



AYSDALE GATE FARM
Guisborough, North Yorkshire



GSC GRAYS
PROPERTY • ESTATES • LAND



AYSDALE GATE FARM

GUISBOROUGH, NORTH YORKSHIRE, TS12 3DQ

Charltons 0.5 miles • Guisborough 4 miles • Middlesbrough 10 miles
(all distances are approximate)

A WELL-LOCATED LIVESTOCK FARM & LIVERY YARD WITH A
SUBSTANTIAL FARMHOUSE, AN EXTENSIVE RANGE OF FARM
BUILDINGS AND STABLING FACILITIES WITH SIGNIFICANT SCOPE
FOR FARM BUSINESS DIVERSIFICATION OPPORTUNITIES

- Attractive traditional farmhouse with four reception rooms, five bedrooms, three bathrooms
- Thriving livery business with 22 boxes, outdoor all-weather arena, feed and tack rooms. Direct access to popular bridleways
- Extensive range of modern farm buildings, including loose livestock housing for 200 head of cattle, indoor lambing sheds and machinery stores
- Traditional farm buildings with scope for alternate use, subject to consents
 - Productive grassland and amenity woodland, all in a ring fence
 - Excellent location on A171 to Whitby with tremendous scope for farm business diversification
 - Well established pheasant shoot
- Fell rights for 160 ewes plus followers over Tidkinhow Common

About 301.38 acres (121.96 ha)

FOR SALE AS A WHOLE



GSC GRAYS

PROPERTY • ESTATES • LAND

5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL

Tel: 01748 829217

www.gscgrays.co.uk richmond@gscgrays.co.uk



Situation

The farm is well located in a particularly attractive and accessible part of North Yorkshire on the periphery of the North York Moors National Park, approximately 0.5 miles south of the village of Charltons and 3 miles southeast of Guisborough.

The market town of Guisborough is easily accessible and provides a full range of shops, services, supermarkets, and leisure facilities. The neighboring coastal villages also offer an array of pubs and restaurants.

Road access is excellent with direct access onto the A171 (Middlesbrough to Whitby Road) to the neighbouring coastal villages (East) and the city of Middlesbrough (West). The East Coast Main Line also provides regular services to Edinburgh, Newcastle and London. The nearest airport is Durham Teesside International Airport with regular domestic and international flights.

The surrounding area is renowned for productive farmland, picturesque countryside, quality sporting and its white sandy beaches along a stunning coastline, attracting a huge number of tourists each year.

Description

Aysdale Gate Farm is a well-equipped and productive grassland unit, extending in total to about 301.38 acres (121.96 ha) with excellent fixed assets including an attractive, traditional stone built, five-bedroom farmhouse, extensive stabling and equestrian facilities, there an excellent range of modern farm buildings, including housing for 200 head of cattle, lambing sheds for 200 ewes and machinery storage facilities.





The Farmhouse

The farmhouse is an attractive and substantial Grade II, three-storey house, built of dressed stone under a pitched slate clad roof. The house provides well-proportioned, bright and spacious accommodation, extending in total to approximately 2,852 sq ft and comprising:

Ground floor: Entrance Hall, kitchen, dining room, living room, playroom, snug, office, and a bathroom.

First floor: Three bedrooms, attic room and a bathroom.

Second floor: Two bedrooms and an ensuite.

The house sits in an elevated position with far reaching views over open countryside with a delightful mature garden and patio area to the rear of the property. The house has the benefits of single detached stone-built garage and a small range of traditional outbuildings (recently re-roofed) adjoin the house to the western elevations and provide scope for conversion to residential use, subject to obtaining the necessary consents.



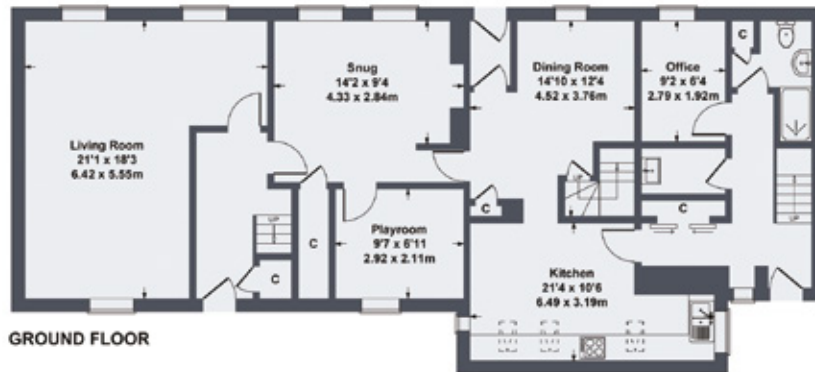


Aysdale Gate Farm

Approximate Gross Internal Area
2852 sq ft - 265 sq m



FIRST FLOOR



GROUND FLOOR

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. 2024



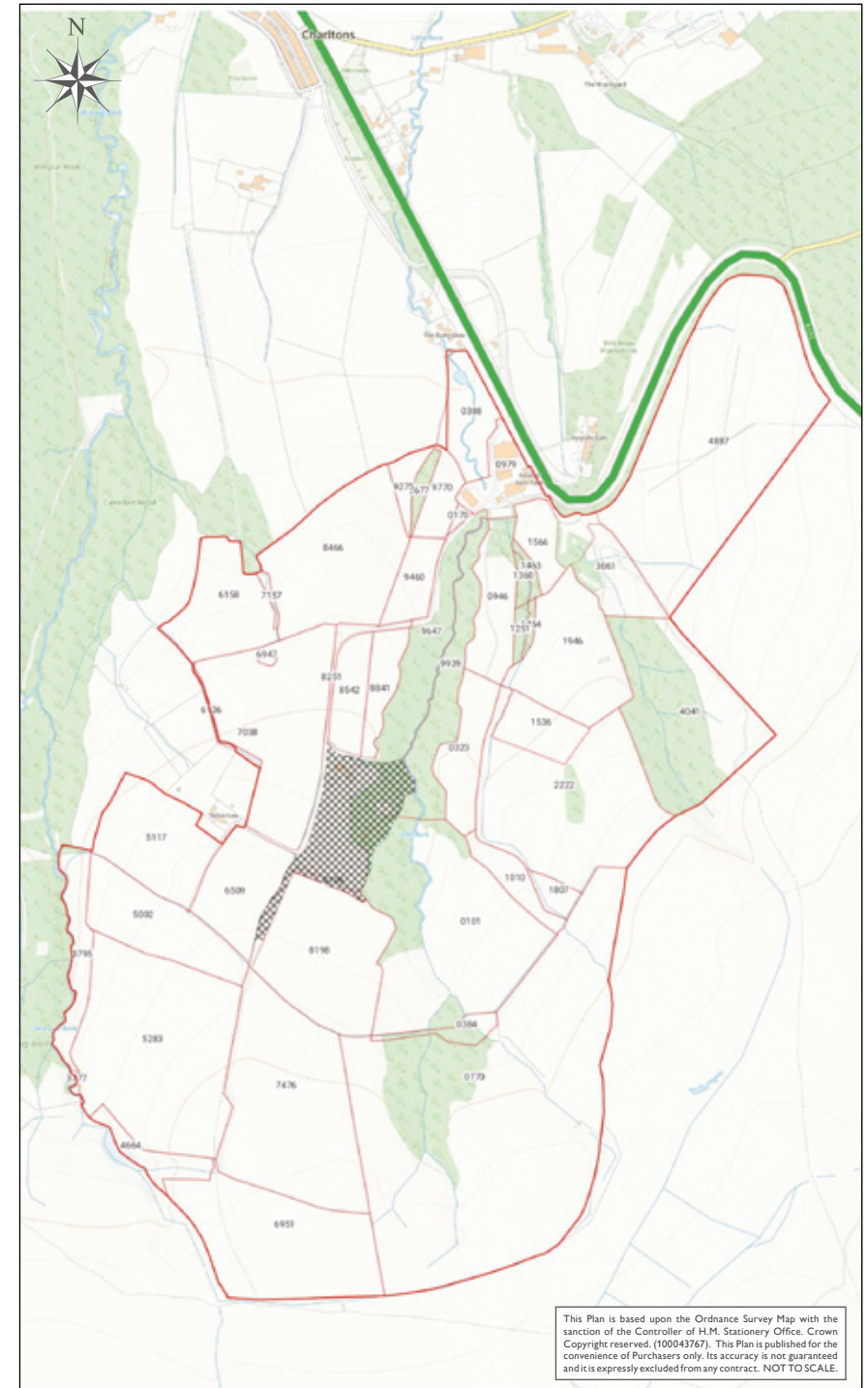
Farm Buildings

The farm buildings provide spacious and flexible modern livestock housing for 200 head of cattle, indoor lambing facilities for 200 ewes and extensive storage facilities with wide concrete areas benefiting movement around the farmyard.

A former quarry site is located 100m south of the main steading and accessed via a separate track. This area has been partially concreted with two large stacking areas for silage bales and useful machinery storage.

Given the farm's situation on the Middlesbrough to Whitby Road (A171) in an area renowned for tourism, it is considered that farm buildings and yard space offer tremendous scope for a range of uses, including equestrian, amenity, farm shop and resting areas as well as other business diversification opportunities (subject to obtaining the necessary consents).

Plan No.	Building Name	Description	Area Approx. (GEA)
1	General Purpose Building	Timber frame, fibre cement sheet roof and sides, Yorkshire boarding over, concrete block walls (c.1.5m), concrete floor.	2,740 sq ft
2	Livestock Housing	Steel portal frame, fibre cement sheet roof and sides, Yorkshire boarding over, concrete block walls (c.1.5m), concrete floor. Lean-to building (northern elevations) with a livestock handling area.	3,860 sq ft
3	Livestock Housing	Timber frame, fibre cement sheet roof and sides, Yorkshire boarding over, concrete block walls (c.1.5m), concrete floor. Central feed passage and livestock handling area.	6,560 sq ft
4	Livestock Housing	Timber frame, fibre cement sheet roof and sides, Yorkshire boarding over, concrete block walls (c.1.5m), concrete floor. Central feed passage.	5,780 sq ft
5	Stabling Facilities	Stone / concrete block construction, fibre cement sheet roof and sides, concrete floor. 18 loose boxes with feed and tack room facilities.	6,450 sq ft
6	Stable Block	Timber stable block, felt roof, concrete floor. Four loose boxes and feed room.	950 sq ft
7	Outdoor Arena	Post and rail fencing, all-weather surface, flood lit.	7,200 sq ft
8	Livestock Housing	Steel portal frame, fibre cement sheet roof and sides, Yorkshire boarding over, concrete retaining walls (c.1.5m), concrete floor. Livestock handling area and feed silo (southern elevations).	4,730 sq ft
9	Quarry Site / Stacking Yard	Area of hardstanding.	N/A





Equestrian Facilities

The farm was granted consent for equestrian use in 1997 (R0020007A) and since then have run successful livery enterprise ('Aysdale Gate Livery Yard'). There are 16 livery tenants at present, all of which are occupied under short-term agreements.

The equestrian facilities included 22 boxes, feed and tack rooms, and 60 ft x 120 ft floodlit outdoor all-weather arena. The farm also has the benefit of direct access onto several popular public bridleways onto the North York Moors National Park moorland and forestry.

Farmland

The farmland extends in total to around 301.38 acres (121.96 ha) within a ring-fence. The land is classified as Grade 3 and 4 and comprises approximately 189.50 acres of productive grassland, 72.40 acres of rough grazing and 32.10 acres of coniferous woodland with the remaining land associated with the farm steading etc. The land is generally south facing, gently undulating, and lying between 160m to 200m above sea level.

The soils are predominantly described on LandIS maps as freely draining slightly acidic base-rich clay loam soils which have been well managed. Field enclosures are of a good size, are well fenced and all have access to natural water sources.

Fell Rights

The farm enjoys a right of turbary, a right to cut bracken and the right to graze 160 ewes with followers over Tidkinhow Common.

Sporting Potential

Aysdale Gate Farm has a huge amount of sporting potential with a long-established pheasant and partridge shoot over the land that historically provided up to 12 days of challenging sport over several drives. We understand that the current shoot averages a total bag of 50-60 birds per day, fully driven.



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 supplied with mains electricity (split-phase supply), a private spring water supply, oil fired central heating and domestic drainage to a septic tank.

Local Authorities

North Yorkshire County Council
Tel: 01748 823414

Council Tax

Farmhouse – Band D

EPC

Farmhouse – Band F

Designations

The farm is located within the North York Moors National Park.

Aysdale Gate Farmhouse is Grade II Listed. There are also several Grade II listed boundary stones situated along the Farm's southern and eastern boundaries.

Basic Payment Scheme (BPS)

Any future delinked BPS payments are to be retained by the seller.

Method of Sale

Aysdale Gate 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.

Countryside Stewardship / Sustainable Farming Incentive (SFI)

The farm is currently entered into a Countryside Stewardship Mid-Tier an SFI scheme that is due to run until 2027, details of which are available from the Selling Agent, and is based around species rich grassland, hedge improvement and six-meter headlands providing wildlife corridors. The purchaser we be obligated to take on all existing agreements.

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 sale plan.

Sporting Rights

Sporting rights are included in the sale.

Mineral Rights

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.

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.

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.

Solicitors

Newtons Solicitors
Martin House, 13 High Street, Stokesley, North Yorkshire,
TS9 5AD

Tel: 01642 711354

Sonia Hunter acting.

Employees

There are no employees to be retained at Aysdale Gate Farm.

Viewing

Appointments to view will be through the Selling Agents only by calling 01748 829 203. 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 Guisborough, head east on the A171 for approximately 2.5 miles. The farm is situated at the base of Birk Brow on the righthand side and will be signposted by a GSC Grays sale board.

Postcode

TS12 3DQ

what3words

///relief.compounds.guardian

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

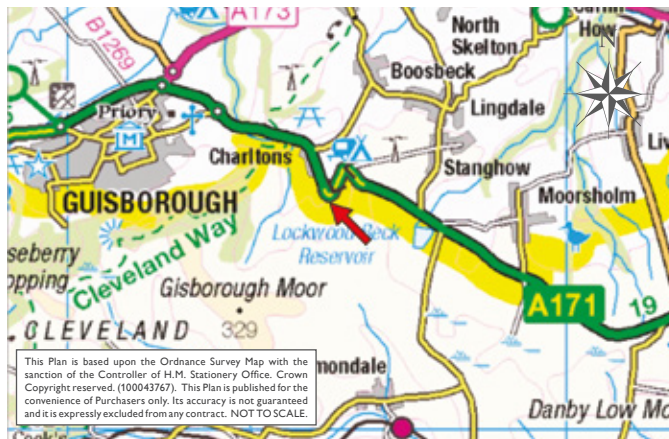
Any offer by a purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

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 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 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: Spring 2024
Photographs taken: Spring 2024

