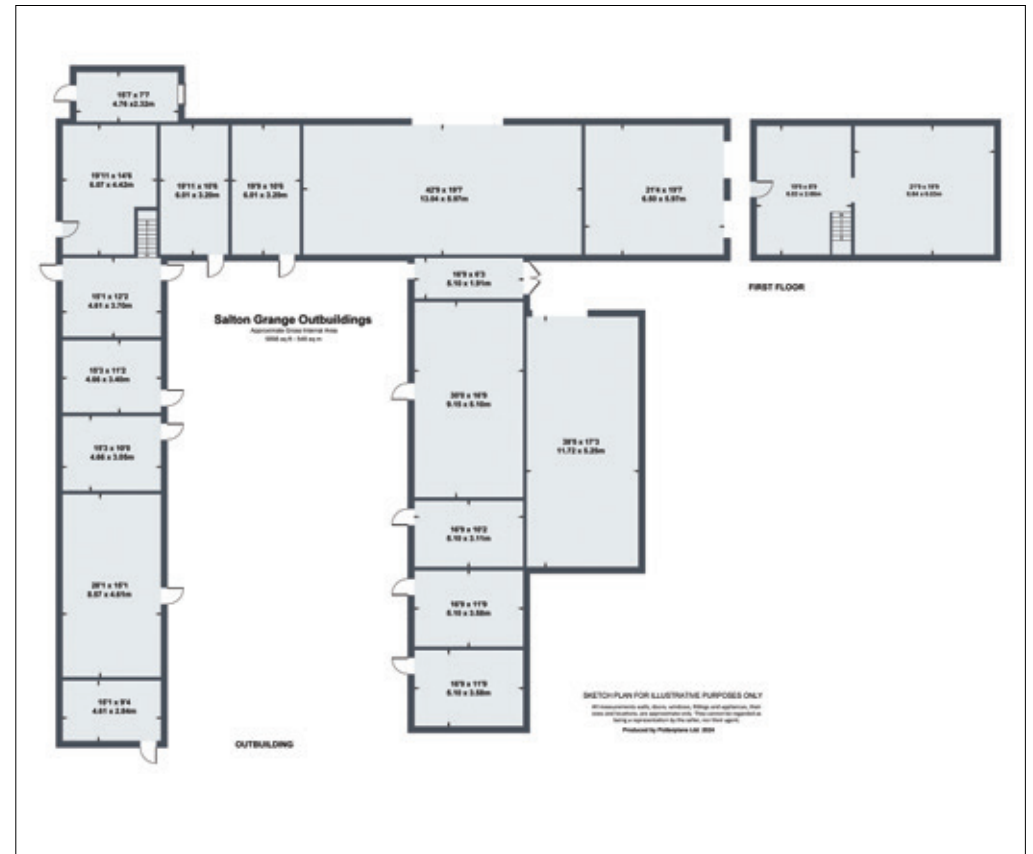
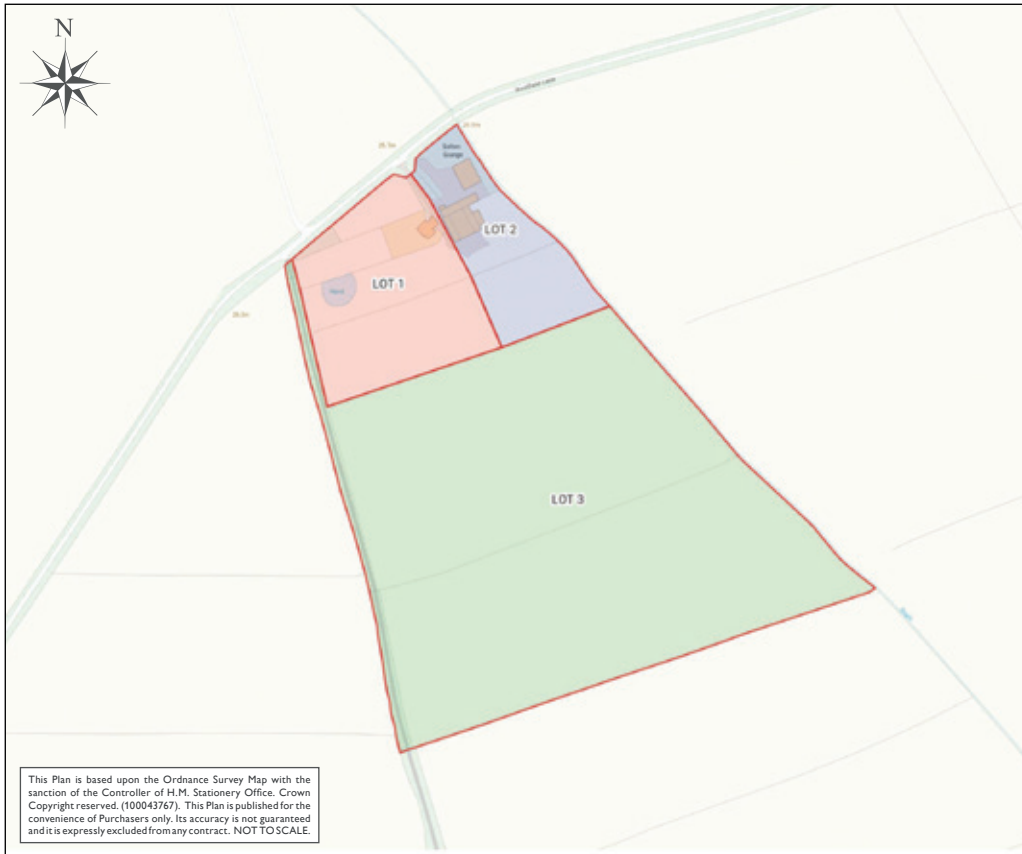
The remaining farmland extends in total to approximately 22.77 acres (9.21 hectares) of arable land sown to short term grass leys, all within a ring-fence.

The land is classified as Grade 3 with base-rich clay loam soils that have been well managed and are capable of producing quality haylage and a long summer grazing season. It is generally level and lies between about 24m and 27m above sea level with a south facing aspect. It is suitably well fenced for livestock and is well served by a network of internal tracks and mains water troughs.

There is an attractive natural pond to the west of the steading and a separate road access along the western boundary.

The land could be further divided if required, subject to further discussion with the Selling Agents.





Plan No.	Building Name	Description	Area Approx. (GIA)
1	Barn	Brick construction with a pantile roof. Accommodation over two storeys and includes a two bay open fronted cart shed, two loose boxes and store (first floor).	105' 9" x 21' 9"
2	Barn (West)	Brick construction with a pantile roof. Accommodation includes two loose boxes, eight cattle stalls, dog kennel and storage.	73' 4" x 16' 5"
3	Barn (East)	Brick construction with a pantile roof. Accommodation includes five loose boxes.	67' 9" x 16' 4"
4	Fold Yard	Steel portal / timber frame with a profile steel sheet roof.	72' 5" x 41' 3"
5	Barn	Brick construction with a fibre asbestos roof.	40' x 18'
6	Dutch Barn	Steel portal / timber frame, corrugated iron roof and hardcore floor.	70' x 23'
7	Lean-to	Timber frame with a corrugated iron roof, concrete block walls to 0.20m with fibre cement over.	70' x 32'
8	Garage	Brick construction under a pantile roof	16' 4" x 8' 3"



GENERAL INFORMATION

Rights of Way and Easements

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

Services

The farm benefits from mains water and electricity with domestic drainage to a septic tank. Solid fuel hot water and heating.

Local Authorities

North Yorkshire County Council
Tel: 01748 832614

Council Tax

Band F

EPC

Band G11

Designations

We are not aware of any land or historic designations.

Basic Payment Scheme Entitlements

Any future de-linked BPS payments are to be retained by the Seller.

Countryside Stewardship / Sustainable Farming Incentive Schemes

We are not aware of any Countryside Stewardship or Sustainable Farming Incentive Schemes in operation on the farm.

Method of Sale

Salton Grange is offered for sale by private treaty. The Seller reserves the right to agree a sale at any point without further reference to interested parties.

Fixtures, Fittings and Equipment

Only those items specially mentioned in these sale particulars are included in the sale.

Boundaries

Neither the vendor nor the vendor's agents will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance responsibilities are indicated by T marks on the sale plan.

Sporting Rights

Sporting rights are included in the sale.

Mineral Rights

Mineral rights are included in the sale.

Timber

All standing and fallen timber will be included in the sale.

Drainage Rates

Drainage rates payable to the Rye Internal Drainage Board. Further details available from the Selling Agent.





VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser.

Farm Dispersal Sale

The Seller reserves the right to hold a farm dispersal sale on the property up to one month following completion of the sale.

Solicitor Details

Eccles Heddon Solicitors
5 Westgate, Ripon, HG4 2AT

Tel: 01765 601717
Tom Craven acting

Viewing

Appointments to view will be made solely through the Selling Agent GSC Grays, as per the below contact details:

John Coleman MRICS, 01748 897 203, jarc@gscgrays.co.uk
Will Pheasey MRICS, 01748 897 203, wjp@gscgrays.co.uk

Given the potential hazards of a working farm we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

Directions

From Kirkbymoorside, head east on the A170 for 1 mile before turning right onto Malton Road. Proceed for a further 3.5 miles before turning right onto Westfields Lane. The farm entrance is located on the left hand and sign posted by a GSC Grays sale board.

Postcode: YO62 6RJ

what3words: ///perfected.multiply.waddled

Conditions of Sale Purchase Price

Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale does not entitle either party to compensation in respect thereof.

Overseas purchasers

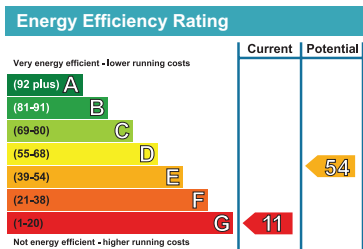
Any offer by a purchaser(s) who is resident outside of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

Lotting

It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Apportionments

The council tax and all other outgoing shall be apportioned between the seller and the purchaser(s) as at the date of completion.



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: May 2024

Photographs taken: May 2024