



DROMONBY BRIDGE FARM
Great Busby, Stokesley





DROMONBY BRIDGE FARM

GREAT BUSBY, STOKESLEY, TS9 7AP

Stokesley 1 mile, Northallerton 17 miles
(Distances approximate)

A WELL-EQUIPPED AND VERSATILE FARM IN AN ACCESSIBLE
AND PRODUCTIVE AREA NORTH OF THE CLEVELAND HILLS

- About 114 acres of Grade 3 arable / grassland
- Exceptional range of modern farm buildings in an extensive yard
- Chalet bungalow with potential for re-development, subject to planning approval

In all about 125.82 acres (50.95 hectares)
FOR SALE AS A WHOLE OR IN FIVE LOTS



GSC GRAYS

PROPERTY • ESTATES • LAND

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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

Location

Dromonby Bridge Farm is located about half a mile west of the hamlet of Great Busby and a similar distance from the village of Kirkby-in-Cleveland in the Hambleton district of North Yorkshire. It is about 3 miles southwest of the market town of Stokesley in a productive and attractive area of countryside to the north of the Cleveland Hills.

There is an excellent pub in Kirkby, a church and a primary school. Stokesley has a full range of shops and services, a leisure centre with swimming pool and health centre and some excellent independent shops on the busy High Street. There is a weekly market every Friday and a monthly Farmer's Market on the first Saturday of every month.

There is a main East Coast rail station at Northallerton (17 miles) and at Darlington (15 miles) with regular connections to London (about 2hr 20 mins) and Newcastle (about 1 hr. Teesside Airport is about 15 miles away with a growing selection of domestic and continental European destinations.

Description

Dromonby Bridge Farm is centred around an extensive yard at the southern end of the land holding. It is accessed over a private, gated farm road from Busby Lane and is sheltered and screened by maturing tree planting. Adjacent to the main access is a secondary access into a large, former farmyard, on which is sited the chalet bungalow with a lean-to shed for storage and garaging.

Chalet Bungalow

The Chalet Bungalow is a single storey dwelling occupying a former agricultural yard site.

The property provides surprisingly spacious accommodation with a hallway, kitchen, sitting room, two bedrooms and a bathroom.

There is a limited area of garden, although there is considerable scope to improve the setting. The area includes a small agricultural building providing storage and garaging and extends in all to about 1.25 acres.

The building and yard have been occupied on a temporary basis and will be available with vacant possession on completion.



Farn Buildings

The steading has recently been created, designed around a pedigree cattle enterprise. It includes two flexible modern sheds providing housing, handling, machinery and straw and grain storage.

There is an extensive yard extending to over 1.5 acres on which to extend the building range subject to obtaining the appropriate planning consent.

The buildings include:

Building No.	Description	Area
1	Cattle Court – 8 bay, steel portal frame with concrete floor, concrete panel walls, profile steel roof timber cladding. Full length 6m lean-to	1668 m2
2	Open fronted barn – steel portal frame with concrete floor, concrete panel walls and profile steel roof and timber cladding.	432 m2
3	Slurry Tank	1500m3
4	Yard	1.7 acres
5	Livestock handling area – concrete base	300 m2





The Land

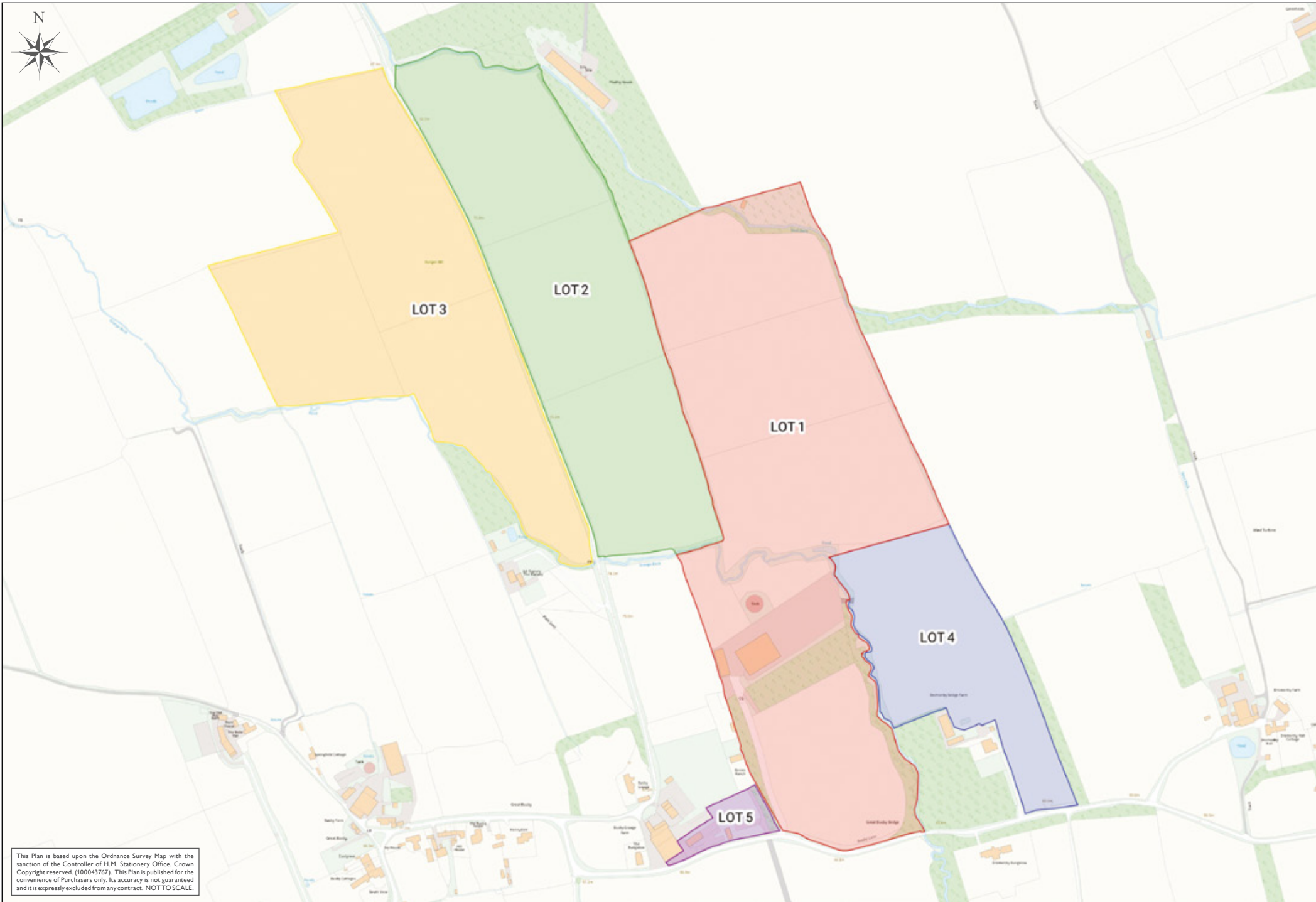
The farmland at Dromonby Bridge naturally divides into four main blocks, each with direct access from a public road. It extends in total to about 126.50 acres of Grade 3 arable land with predominantly base-rich loamy clay soils, capable of producing a wide range of arable crop and grass for conservation. It is generally level or gently sloping, lying between 68m and 88m above sea level and drains toward a beck which runs along the western boundary and through the centre of the holding. The external boundaries are enclosed with post and rail fences with a scare wire and water troughs fed from a metered mains supply in each field.

The land does not lie within a Nitrate Vulnerable Zone (NVZ).

The property is being offered for sale as a whole or in five lots.

Lot1 includes the main steading area and about 49.14 acres. There are three blocks of land ranging from 13.28 acres to 31.97 acres and the final lot includes the chalet bungalow and former farmyard.

Lot	Parcel No	Arable	Pasture	Woodland	Other	Total (Ha)	Total (Ac)
1	5052	-	-	0.69	-	0.69	1.70
1	4442	3.27	-	-	-	3.27	8.09
1	4929	3.78	-	-	-	3.78	9.33
1	5615	4.42	-	-	-	4.42	10.91
1	5102	-	0.49	-	-	0.49	1.21
1	4298	-	0.64	-	-	0.64	1.57
1	Yard	-	-	-	1.54	1.54	3.80
1	5490	-	-	0.21	-	0.21	0.52
1	4780	-	-	0.74	-	0.74	1.83
1	6384	-	-	0.38	-	0.38	0.95
1	5877	-	3.28	-	-	3.28	8.10
1		-	-	-	0.13	0.13	0.33
1		-	-	-	0.12	0.12	0.31
1		-	-	-	0.20	0.20	0.49
1		11.47	4.41	2.02	1.99	19.89	49.14
2	1259	4.16	-	-	-	4.16	10.27
2	2400	3.92	-	-	-	3.92	9.68
2	3117	3.96	-	-	-	3.96	9.78
2		-	-	-	0.20	0.20	0.50
2		12.04	-	-	0.20	12.24	30.23
3	0053	5.13	-	-	-	5.13	12.68
3	8935	3.63	-	-	-	3.63	8.98
3	1128	4.18	-	-	-	4.18	10.34
3		12.94	-	-	-	12.94	31.97
4	2193	5.37	-	-	-	5.37	13.28
4		5.37	-	-	-	5.37	13.28
5		-	-	-	0.51	0.51	1.20
5		-	-	-	0.51	0.51	1.20
TOTAL		41.82	4.41	2.02	2.05	50.95	125.82



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100043767). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

Basic Payment Scheme (BPS)

The land is registered on the Rural Land Register although no Basic Payment Scheme (BPS) Entitlements are included within the sale. Any future de-linked payments will be retained by the sellers.

Designations and Land Based Schemes

There are no designations or Agri-environmental schemes attached to the land that the Selling Agents are aware of.

Access

Each lot has its own separate access. In the event that the property is sold in different lots to that which is advertised then all necessary accesses will be reserved as required. There is a third party right of access in favour of 'Rosies Ranch' through the old farmyard with a shared stone entrance with the Chalet Bungalow. Maintenance is assumed to be according to user.

Method of Sale

The land is offered for sale by private treaty as a whole or in four lots. All potential purchasers are advised to register their interest with the Selling Agents so that they can be advised as to how the sale will be concluded.

Tenure

The property is to be sold Freehold with vacant possession on legal completion.

Sporting and Mineral Rights

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

Wayleaves, Easements, Rights of Way

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 are no Public Rights of Way crossing the property.





Services

The farm is supplied by a metered mains water supply. There is electricity to the house but not to the farmyard which is powered by generator (not included). The house has a private drainage system.

Council Tax

Dromonby Bridge Chalet Bungalow - Band B

EPC Rating

Chalet Bungalow –Exempt.

Basic Payment Scheme Entitlements

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

Countryside Stewardship and Grants

We are not aware of any current Countryside Stewardship Schemes on the property nor of any outstanding grant payments.

Fixtures & Fittings

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

Boundaries

The Vendor will only sell such interests as they have in the boundary hedges and fences. The boundary liabilities are delineated on the sale plan by “T Marks” in accordance with the information we have been provided.

Local authority

North Yorkshire County Council
County Hall, Racecourse Lane
Northallerton
DL7 8AD

Tel: 0300 131 2131



VAT

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

Ingoing Valuation

In addition to the purchase price the purchaser(s) will take over and pay for all growing crops, cultivations, stocks and stores at valuation. Payment is to be made on completion at a figure assessed by the Vendor's valuer based on CAAV or contractor rates where applicable and invoice costs of seeds, fertilisers and sprays applied plus enhancement value if applicable.

Farm Dispersal Sale

The Sellers reserve the right to hold a farm disposal sale on the property up to one month following completion of the sale.

Directions (TS9 7AP)

From Stokesley town centre, head east on Helmsley Road turning on to Station Road before the A172 round-a-bout. Travel along this road to the village of Kirkby. Turn right opposite the Black Swan on to Busby Lane signposted to Ingleby 3 miles. The turning into Dromonby Bridge farm is approximately one mile further on.

what3words: ///overhead.plea.raven

Viewing

By appointment only through the Selling Agents GSC Grays, 5 Bailey Court, Colburn Business Park, Richmond, DL9 4QL. Tel: 01748 829 203

John Coleman on 07779 973 825 or by email at jarc@gscgrays.co.uk or Lucy Rutherford on 01748 829203 or by email at lur@gscgrays.co.uk

Health and Safety

Please take care when viewing the property and follow normal health and safety practices for your own personal safety. No liability is accepted by the vendor or the Agents.

CONDITION OF SALE

Purchase Price & Deposit

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

Disputes

Should any discrepancy arise within these particulars of sale or in 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 records and are there for reference only. They have been carefully checked by the Selling Agents and the purchaser/s shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation thereof.

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 part.

Solicitors

Macks Solicitors

4 Woodlands Road, Middlesbrough TS1 3BE

Tel: 01642 252828



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: September 2024

Photographs taken: August 2024

