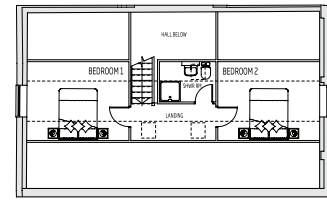




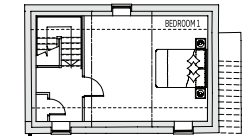
LAND AND FARM BUILDINGS
Busby Stoop, North Yorkshire



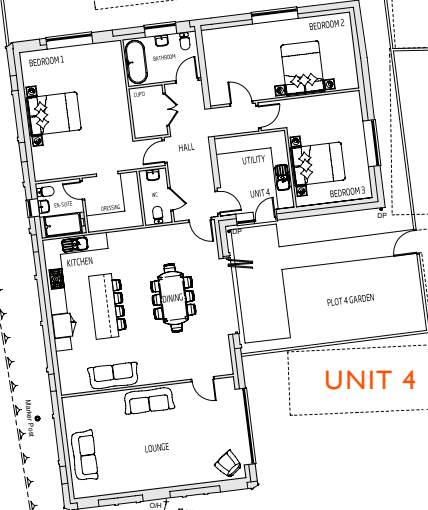
GSC GRAYS
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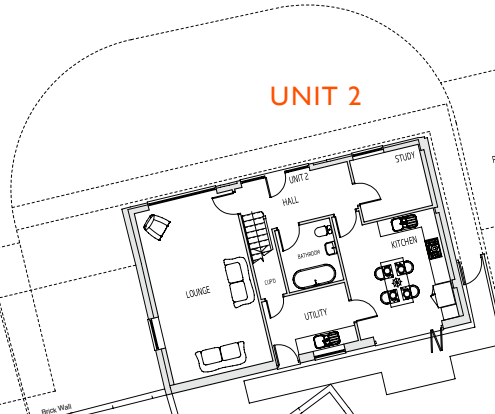
UNIT 2 FIRST FLOOR
SCALE: 1:100 @ A3



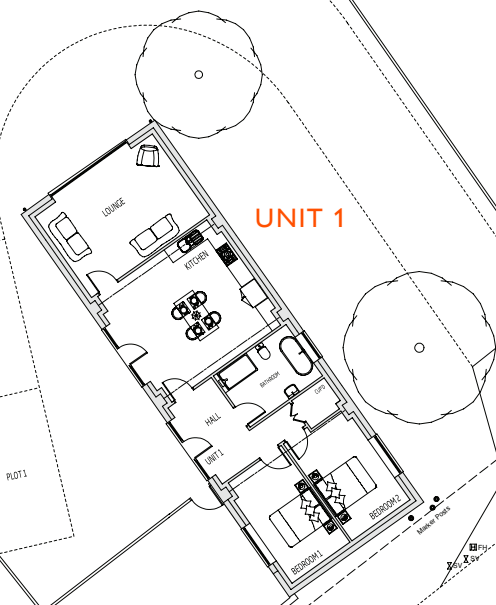
UNIT 3 FIRST FLOOR
SCALE: 1:100 @ A3



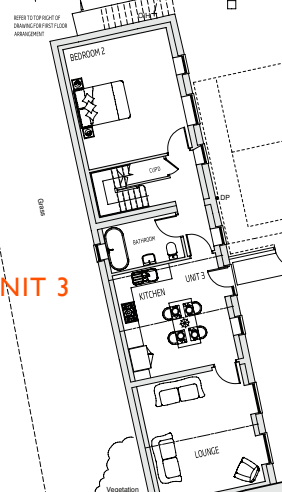
UNIT 4



UNIT 2



UNIT 1



UNIT 3

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LAND AND FARM BUILDINGS

FAIR VIEW FARM, BUSBY STOOP,
CARLTON MINIOTT, NORTH YORKSHIRE, YO7 4EQ

Carlton Miniott 1 mile • Thirsk 4 miles • Ripon 8 miles
(Distances approximate)

AN EXCITING OPPORTUNITY TO ACQUIRE A RANGE OF FARM BUILDINGS WITH CLASS-Q CONSENT FOR FOUR RESIDENTIAL UNITS, SITUATED BETWEEN THE POPULAR MARKET TOWN OF THIRSK AND CATHEDRAL CITY OF RIPON IN RURAL NORTH YORKSHIRE.

Lot 1 - Buildings and site with Class Q consent for 4 dwellings, extending to about 0.56 acres.
Guide Price: £325,000

Lot 2 – Grass paddock extending to about 1.31 acres.
Available by separate negotiation.

ABOUT 1.87 ACRES (0.76 HA)



5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL
Tel: 01748 829203
www.gscgrays.co.uk
richmond@gscgrays.co.uk

Offices also at:

Alnwick
Tel: 01665 568310

Chester-le-Street
Tel: 0191 303 9540

Barnard Castle
Tel: 01833 637000

Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320



Situation

The buildings at Fair View Farm, Busby Stoop are situated 1 mile west of the village of Carlton Miniott between the prominent market town of Thirsk and the Cathedral City of Ripon, set within beautiful open countryside.

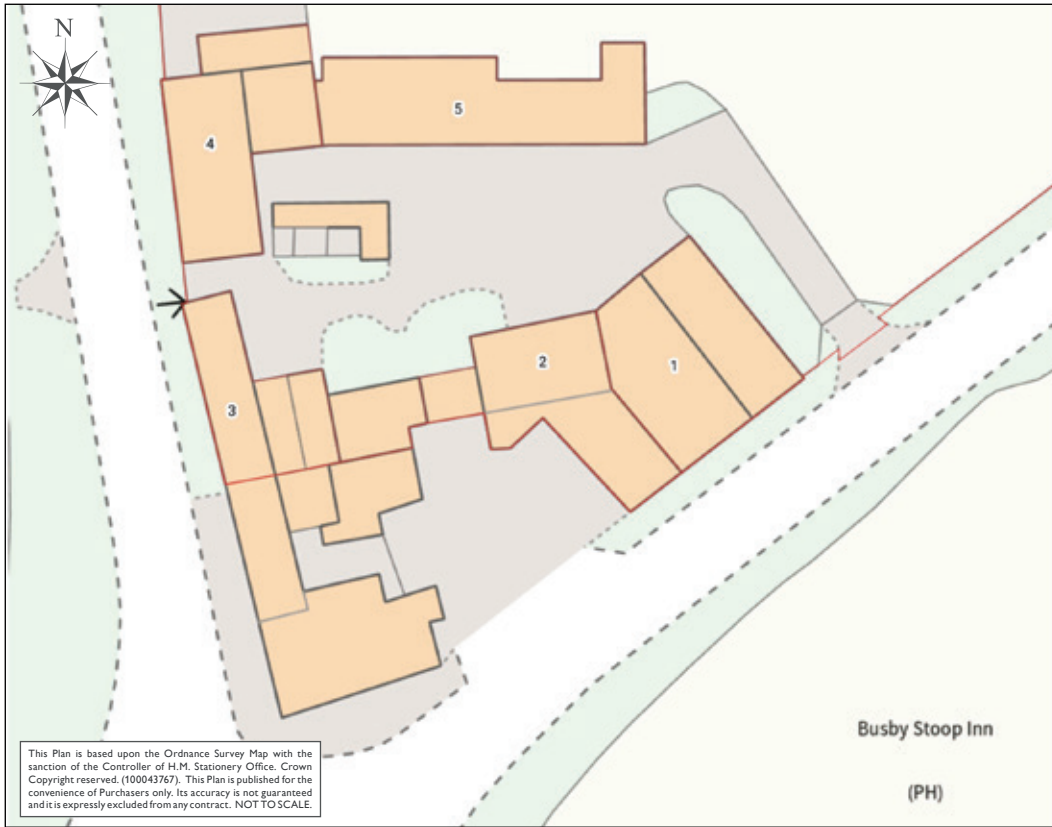
Carlton Miniott is conveniently located just a few minutes' drive from the A168/A19 and A1(M). Carlton Miniott benefits from a popular primary school, post office, church, chapel, lodge park with leisure facilities and village playing field. A more extensive range of services and amenities are available within the market town of Thirsk including supermarkets, a racecourse, primary schools, a well regarded secondary school, weekly market, leisure centre, medical centre and cinema.

Thirsk Train Station offers a regular train service to York, which has connections to London Kings Cross via the East Coast Mainline.

Description

The farm buildings comprise a range of modern and traditional brick-built buildings centred around a substantial hardcore yard with excellent road frontage access, extending in total to approximately 0.56 acres (0.23 ha).





The buildings and yard have historically been utilised for agricultural livestock housing and storage, and include:

Plan No.	Building Name	Description
1	Former Grain Store /General Purpose Building	Steel portal frame under an asbestos fibre cement sheet roof, concrete block walls and concrete floor. Adjoining lean-to building (southwest elevations). Concrete block / brick construction under a profile steel sheet roof and a concrete floor. Mains electricity connection.
2	Machinery/ General Purpose Building	Timber and steel frame with brick walls under a profile tin and asbestos fibre cement roof, concrete block walls, profile steel sheet side walls and a concrete/ earth floor. Mains electricity connection.
3	Granary	Brick construction under a pantile roof with a concrete floor and external stone steps to loft. The accommodation is provided over a combination of double and single storeys, including traditional brick and tile construction and concrete block and profile tin lean to. Mains water and electricity connection.
4	Pig Housing /Farrowing Shed	Concrete and brick construction under an asbestos fibre cement sheet roof, reinforced walls and a concrete floor with concrete block and asbestos fibre cement lean-to. Water and electricity connection.
5	Dutch Barn	Five bay steel/timber frame open fronted barn with asbestos and profile tin roof and cladding and concrete floor. Asbestos and profile lean-to with earth floor. 3 redundant former rail carriages/containers.



There is also a 1.31-acre grass paddock located immediately adjacent the buildings to the northern elevations. The land is accessible through the farmyard via a single gated access.

The land is classified as Grade 2 with freely draining, slightly acid sandy soils. The land is topographically level, being approximately 29m above sea level and is bound by a combination of mature hedgerows and post and wire fencing.

The grass paddock is available for sale via separate negotiation and will be subject to a development clawback. Further details available upon request from the Selling Agent.

Planning Consent

The farm buildings have the benefit of a Class Q consent (reference ZB23/02534/MBN) for Proposed Change of Use of Agricultural Buildings to 4 Dwellinghouses (Use Class C3) and Associated Operational Development under a Decision Notice dated the 11th of April 2024 which is subject to 10 conditions.

In summary, the Class Q consent comprises the following units:

Unit	Consented Accommodation	Approx Area (GIA)
1	Detached 2-bed	1,065 sq ft
2	Detached 3-bed	1,237 sq ft
3	Detached 2-bed	1,119 sq ft
4	Detached 3-bed	1,786 sq ft
TOTAL		5,207 sq ft

Further details available upon request from the Selling Agent.

GENERAL INFORMATION

Occupation

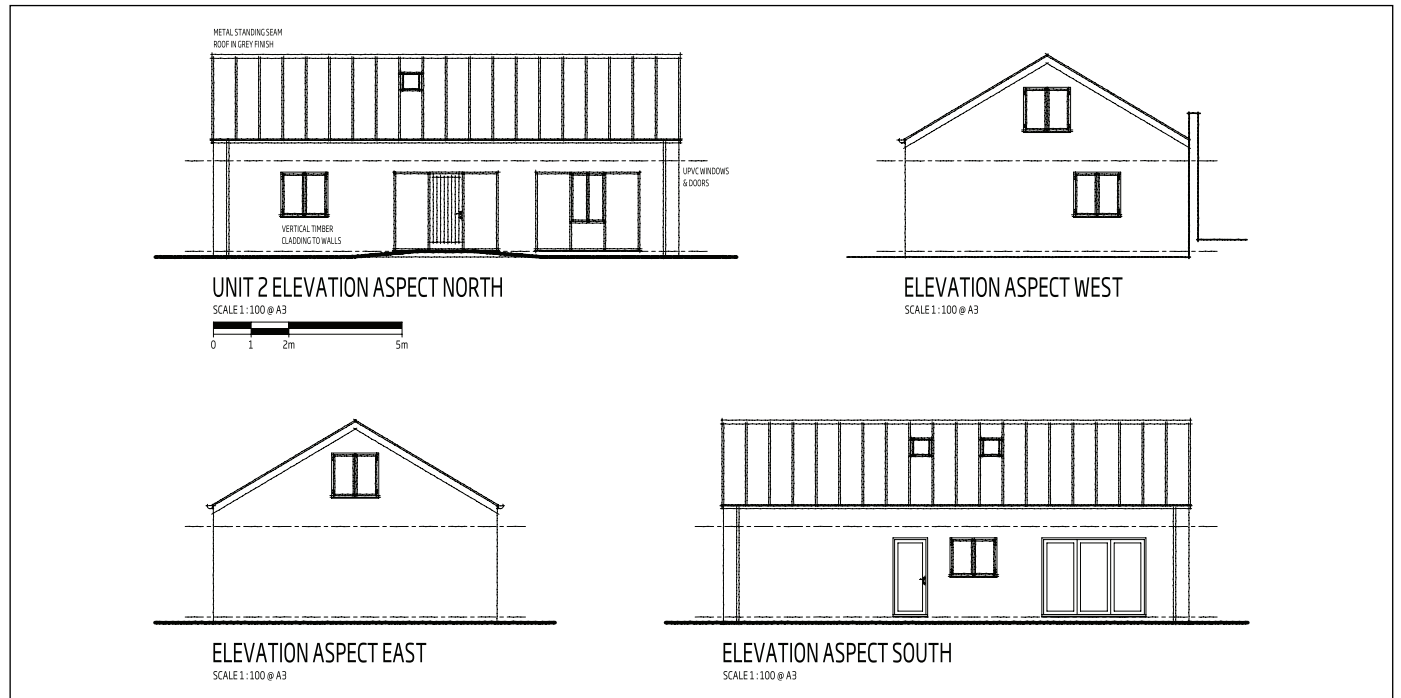
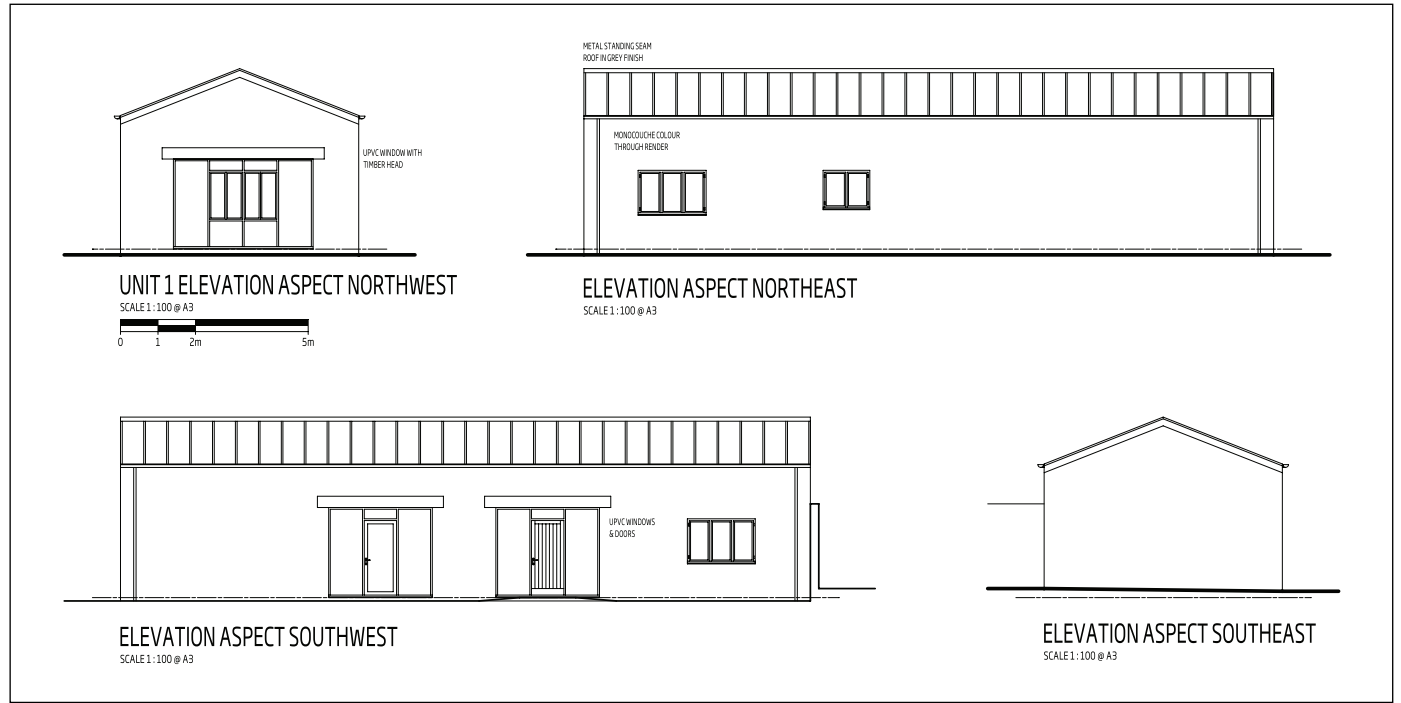
The farm buildings are currently occupied in-hand with vacant possession available upon completion of sale.

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.

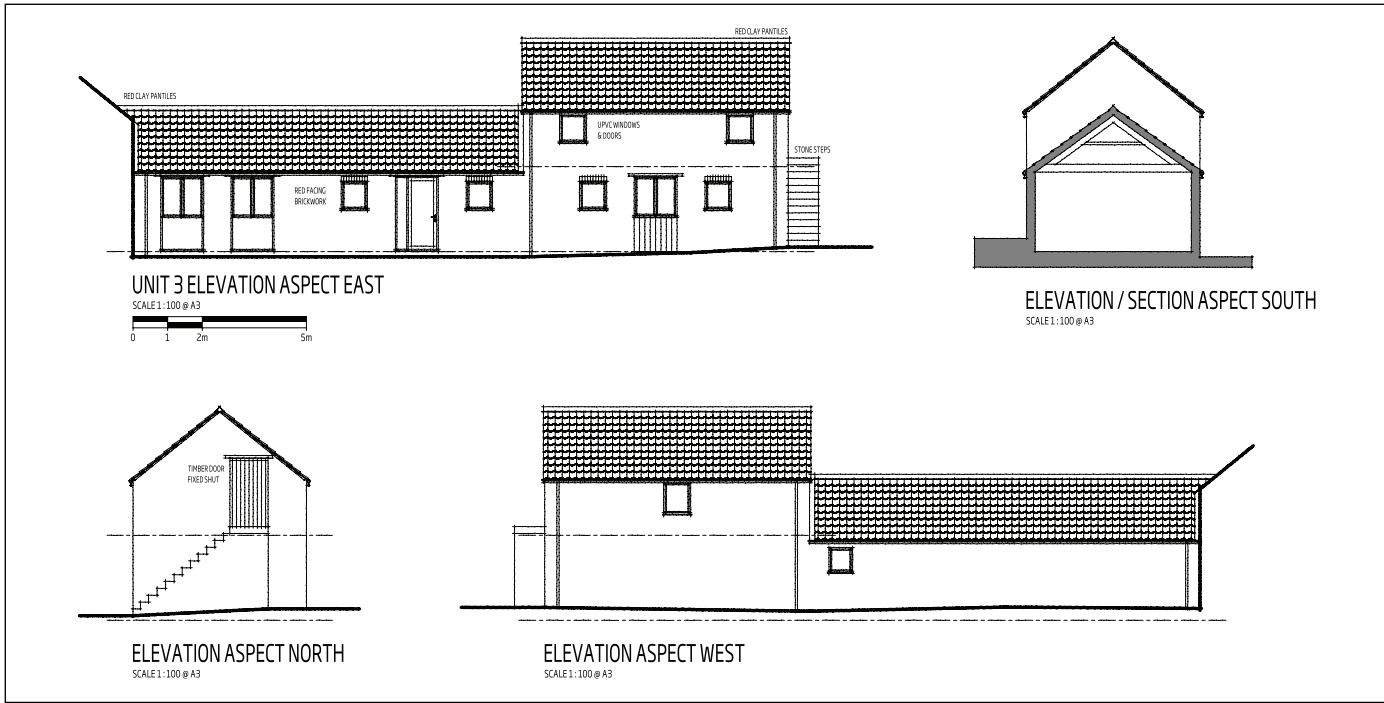
Services

The property benefits from mains water and electricity. The installation of sewerage treatment plants has been approved in accordance with the planning consent (Ref: ZB23/02534/MBN).









Designations

We are not aware of any environmental or historic designations.

Local Authorities

North Yorkshire County Council
 County Hall, Northallerton, DL7 8AD
 Tel: 01609 780780

Method of Sale

The property is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but 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. Some items fixtures and fittings may be available by separate negotiation and interested parties are invited to discuss their requirements directly with the Selling Agents.

Boundaries

Neither the vendor nor the vendor's agent 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 transfer plan.

Sporting, Timber and Mineral Rights

Sporting, timber and mineral rights are included in the sale in so far as they are owned.

Asbestos

An asbestos survey has not been undertaken and on completion of the sale it will be the responsibility of the purchaser(s) to comply with the Control of Asbestos at Work Regulations.





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.

Solicitors

Hutchinson Buchanan Solicitors
77 North Street, Ripon, HG4 1DS
T: 01765 602156

Andrew Hutchinson acting

Viewing

Appointments to view will be through the Selling Agents only by calling 01748 829203. Given the potential hazards of a working farmyard, we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

Directions

The buildings are situated approximately 1 mile to the west of Carlton Miniott and circa 4 miles west of Thirsk with Northallerton approximately 9 miles to the north. The buildings

have excellent road frontage access to the A61 and are situated close to Busby Stoop and the Junction with the A167.

what3words: ///green.sandbags.update

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 out 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.

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 corrections 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: July 2024
Photographs taken: June 2024

Proposed Lots

