

70.15 ACRES (28.39 HECTARES) LAND & BUILDINGS  
AT RED HOUSE FARM  
GREAT LANGTON, NORTHALLERTON



Stephenson  
Est 1871 & son

SG  
SMITHSGORE



View from the proposed house site

# LAND & BUILDINGS AT RED HOUSE FARM

GREAT LANGTON, NORTHALLERTON

An excellent opportunity to purchase a compact arable and livestock farm with planning consent to build a spacious 4 bedroom farmhouse, with far reaching southerly views, subject to an agricultural occupancy restriction together with extensive range of buildings suitable for a variety of uses, currently housing up to 1100 fattening pigs, grain storage and workshop.

The land and buildings are situated off the B6271 trunk road approximately ½ mile north east of Great Langton. The village of Great Langton is approximately 7 miles north west of Northallerton.

**In all extending to: 70.15 acres (28.39 ha)**

**Guide Price: Offers are invited in excess of £750,000**

**Stephenson**  
Est 1871 & son

York Auction Centre  
Murton, York YO19 5GF

Tel: 01904 489731 Fax: 01904 489782

dbl@stephenson.co.uk  
www.stephenson.co.uk



**SMITHSGORE**

26 Coniscliffe Road  
Darlington DL3 7JX

Tel: 01325 462966 Fax: 01325 381139

william.douglas@smithsgore.co.uk  
www.smithsgore.co.uk

## FARM BUILDINGS AND LAND:

**Workshop:** 60' x 22' 4 bay monopitch building of timber construction with fibre cement roof, concrete floor, part block walls with fibre cement cladding above, roller shutter door and pedestrian door to west elevation.

**Grain Store:** 60' x 22' 4 bay building of steel and timber construction with fibre cement roof and reinforced block walls, concrete floor, roller shutter door to west elevation.

**Dutch Barn:** 60' x 20' 4 bay building of steel construction with corrugated iron roof, part corrugated iron and Yorkshire board cladding, concrete floor.

**Lean To:** 60' x 26' 4 bay building of timber construction with box profile sheet roof, part block walls with Yorkshire board cladding above, concrete floor.

**Fold Yard 1:** 60' x 26' 4 bay building of timber construction with fibre cement roof, block walls and Yorkshire board cladding, concrete floor

**Fold Yard 2:** 80' x 30' 5 bay building of part timber and steel construction with fibre cement roof, block walls and Yorkshire board cladding, concrete floor.

**Lean To:** 80' x 20' 5 bay building of timber construction with part block walls and fibre cement cladding, concrete floor.

**Machinery Store:** 48' x 17' 4 bay monopitch building of steel construction with corrugated iron roof and part corrugated iron cladding.

**Livestock Yard:** 90' x 80' 6 bay building of steel construction with fibre cement roof; concrete panel walls and Yorkshire board cladding above, gated to south elevations, concrete floor.

## THE LAND:

The land comprises an excellent parcel of good working arable land in a ring fence capable of growing high yielding cereal crops. The farmland is classified as Grade 3 and the soils are from the Dunkswick series described as fine loamy over clayey soils.



## SCHEDULE OF LAND

| Field No     | Description         | Hectares     | Acres        |
|--------------|---------------------|--------------|--------------|
| 1385         | Wheat               | 5.44         | 13.44        |
| 9965         | Oil Seed Rape       | 3.99         | 9.86         |
| 1152         | Wheat/Oil Seed Rape | 12.52        | 30.94        |
| 0927         | Oil Seed Rape       | 6.10         | 15.07        |
|              | Homestead           | 0.34         | 0.84         |
| <b>TOTAL</b> |                     | <b>28.39</b> | <b>70.13</b> |

## BACK CROPPING

| Field Name         | Field No | Area Drilled (Ha) | 2013/14             | 2012/13       | 2011/12 | 2010/11 | 2009/10 |
|--------------------|----------|-------------------|---------------------|---------------|---------|---------|---------|
| Mushroom           | 1385     | 4.52              | Wheat               | Spring Barley | Wheat   | Wheat   | Wheat   |
| Wood Field         | 9965     | 3.18              | Oil Seed Rape       | Spring Barley | Wheat   | Wheat   | Wheat   |
| Beck & House Field | 1152     | 10.71             | Wheat/Oil Seed Rape | Wheat         | Wheat   | Wheat   | Wheat   |
| Roadside           | 0927     | 5.22              | Oil Seed Rape       | Spring Barley | Wheat   | Wheat   | Wheat   |

### GENERAL INFORMATION

#### TENURE:

Freehold with vacant possession.

#### SERVICES:

Water supply via a bore hole. Mains electricity via Red House Farm, we understand the purchasers will have to make their own connection to the Grid. The vendors hold a quotation for the installation of a new Grid connection which is available for inspection at the Agent's office.

#### RIGHTS OF WAY:

A public footpath crosses the land between field NG Nos 1152/9965 then crossing the middle of field NG No. 1152 and then between field NG Nos. 1152/0927.

We understand that the road to the Farm is an unclassified road serving three other properties of which maintenance has been carried out on an ad hoc basis.

The land and buildings are sold subject to and with the benefit of all rights of way whether mentioned in these sales particulars or not.

#### WAYLEAVES/EASEMENTS:

There is a single pole electricity line crossing field NG No. 1385. The land and buildings are sold subject to and with the benefit of all wayleaves and easements whether mentioned in these sales particulars or not.

#### SINGLE PAYMENT:

The land is registered on the Rural Land Register for the Single Payment Scheme.

The Entitlements have been established and activated and these are included in the sale. The vendors reserve the right to make the claim for the 2014 scheme year and will retain this payment. There will be a charge of £200 plus VAT per transfer payable to the vendor's agent for the transfer of these entitlements.

#### ENTRY LEVEL STEWARDSHIP:

The land is entered in an Entry Level Stewardship Scheme until 29 February 2016. The purchaser will be required to take over this commitment and the details of the existing Scheme can be inspected at the Agent's office.

#### SPORTING RIGHTS AND MINERAL RIGHTS:

Sporting and Mineral Rights are in hand and are included within the sale as far as they are owned.

#### PLANNING:

Planning consent was granted on the 5<sup>th</sup> March 2014 Application No. 13/00535/FUL for the erection of a dwelling at Red House Farm. See attached plans.

The dwelling will be subject to an Agricultural Occupancy Restriction defined as "the occupation of the dwelling shall be limited to a person solely or mainly employed, last employed in agriculture as defined in Section 336 of the Town and Country Planning Act 1990 or in forestry, or a dependent of such a person residing with him or her, or a widow, or widower of such person."

Copy of the plans and planning consent are available for inspection at the Agent's office.

#### GROWING CROPS:

The purchaser will be required to purchase the growing crops. The valuation will be based on the cost of cultivations, seeds, fertiliser, sprays together with enhancement value. The valuation will be carried out by the vendor's agents whose decision will be final.

#### LOCAL AUTHORITY:

Hambleton District Council, Civic Centre, Stonecross, Northallerton DL6 2UU. 01609 779977

#### DRAINAGE RATES:

Drainage rates are payable to the Swale and Ure Internal Drainage Board.

#### METHOD OF SALE:

For sale by Private Treaty as a whole.

#### GUIDE PRICE:

Offers are invited in excess of £750,000 for the whole.

#### VIEWING:

Viewing strictly by appointment with the Agents only

#### AGENT CONTACTS:

D B Lindley MRICS 07734 193752  
W M Douglas MRICS FAAV 07714 307987

#### SOLICITORS:

Hunt and Wrigley, The Old Post Office, 83 High Street, Northallerton DL7 8PX Telephone No. 01609 772502 (Mr S Lonsdale)

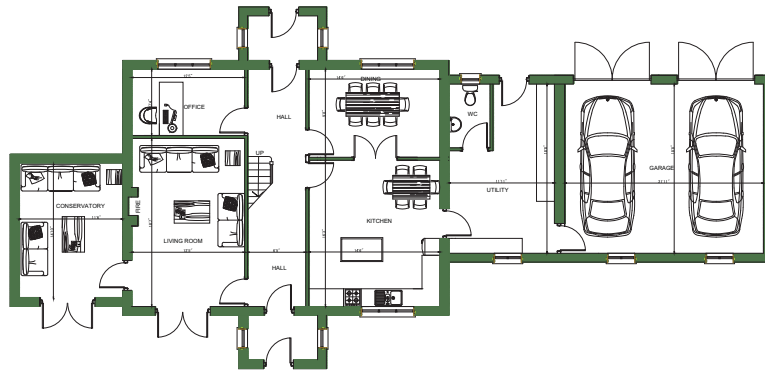




WEST ELEVATION



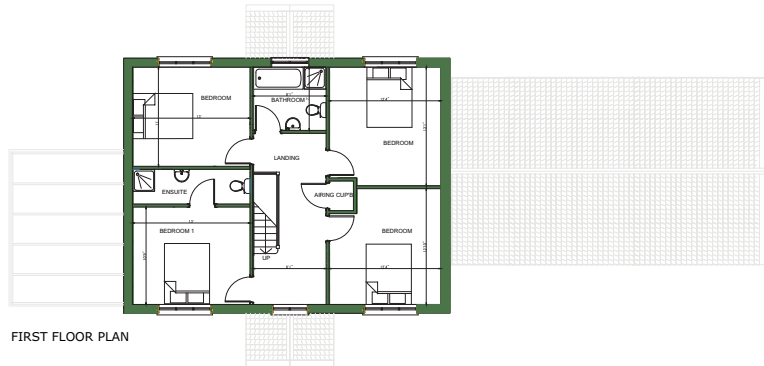
NORTH ELEVATION



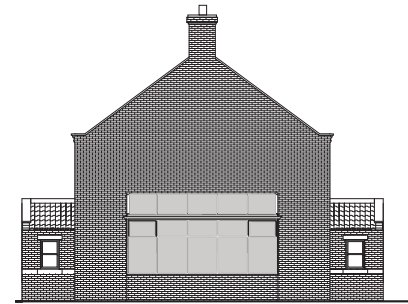
GROUND FLOOR PLAN



EAST ELEVATION



FIRST FLOOR PLAN



SOUTH ELEVATION

GROSS EXTERNAL GROUND FLOOR AREA 2100 SQ FT  
GROSS EXTERNAL FIRST FLOOR AREA 1000 SQ FT

**PROPERTY MISDESCRIPTIONS ACT 1991**

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise that you take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

Stephenson & Son and Smithsgore for themselves and for the vendors or lessors of the property/properties whose agents they are give notice that:

- (i) the particulars are produced in good faith, are set out as general guide only and do not constitute any part of the contract;
- (ii) no person in the employment of Stephenson & Son and Smithsgore has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

