



FIELD HOUSE FARM
Kirklevington, Yarm, North Yorkshire



FIELD HOUSE FARM

KIRKLEVINGTON, YARM, NORTH YORKSHIRE, TS15 9PZ

AN EQUIPPED HOLDING WITH FARMHOUSE, RANGE OF TRADITIONAL AND MODERN FARM BUILDINGS, EQUESTRIAN FACILITIES AND GRASSLAND EXTENDING TO APPROXIMATELY 28.37 ACRES (11.49 HECTARES)

- Spacious 5-bedroom farmhouse
- Range of traditional and modern farm buildings and equestrian facilities
- Permanent pasture extending to approximately 28.37 acres (11.49 hectares)
 - Additional 28.07 acres (11.36 hectares) of land available adjacent to holding by separate agreement
- Offered to let by informal tender on behalf of The Crathorne Estate
 - Available on a tenancy term of 10 years
- Tenders to be submitted no later than 12 noon on Friday 17th January 2025



GSC GRAYS

PROPERTY • ESTATES • LAND

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

Tel: 01748 829217

www.gscgrays.co.uk

slb@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





Introduction

Field House Farm is an excellent opportunity for a successful applicant to live on and manage a ringfenced livestock / equestrian holding. The farm is located on the Crathorne Estate close to the village of Kirklevington in an attractive rural setting. At the centre of the holding is Field House Farmhouse and a range of traditional stables and more modern agricultural buildings. The property also offers a unique opportunity with an equine arena and horse walker on site, with approximately 28 acres of grazing land. It is to be let as a whole for a term of ten years.

Situation

The farm is positioned in a very attractive area close to the Yorkshire Moors National Park and is accessed via a private drive. The farm is located less than half a mile from the village of Kirklevington which provides a range of local services. Larger towns of Yarm and Northallerton lie within easy reach. The A19 motorway runs adjacent to the property and there are nearby rail links at Thirsk and Northallerton, both of which are on the East Coast Main Line. There is access to all land included in the letting for most types of vehicles and machinery, although not all routes may be passable with very large loads or tankers.





Farmhouse

Overlooking the surrounding farmland, the Farmhouse is a post war, 5 bedroomed property under a pitched roof. The property benefits from double glazed windows throughout.

The property will require a part refurbishment by the incoming tenant.

The accommodation is over two floors and comprises:

Entrance boot room / utility room

Downstairs WC

Kitchen

Living Room

Dining Room

Stairs to first floor leading to:

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5

Bathroom



Field House Farm, Crathorne

Approximate Gross Internal Area
2013 sq ft - 187 sq m



GROUND FLOOR

FIRST 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



Services

The farmhouse is connected to mains electricity and water supplies, with drainage to a private sewage disposal system. There is also an oil central heating system with new boiler in the farmhouse.

Outgoings

Council Tax – The property is Council Tax Band E with an annual liability of £2,875 for 2024/25. The local authority is Stockton-on-Tees.

Energy Performance Certificate

The farmhouse has an Energy Performance Rating of D (56).

Land

All of the land is permanent pasture and is classified as Grade 3 soil. It extends to 28.37 acres (11.49 hectares) with a mixture of hay meadows and pasture.

The field parcels are a good workable size and have water supplies included. Field boundaries consist of hedgerows and fences. The incoming tenant will be responsible to put and keep in repair all boundaries.

A full schedule of the land included in the letting can be found below:

OS No	Acres	Hectares
0768	6.65	2.69
2760	0.88	0.35
3250	3.03	1.23
1026	12.10	4.9
2448	1.24	0.5
1946	1.2	0.49
1346	1.97	0.8
1054	1.3	0.53
Total	28.37	11.49

Farm Buildings

There are a variety of traditional stables and modern farm buildings at the farmstead. There is electricity and water as seen, and any further fixtures and fittings will be for the tenant to install to their own requirements. Full description of the buildings can be found below:

Building	Dimensions	Description	
A	23m x 12m	Modern Agricultural Building	
B	35m x 17m	Modern Agricultural Building	
C	N/A	Horse Walker	Tenants Fixture
D	9m x 5m	Modern Agricultural Building	
E	10m x 5m	Modern Agricultural Building	
F	14m x 4m	Brick Built Stables	
G	6m x 6m	Workshop	
H	13m x 5m	Implement shed	
I	17m x 10m	Modern Agricultural Building	
J	17m x 5m	Brick Built Stables	
K	17m x 5m	Brick Built Stables	
L	7m x 3m	Garage	
M	14m x 6m	Brick Built granary	
N	2m x 40m	Arena	Tenants Fixture



The Landlord will not elect to purchase the Tenants Fixtures but the outgoing Tenant may be willing to sell to the incoming Tenant.





Tenancy

Available from February 2025.

Possession

Possession of the farm will be provided on the date the tenancy begins.

Term

Applicants should tender an annual rent for a term of 10 years.

Rent

Offers are invited for annual rent of the holding (to be fixed for the first three years). Rent will be paid monthly in advance from the start date of the agreement and will be subject to a rent review every three years.

Repairs

The Landlord will be responsible for the building structure including the roof, water supply to the buildings and electrics to the distribution board. The Tenant will be responsible for all other repairs.

These will be detailed within the Heads of Terms, which will be available for inspection on viewing days.

Uses

The use of the holding is restricted to an agricultural or equestrian use although consideration may be given to compatible diversified activities subject to the necessary consents. There shall be an absolute covenant prohibiting assignment or sub-letting on the whole, or any part of the holding.

Resumption of Part

The Landlord shall have the right to resume possession of any part of the land shown hatched blue on the plan. The Landlord must give the tenant twelve months written notice and the tenant shall be entitled to an appropriate reduction in rent.

Break Clause

There will be a break clause in year 5 of the tenancy agreement which will be exercisable by both the Landlord and the Tenant.

Landlord Rights

The timber rights, mineral and sporting rights are reserved for the benefit of the Landlord or third-party owner.

Environmental Schemes

There are currently no environmental schemes across the holding.

The successful applicant will be able to enter into schemes once they are in occupation. However, any environmental schemes on the holding must receive prior written approval from the Landlord.

Public Rights of Way

There are no public rights of way across the Holding.

Plans

All plans, schedules and measurements have been prepared as carefully as possible and are based on the Ordnance Survey National Grid plans. These plans are published for administrative purposes only and although they are believed to be correct, the accuracy cannot be guaranteed.

Viewings

Viewings are strictly by appointment only on the pre-arranged open days with the letting agent, GSC Grays. Please contact GSC Grays on slb@gscgrays.co.uk for further information.

Dates for viewing the holding will be Tuesday 7th and Monday 13th January 2025.

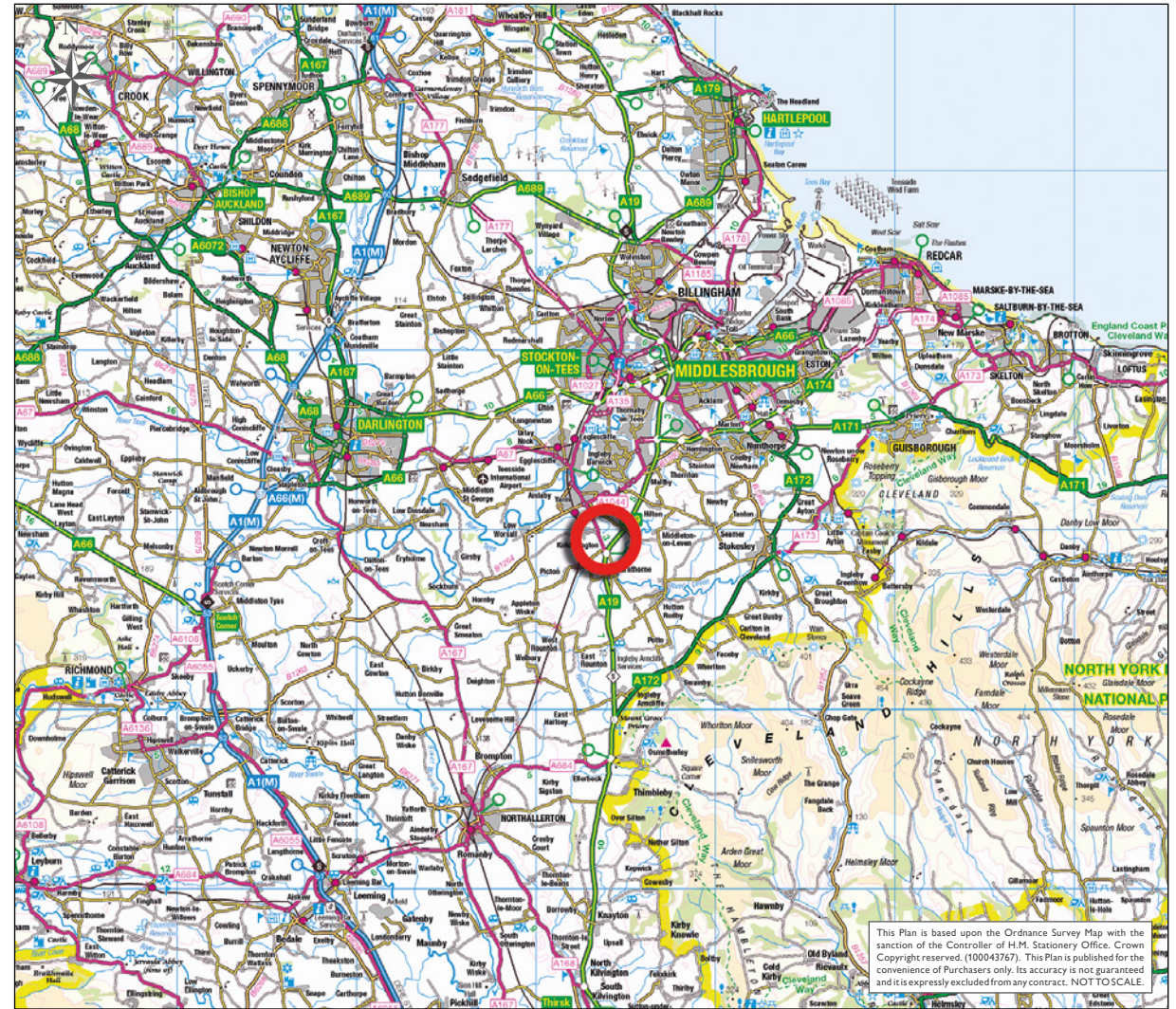
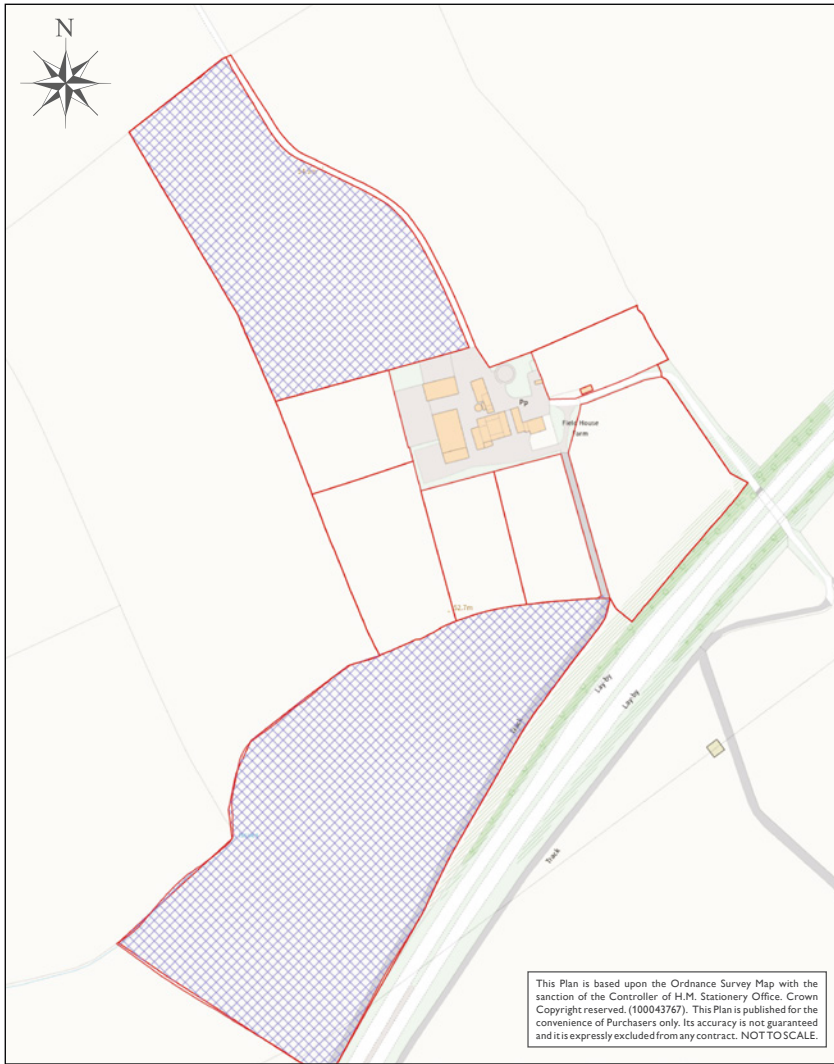
The location of Field House Farm is shown on the location map, further details and directions can be obtained from the letting agents' office. The postcode of the property is TS15 9PZ. The what3words address is ///balooned.spurring.girder

Further Information and Applications

To register interest and for more information, please contact GSC Grays on 01748 829215.

The tender deadline is noon on Friday 17th January 2025.

If requested for an interview, these will be held in late January 2025.



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.
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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: December 2024
 Photographs taken: December 2024