



BROKES FARM
Richmond, North Yorkshire



GSC GRAYS
PROPERTY • ESTATES • LAND

BROKES FARM

HUDSWELL, RICHMOND, NORTH YORKSHIRE, DL11 6DD

Richmond 2 miles • Catterick 4 miles • Leyburn 10 miles
(all distances are approximate)

A CHARACTERFUL RURAL PROPERTY WITH SIGNIFICANT
DEVELOPMENT POTENTIAL, COMPRISING A TWO-BEDROOMED
FARMHOUSE IN NEED OF REFURBISHMENT, A RANGE OF
TRADITIONAL STONE OUTBUILDINGS & PRODUCTIVE GRASSLAND

- A delightful two-bedroomed farmhouse in need of refurbishment with potential for extension
- Stone-built farm buildings with scope for alternative use, subject to obtaining the necessary consents
- Combination of productive meadowland and unimproved grassland

About 18.22 acres (7.37 hectares)
FOR SALE AS A WHOLE WITH VACANT POSSESSION



GSC GRAYS

PROPERTY • ESTATES • LAND

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Richmond, North Yorkshire, DL9 4QL

Tel: 01748 829203

www.gscgrays.co.uk

farmagency@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

Brokes Farm is well-located in a particularly attractive and accessible part of North Yorkshire. The farm is situated immediately south of the village of Hudswell on the edge of the Yorkshire Dales National Park with excellent links to the A66 and A1(M).

The village of Hudswell has limited services but does include The George & Dragon; the first community owned public house in North Yorkshire. The Georgian market town of Richmond lies just 2 miles away and provides a wide range of amenities, including a number of supermarkets, independent shops, artisan cafes, restaurants, public houses, butchers and bakeries. Richmond is steeped in history including, Richmond Castle, a historic racecourse site and the Georgian Theatre Royal, as well as a golf course and a variety of primary and secondary schools.

There are also several private schooling options available nearby including Yarm, Barnard Castle School, Aysgarth Preparatory and Queen Mary's School.

Darlington (13 miles) and Northallerton (21 miles) are both situated on the East Coast Main Trainline and provide regular connections to London, Newcastle and York. The nearest airport is Teesside International (18 miles) which offers a growing number of domestic and international flights. Leeds Bradford and Newcastle International Airports are both also within an hour's drive.

Description

Brokes Farm is a desirable and characterful rural property, extending in total to about 18.22 acres (7.37 ha) and comprising an attractive stone-built farmhouse in need of refurbishment, a small range of adjoining traditional farm buildings with scope for conversion (subject to approvals) and a combination of productive meadowland and unimproved grassland, all in a ring fence.

The Farmhouse

A delightful two-bedroom house built of dressed stone under a pitched slate roof. The house is currently in a state of disrepair and requires a complete schedule of refurbishment throughout. It extends to about 1,110 sq. ft. with accommodation over two floors and comprises:

Ground Floor: Entrance Hall, kitchen/ dining room, pantry, sitting room and a bathroom.

First Floor: Large landing area and two double bedrooms.

The house is beautifully situated in a rural yet easily accessible location in a large garden plot with views over its own land.

Farm Buildings

An attractive range of stone-built farm buildings adjoin the house to the western elevation and include a redundant milking parlour, byer and storage barn. The buildings have been well-maintained and re-roofed in part. It is considered that the buildings offer tremendous scope for conversion to residential use and could be utilised to add additional accommodation to the farmhouse, subject to obtaining the necessary consents.

Farmland

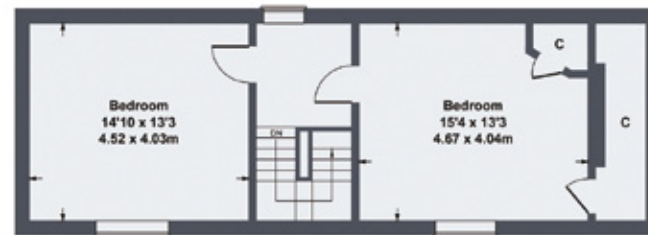
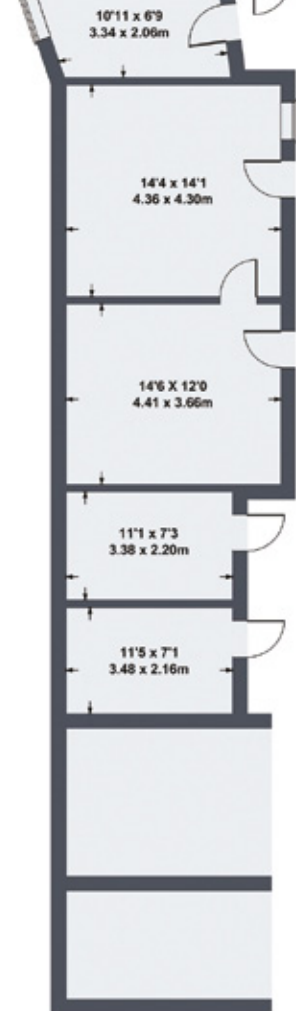
The land extends in total to around 18.22 acres (7.37 ha) comprising four field parcels located to the southern elevations of the house, all within a ring fence. The land has an Agricultural Land Classification of Grade 4 with slightly acidic base-rich clay loam soils. The land comprises 16.32 acres of permanent pasture, 0.88 acres of amenity woodland and 0.29 acres associated with the steading. It is generally south facing and undulating, lying between 170m and 185m above sea level. It is all bound by a combination of mature hedgerows and post and rail fencing with natural water sources for livestock.

The land has historically been occupied by a local grazier; however vacant possession will be available on completion of a sale.





GROUND FLOOR



FIRST LOOR

Brokes Farm, Hudswell

Approximate Gross Internal Area
2228 sq ft - 207 sq m

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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 is served by a mains electricity (single-phase) water with domestic drainage to a septic tank and mains water.

The farmhouse is heated by an oil-fired combination boiler.

Local Authorities

North Yorkshire County Council.
County Hall, Northallerton DL7 8AD

Tel: 01609 780780

Council Tax

Farmhouse – Band E

EPC

Farmhouse – Band F

Designations

We are not aware of any environmental or historic designations.

Basic Payment Scheme

All future delinked BPS payments are to be retained by the Seller.

Method of Sale

Brokes Farm 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.

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 Rights & 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.

Ingoing Valuation

In addition to the purchase price, the purchaser will be required to take over at market value the following:

1. All clamped silage
2. Hay and straw.
3. All purchased stores including seeds, sprays, fertilizers, feeding stuffs, fuel oil etc.
4. Any growing crops plus enhancement value, post-harvest cultivations, sprays, etc. in accordance with CAAV costings and contractor rates and invoiced costs.

Employees

There are no employees to be retained.

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.

Viewing

Appointments to view will be through the Selling Agents only by calling: T - 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

From Richmond, head southwest on Riverside Road. Upon crossing the River Swale, take Slee Gill Road and proceed for 1.5 miles. The farm is located on the lefthand side and marked with a GSC Grays sale board.

Postcode

DL11 6DD

what3words

///supply.passion.tangent

CONDITIONS OF SALE

Purchase Price

Upon 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.

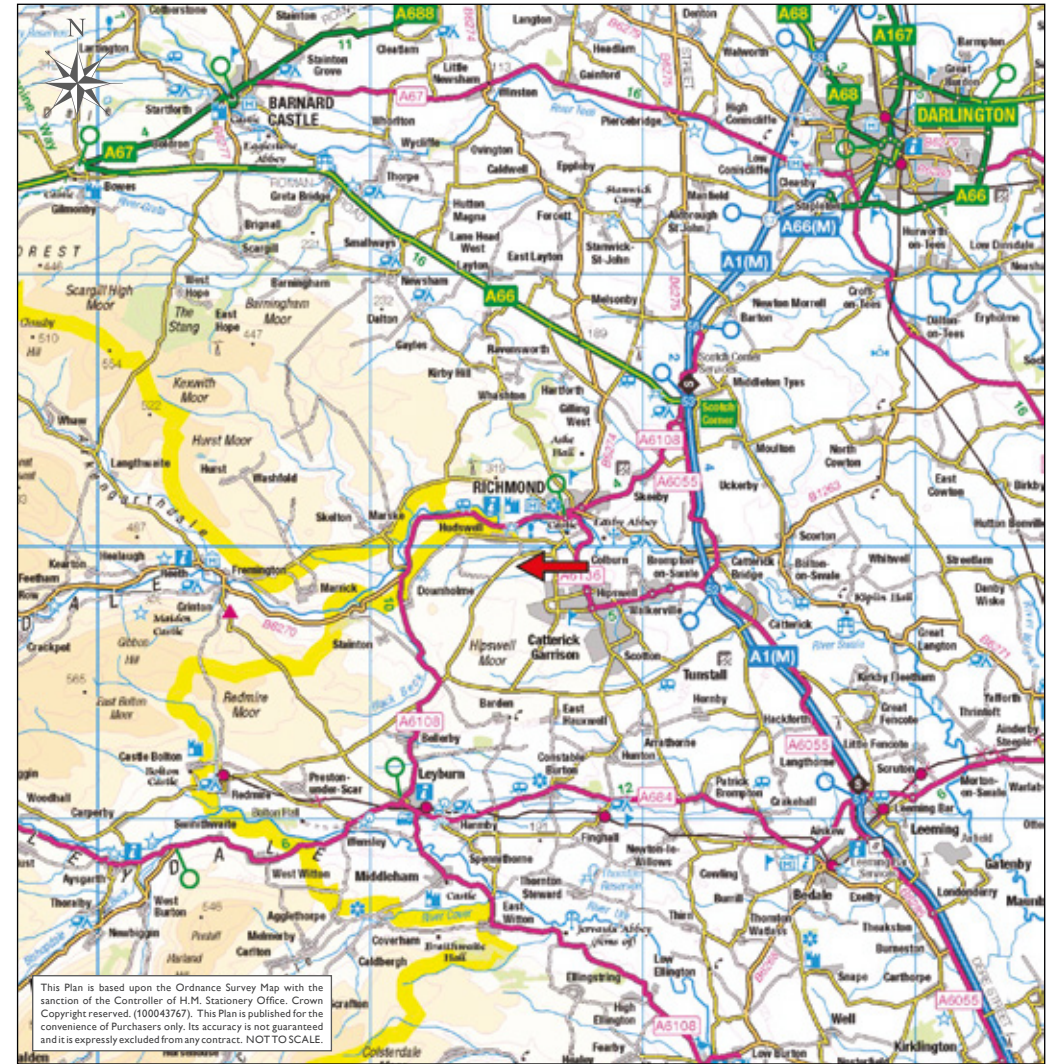
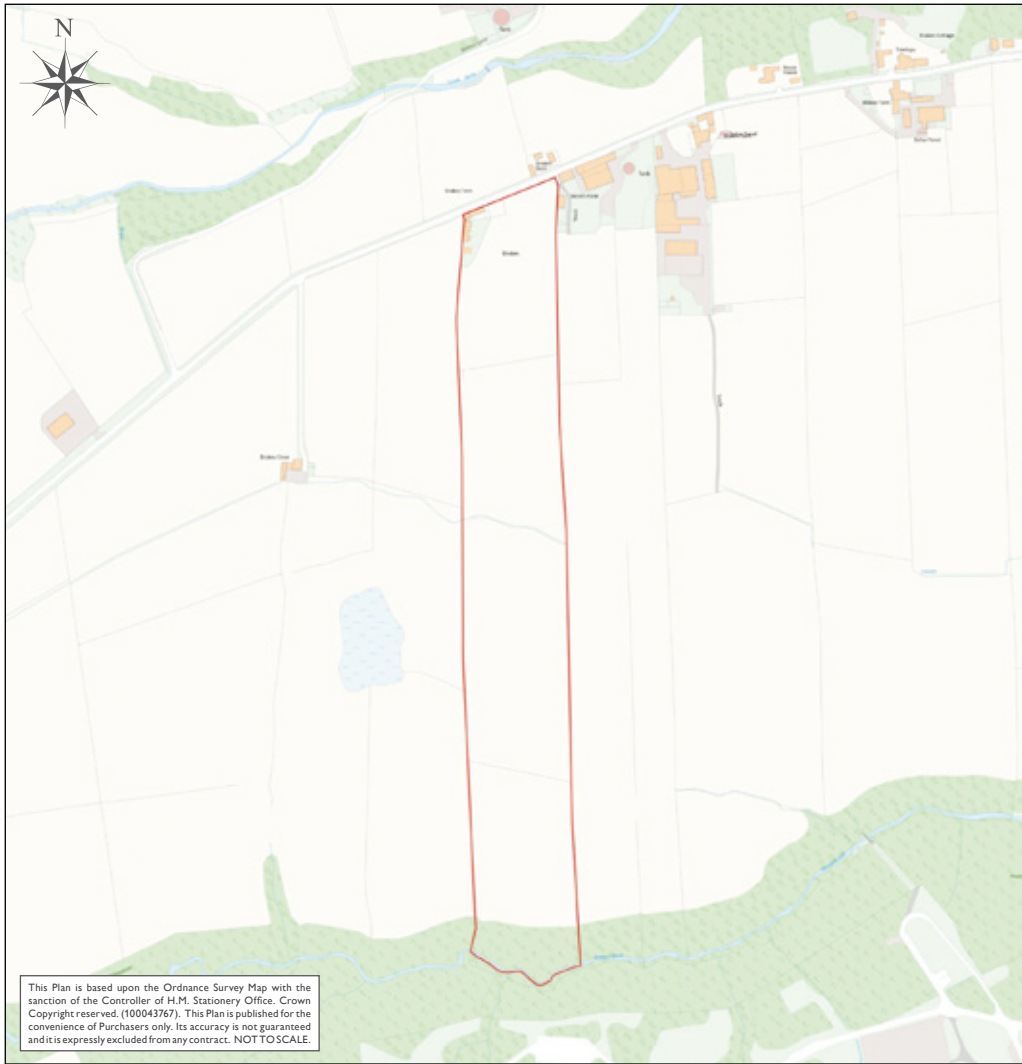
Lotting

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.

Particulars written: Summer 2024
 Photographs taken: Summer 2024