



HOLLY ACRE FARM  
Gilling West, North Yorkshire





# HOLLY ACRE FARM

SEDBURY LANE, GILLING WEST, RICHMOND,  
NORTH YORKSHIRE, DL10 5ET

Gilling West ½ mile • Richmond 3 miles • Darlington station 10 miles  
(all distances are approximate)

**A WELL LOCATED SMALL FARM WITH A TRADITIONAL STYLE  
MODERN FARMHOUSE, AN EXTENSIVE RANGE OF VERSATILE  
BUILDINGS AND USEFUL GRAZING LAND**

A spacious, modern farmhouse built in a traditional style with living room, kitchen / breakfast room, dining room, four bedrooms, dressing room and two bathrooms. Large garden and wildlife pond.

Extensive range of modern and traditional farm buildings including livestock housing for pigs, former laying hen sheds, a large general purpose portal frame shed, useful barns and stores and a stone built former dairy offering considerable versatility.

About 14.43 acres of excellent grazing land.

**ABOUT 18.95 ACRES (7.67 HA) IN ALL  
FOR SALE AS A WHOLE**



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## Situation

Holly Acre Farm lies about half a mile north of the pretty and highly sought after village of Gilling West which in turn is approximately 2 miles north of the historic market town of Richmond, North Yorkshire. The village has a popular pub, a cricket club, florist and a regular bus service.

Richmond has an excellent range of shops, amenities and services including supermarkets, swimming and leisure facilities, cinema, a range of pubs and restaurants and a regular farmer's market in the market square with Richmond Castle as a backdrop. There are well respected primary and secondary schools in the town as well as private schools nearby including Aysgarth School at Newton-le-Willows, Barnard Castle School and Queen Mary's School.

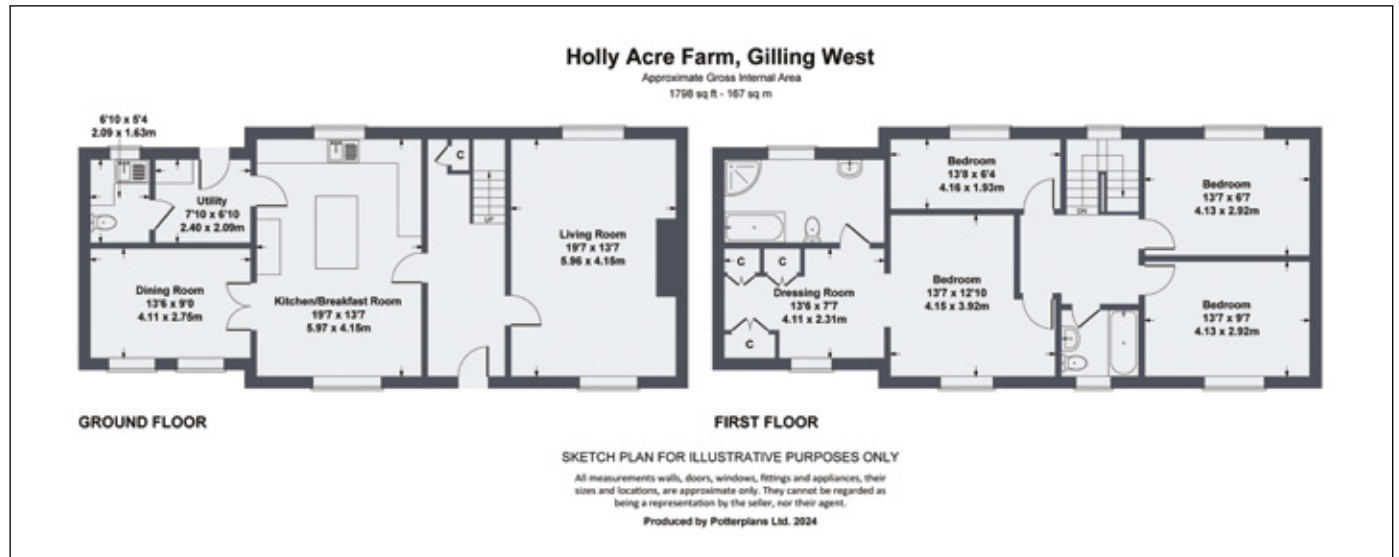
The farm is also extremely well located to the main communication networks including the A1 and Scotch Corner (where there is to be a new designer outlet shopping centre) and the main East Coast railway line at Darlington station. The nearest airport is Durham Tees Valley airport (10 miles).

The North Pennines and Yorkshire Dales National Park are within easy reach providing a huge range of outdoor activities.

## Description

Holly Acre Farm is a small, mixed farm with a pretty farmhouse, an extensive range of modern and traditional farm buildings and approximately 15 acres of ring-fenced temporary grass / arable land. It is currently run as a small livery and livestock unit, bed and breakfasting pigs for a local farmer.

The farm is being offered for sale as a whole.





## Holly Acre Farmhouse

The farmhouse is an attractive, two storey, detached house built in 2003 by a well-known local builder of modern construction and in a traditional farmhouse style. It is block built and stone faced with a cavity wall beneath a pitched pantile roof. It is well laid out with spacious rooms throughout, all of which are well lit by large double glazed sash and case windows.

The fixtures and fittings are of a good quality and there is under-floor heating on the ground floor from an oil-fired boiler.

The accommodation extends to approximately 1,800 sqft and includes:

Ground Floor: Hall, living room, kitchen / breakfast room, dining room, boot room / utility room & WC.

First Floor: Main bedroom with dressing room and en-suite bathroom, three further bedrooms and family bathroom.

The house is set within a large area of garden ground. It is approached from the rear over a gravel drive to the back door, past a kitchen garden and deep herbaceous border. At the front of the house is a stone terrace which runs the width of the house, with a step down to a large lawn enclosed by a high hedge and a mature wildlife pond with pumped water feature. The views to the south from the house are spectacular.

A condition imposed by the local authority for granting planning consent to build the farmhouse restricts the occupancy of the house to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person and any resident dependants. Further information is available from the Selling Agents.



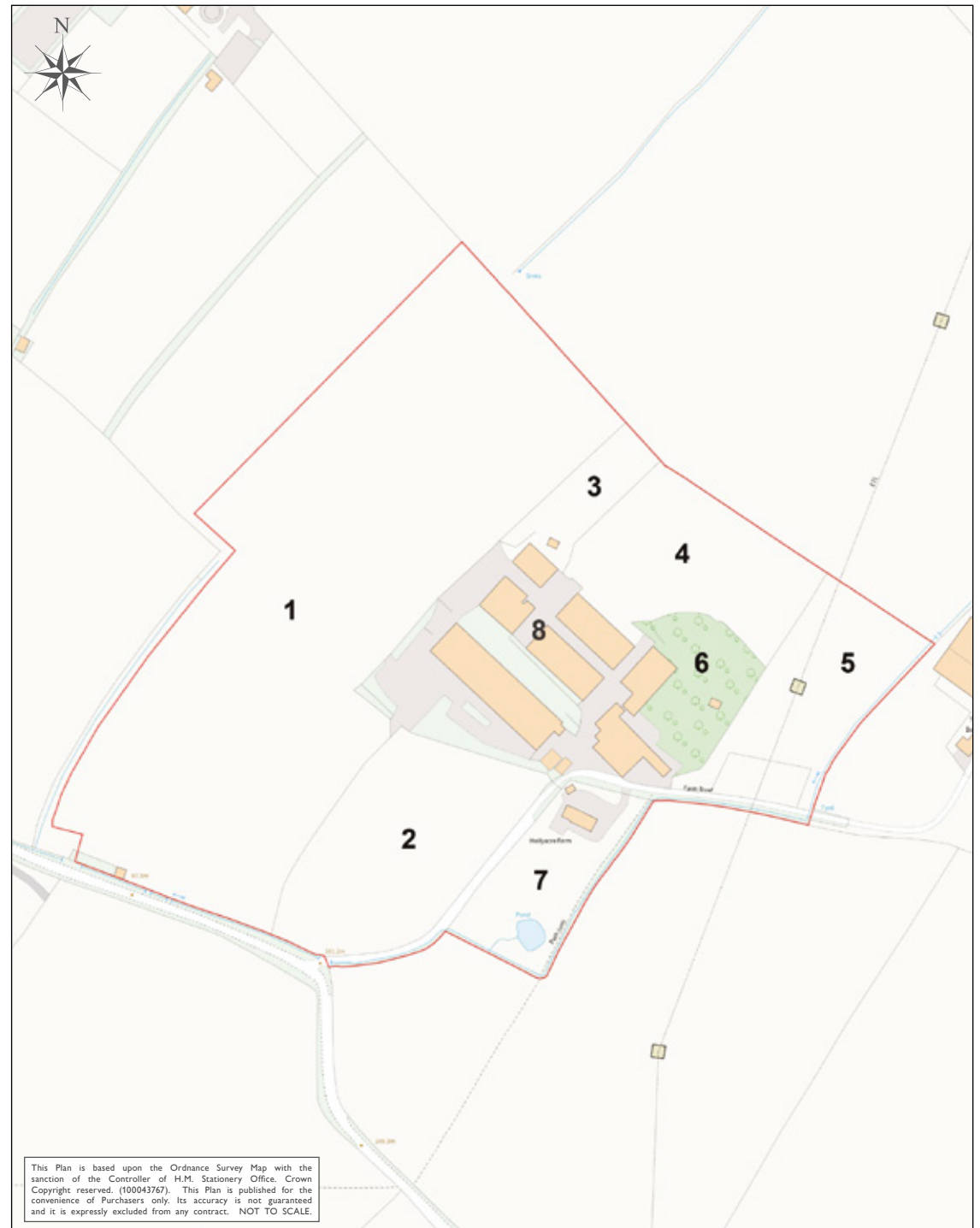


## Land

The farmland lies within a ring fence, mainly to the south and west of the farm steading. It is generally south facing, sloping gently from approximately 100m to 115m above sea level. It is all classified as Grade 3 land capable of producing a wide range of arable crops and grass. At present, it is sown to grass in support of the livery enterprise but almost all the neighbouring land is in arable crop.

The land is divided into five main field parcels which extend to approximately 14.43 acres (5.84 ha). Together with the steading, woodland and large garden the whole farm extends to approximately 18.97 acres (7.68 ha).

Land Parcel	Arable/Grass	Wood	Other	Total (acres)
1	8.88			8.88
2	2.02			2.02
3	0.48			0.48
4	1.56			1.56
5	1.49			1.49
6		0.67		0.67
7			0.92 (house & garden)	0.92
8			2.95 steading	2.95
<b>TOTAL</b>	<b>14.43</b>	<b>0.67</b>	<b>3.87</b>	<b>18.97</b>



## Farm Buildings & Equestrian Facilities

Holly Acre Farm has a good range of modern and traditional farm buildings in a compact and versatile steading. They include former poultry sheds converted to stabling, specialist livestock buildings, general purpose stores and a range of useful stone sheds and stores.

Plan No.	Building Name	Description	Area Approx. (GEA)
1	Farmhouse	Detached, two storey stone and pantile.	223m <sup>2</sup>
2	General purpose sheds	Timber frame with block wall, concrete floor and additional lean-to.	560m <sup>2</sup>
3	Modern General Purpose	5 bay steel Portal Frame with concrete panel walls and flooring, timber wall cladding and a fibre cement roof.	411m <sup>2</sup>
4	Livestock Housing	6 bay steel portal frame, concrete panel walls and flooring, corrugated fibre cement wall cladding roof sheeting.	562m <sup>2</sup>
5	Livestock Housing	6 bay steel portal frame, concrete panel walls and flooring, corrugated fibre cement wall cladding roof sheeting.	550m <sup>2</sup>
6	Former Poultry Shed	Part timber and part steel frame, concrete floor and corrugated fibre cement roof sheeting. Incorporating 8 loose boxes.	1269m <sup>2</sup>
7	Barn	Timber framed mono-pitch with earth floor and mixed cladding.	223m <sup>2</sup>
8	Machinery shed	4 bay steel portal frame with earth floor and corrugated iron roof sheeting.	368m <sup>2</sup>
9	Former egg packing room	Timber frame, concrete floor and corrugated side and roof cladding.	
10	Former stables	Traditional stone and tile roof.	

In addition, there is an old stone barn located on the southern boundary, which although is now in a state of disrepair, has the potential to be repaired.







## 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.

There is a public right of way which runs along the eastern boundary of the farm. It has hedging on either side which provides a high degree of privacy to the house, but it is understood that the path is now seldom used.

### Services

The property has mains water and electricity (single phase). Drainage is to a septic tank and field drainage system which is believed to be compliant with modern regulations.

### Local Authorities

North Yorkshire Council  
Tel: 01606 780780

### Council Tax

Band E

### EPC

Band D (68)

### Designations

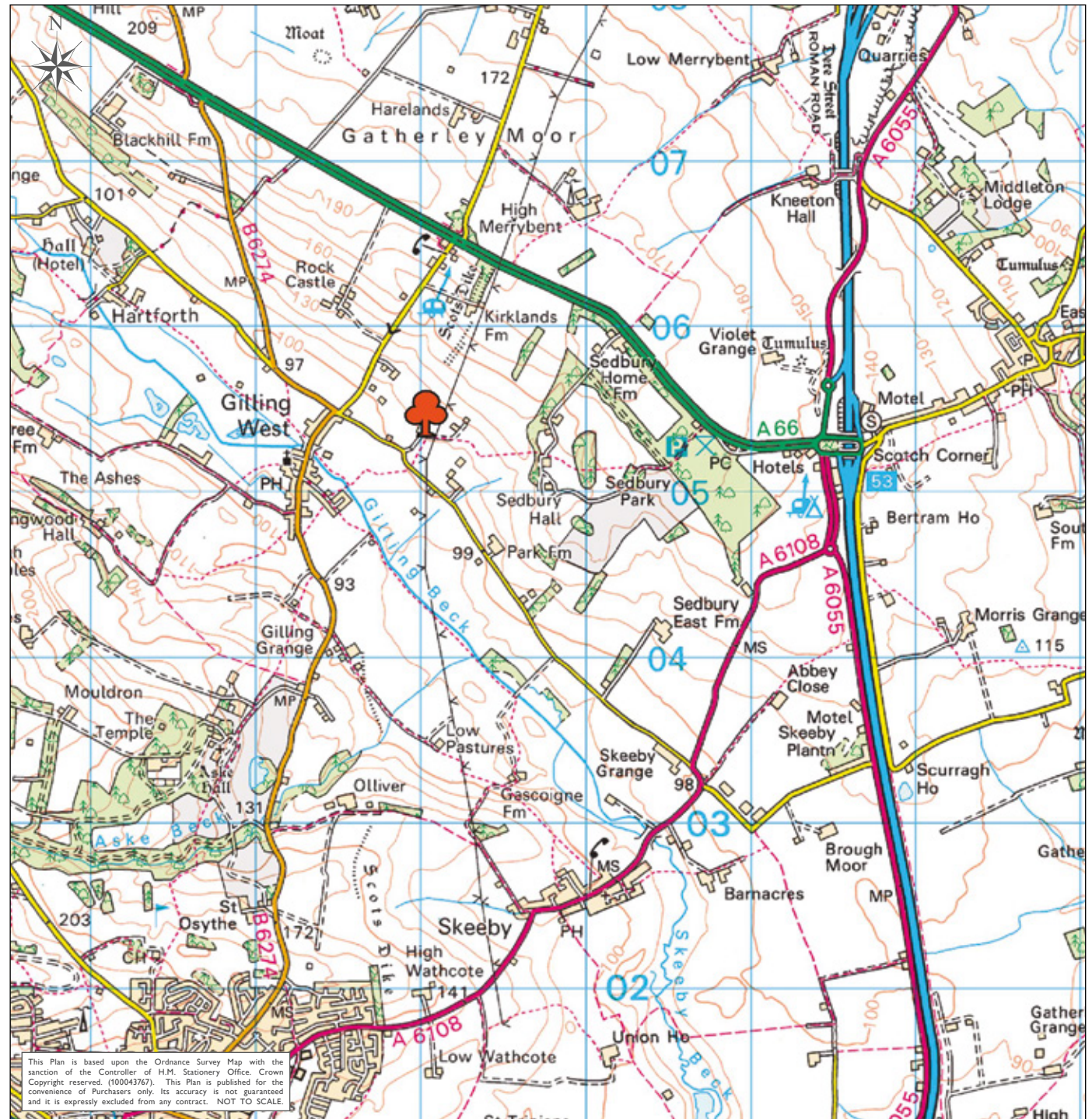
We are not aware of any environmental or historic designations.

### Rural Land Registry

All future BPS payments are to be retained by the Vendor.

### 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.



## Countryside Stewardship (CS) / Sustainable Farming Incentive (SFI)

We are not aware of any CS or SFI agreements in place.

## 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 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 will be indicated by T marks on the transfer plan.

## Sporting and Mineral Rights

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

## Timber

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

## 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. No election to tax has been made in respect of the property.

## Viewing

Appointments to view will be through the Selling Agents only by calling 01748 829203. 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 (DL10 5ET)

To reach Holly Acre Farm from Gilling West, turn right out of the village onto Sedbury Lane and then left onto the farm road after about 500m.

what3words: ///curtail.juggled.formal

## CONDITIONS OF SALE

### Purchase Price

On 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.

## Apportionments

The council tax and all other outgoings 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 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.

