

# BRANDWITH HOWE

The Swinton Estate, Masham, North Yorkshire





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THE SWINTON ESTATE, MASHAM, NORTH YORKSHIRE HG4 4JX

Masham 3 miles, Ripon 10 miles, Bedale 10 miles  
(all distances are approximate)

A DESIRABLE SMALLHOLDING COMPRISING AN ATTRACTIVE FARMHOUSE, TRADITIONAL STONE BUILDINGS AND GRASSLAND EXTENDING TO 7.45 HECTARES (18.41 ACRES)

- Recently refurbished three-bedroom traditional farmhouse
  - Attractive position with superb views over Ilton Moor
  - Traditional stone buildings with potential for various uses
    - 18 acres of grazing and mowing land
    - Available for a term of ten years
- Tenders to be submitted no later than 12 noon on Friday 2nd May 2025

TO LET BY INFORMAL TENDER ON BEHALF OF THE SWINTON ESTATE



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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Tel: 0191 303 9540

Barnard Castle  
Tel: 01833 637000  
Driffield  
Tel: 01377 337180

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Tel: 01423 590500  
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## Introduction

Brandwith Howe presents a rare opportunity for a successful applicant to live on and manage a ringfenced smallholding in an attractive rural setting on the edge of Ilton Moor. Located on the Swinton Estate close to the town of Masham, the property comprises a detached stone farmhouse with traditional stone buildings extending in total to about 7.45 acres (18.41 acres). It is to be let as a whole for a term of ten years.

## Swinton Estate

The Swinton Estate has been in the ownership of the Cunliffe-Lister family since the 1880s.

Covering 20,000 acres in total, the Estate extends from the River Ure through lowland and hill farming country up to the open moorland, where it borders the Yorkshire Dales National Park. About two thirds of the land is farmland and forestry and one third open moorland, and the majority of the Estate sits within the Nidderdale National Landscape. The tenants on the Estate make a significant contribution to the landscape, helping to create the iconic scenery that defines the Yorkshire Dales.

The Estate seeks an enthusiastic tenant willing to work together to make Brandwith Howe a success.





### **Situation**

Brandwith Howe is situated centrally on the Swinton Estate, near to the hamlet of Ilton and is accessed via a private drive. The property is positioned in a secluded area with superb views over Ilton Moor in the Nidderdale National Landscape (formerly Nidderdale AONB) and close to the Yorkshire Dales National Park. The town of Masham is around 3 miles to the northeast which provides a range of shops and local services. Larger towns of Bedale and Northallerton and the city of Ripon lie within easy reach. The A1 motorway is around twenty minutes' drive and there are nearby rail links at Thirsk and Northallerton, both of which are on the East Coast Main Line.

The character of the local area is primarily rural with agriculture and tourism the primary industries. Local livestock auction marts include Leyburn and Thirsk with opportunities for direct marketing to local butcheries and shops as well as hotels and restaurants in the nearby vicinity including Swinton Park.

### **Farmhouse**

A traditional stone built three bedroomed farmhouse under a pitched stone-slate roof. The farmhouse has recently undergone significant refurbishment works completed to a high standard and neutrally decorated.

The accommodation is over two floors and comprises:

Hallway, Utility room, Downstairs bathroom, Reception room, Further reception room, Fully fitted kitchen

Stairs to first floor leading to:

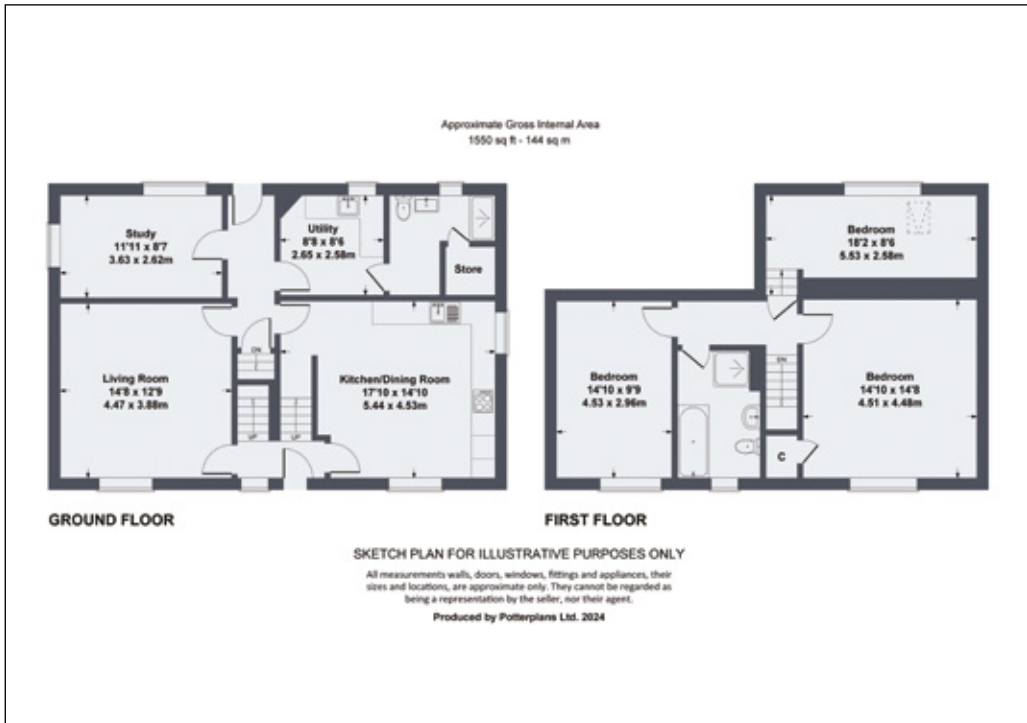
Hallway, Bedroom 1, Bedroom 2, Bedroom 3, Upstairs bathroom

### **Services**

The farmhouse is connected to mains electricity with a private spring fed water supply and drainage to a private sewage disposal system. Heating is by way of a recently installed Air Source Heat Pump.

### **Energy Performance Certificate**

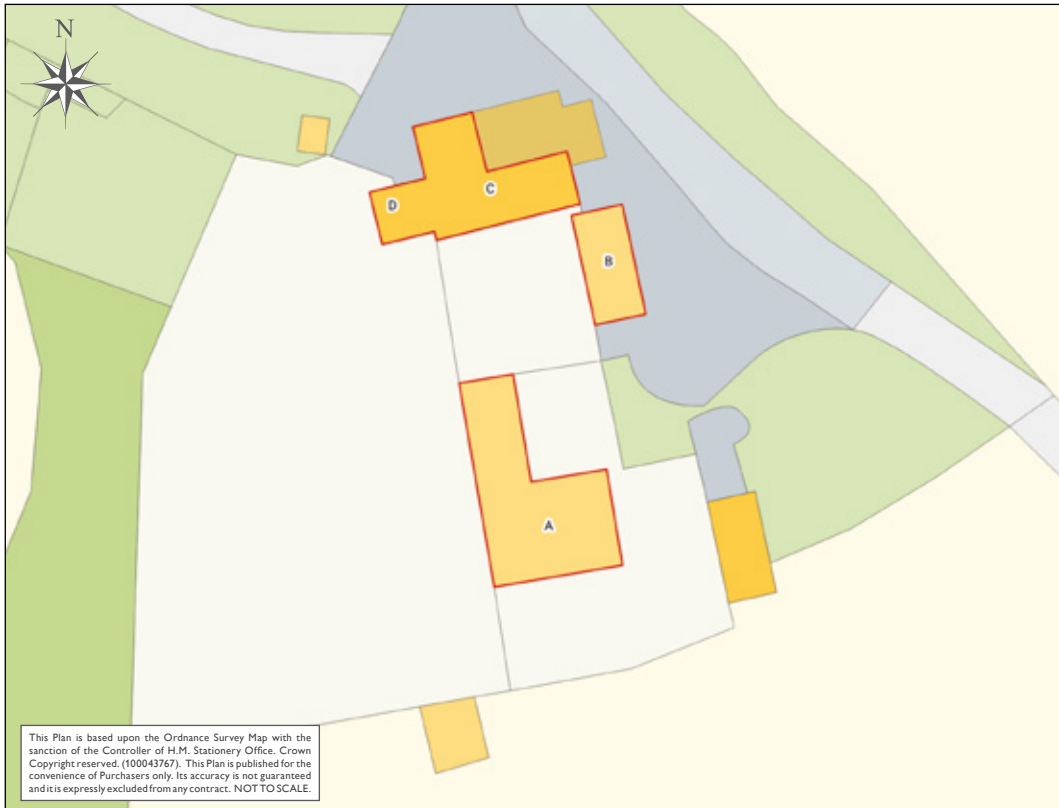
The farmhouse currently has an EPC rating of D66.



## Buildings

There is a range of traditional stone buildings located at the property that could be suitable for a number of uses (subject to the necessary consents). The buildings are to be let as seen with any further fixtures and fittings for the tenant to install to their own requirements. A full description of the buildings can be found below::

	Building	Dimensions	Description
A	Brandwith Howe	12.24m x 9.21m	Farmhouse. As per above description.
B	Stone Barn	10.42m x 4.87m	Stone built double height outbuilding with a pitched stone-slate roof.
C	Stone double height outbuilding	5.10m x 13.92m	Stone double height outbuilding with pitched tin sheet roof.
D	Lean to	5.43m x 4.61m	Single storey stone built lean to with access door opening to the courtyard.





### Land

All of the land is permanent pasture and is classified as Grade 5, with primarily freely draining, slightly acid soils.

The field boundaries consist of drystone walls, hedges and fences. The incoming tenant will be responsible to put and keep in repair all boundaries (internal and external).

There is currently no permanent boundary between points A and B on the plan. It will be the tenant's responsibility to fence this with stockproof fencing within the first month of the tenancy.

A full schedule of the land included in the letting is enclosed.

### Access

Access to the holding is via the shared drive shown brown on the letting plan. The maintenance obligations will be split with the other users according to use.

### Sustainability

Swinton Estate recognises that the withdrawal of subsidy payments is a fundamental change to the traditional structure of farm business, particularly to upland livestock farms. With the increasing pressures of climate change and biodiversity loss, it is also recognised that environmental goods, on-farm innovation and adding value to output will play an increasingly important role in sustainable food production and resilient farm businesses. The Estate is fully supportive in working together during and beyond the agricultural transition period.

### Tenancy

Available now for a term of ten years. The tenancy type to be confirmed according to applicants proposed use.

### Possession

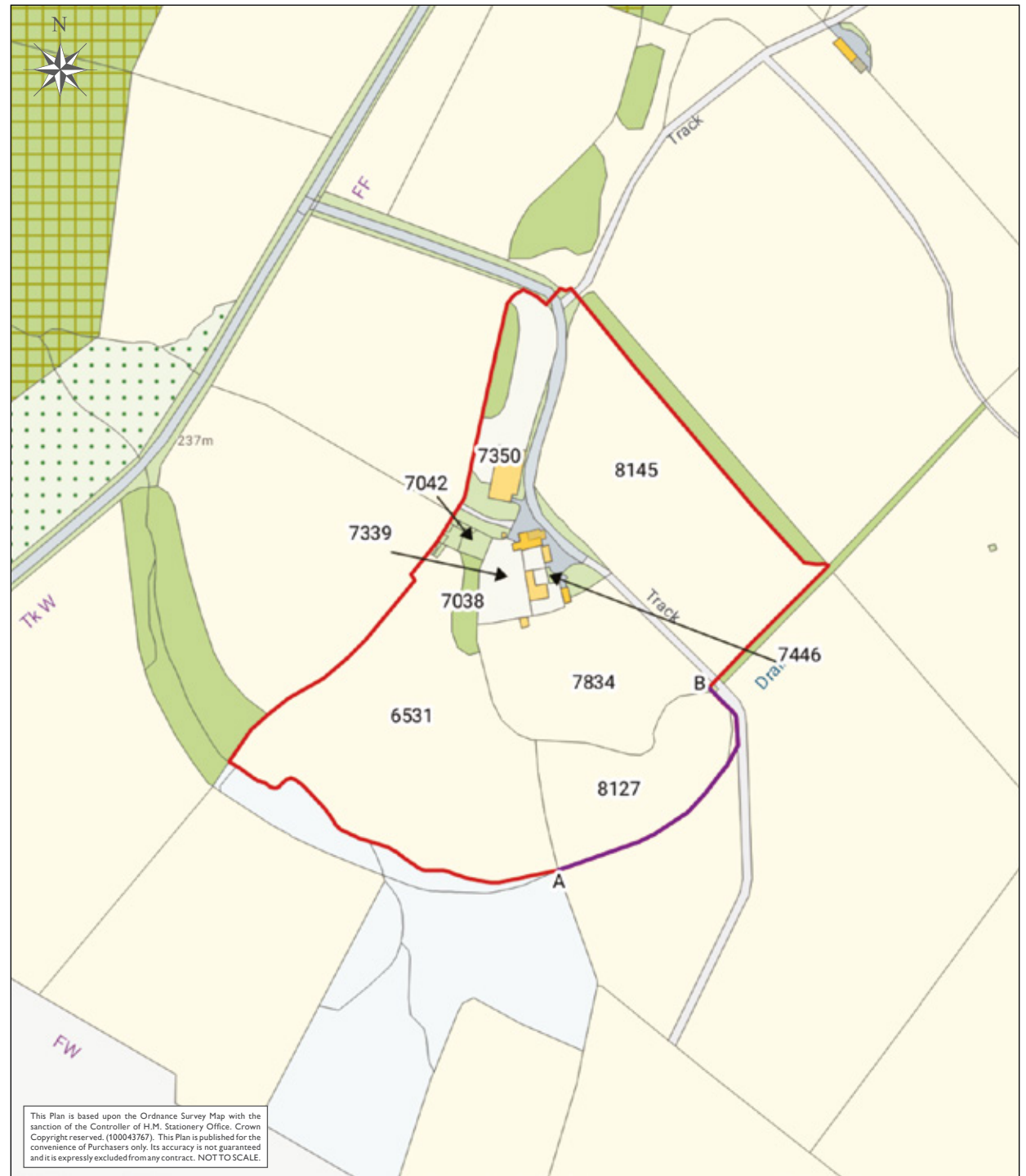
Possession of the farm will be provided on the date the tenancy begins.

### Term

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



Field Parcel	Area (ha)	Area (acres)	Details
SE 1877 8145	1.97	4.87	
SE 1877 7350	0.53	1.31	
SE 1877 7042	0.06	0.15	
SE 1877 6531	2.27	5.61	
SE 1877 8127	0.87	2.15	
SE 1877 7834	1.06	2.62	
SE 1877 7446	0.46	1.14	Farmhouse, Garden & Farmyard
SE 1877 7038	0.08	0.20	Woodland
SE 1877 7339	0.15	0.37	
<b>TOTAL</b>	<b>7.45</b>	<b>18.41</b>	





### Repairs

The Landlord will be responsible for building structure including the roof, underground water supply and electrics to the distribution board. The tenant will be responsible for all other repairs. Further details can be requested from the Agent.

### Rent

Tenders invited in the region of £32,000 per annum. Rent will be paid monthly in advance from the start date of the agreement and will be reviewed every three years.

### Uses

Consideration will be given to a range of uses subject to Landlord consent. There shall be an absolute covenant prohibiting assignment or sub-letting on the whole, or any part of the holding.

### Boundaries

The boundaries on the enclosed plan are for identification purposes only, and liability for boundary fences are with the tenant or as otherwise stated, and should any dispute arise, neither the landlord nor the agent can be held liable for any inaccuracies or loss arising.

### Resumption of part

The Landlord shall have the right to resume possession of part or parts of the holding. The Landlord must give the tenant twelve months written notice and the tenant shall be entitled to an appropriate reduction in rent.

### Landlord Rights

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

### Basic Payment Scheme

There are no Basic Payment Scheme entitlements included in the letting.

### Environmental Schemes

There are no environmental stewardship schemes currently in place on the holding. The successful applicant will be able to apply to enter into future schemes once they are in occupation. Any environmental schemes on the holding must receive prior written approval from the Estate.

### Designations

All of the holding falls within the Nidderdale National Landscape. None of the land is currently within a Nitrate Vulnerable Zone.

### Rights of Way

There are no public rights of way across the holding. A full right of way will be reserved over the property for the benefit of the landlord and persons authorised by the landlord access the land beyond.

### 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 01748 829215 for further information. Viewings will be held in the week commencing 14th April 2025. The location of Brandwith Howe is shown on the location map, further details and directions can be obtained from the letting agents' office.

The postcode of the property is HG4 4JX.

The what3words address is ///indicated.quickly.nosedive



**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: March 2025

Photographs taken: July 2024

