



Kirby Grange Farm
Scagglethorpe, Malton





Kirby Grange Farm, Scagglethorpe, nr Malton

A rare opportunity to purchase a superb, well-equipped mixed farm, situated within a ring fence in an excellent location.

Kirby Grange briefly comprises an individually designed family home extending to over 2500 sq. ft., providing modern and flexible living accommodation. The farmhouse is subject to an Agricultural Occupancy Clause, following planning consent in 2010, and is situated within delightful gardens and grounds on the edge of the farmstead.

The farm buildings comprise a first-class range of modern agricultural buildings, extending in all to over 38,000 sq. ft. of internal floor space within a substantial concrete yard, providing superb livestock, machinery and produce facilities.

The land is all situated within a ring fence surrounding the farmstead, comprising arable, grass and wood land. The land to the west of the farmstead is accessed across the Malton to Scarborough railway line, with the River Derwent forming the land's western boundary.

FOR SALE AS A WHOLE OR IN TWO LOTS

- Lot 1:** Farmhouse, buildings and land, extending in all to 39.78 acres (16.10 ha) or thereabouts: **£1,250,000**
- Lot 2:** Agricultural land extending in all to 101.04 acres (40.89 ha) or thereabouts: **£ 850,000**

In all 140.82 acres (56.99ha) or thereabouts

Guide Price: £2,100,000 (The Whole)

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BoultonCooper





KIRBY GRANGE FARMHOUSE

A superb, individually designed and well-appointed five bedroom detached farmhouse, standing in an enviable and much sought-after position, with delightful gardens and grounds.

THE FARMHOUSE ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

Staircase to first floor, access to living room and kitchen.

KITCHEN

6.89m x 5.15m (22'7" x 16'11")

Front and side aspect timber frame double glazed windows, range of fitted base and wall mounted units, with Quartz worktops, Belfast style sink with chrome mixer taps over, Aga, integral dishwasher, French doors to outside, under floor heating, under stairs cupboard.

LIVING ROOM

9.10m x 4.67m (29'10" x 15'4")

Triple aspect timber frame double glazed windows, cast iron wood-burning stove on stone hearth and stone plinth mantelpiece into brick recess.

RECEPTION HALL

4.88m x 3.23m (16' x 10'7")

with separate cloakroom/shower room comprising shower cubicle with chrome fittings, low flush wc, pedestal wash hand basin, tiled floor, front aspect timber frame double glazed window. Utility space with separate stainless steel sink and drainer, double oven and grill, plumbing for washing machine, double glazed to rear dual aspect door to outside.

FARM OFFICE

9.10m x 4.67 m (29'10" x 15'4")

Central cast iron wood-burning stove flanked by built-in display cabinets with private cupboard, surround sound system, bifold glazed doors to outside to west patio and gardens beyond.

FIRST FLOOR

LANDING

BEDROOM 1 (E)

4.91m x 3.23m (16'1" x 10'7")

Built-in wardrobe, radiator, timber frame double glazed window.

ENSUITE SHOWER ROOM

Dual aspect timber frame double glazed window, with corner shower cubicle, low flush wc, pedestal wash hand basin, tiled floor and walls.

BEDROOM 2 (W)

3.96m x 2.93m (13' x 9'7")

Rear aspect timber frame double glazed window, double radiator.

BEDROOM 3 (SE)

3.13m x 2.85m (10'3" x 9'4")

Dual aspect timber frame double glazed window, double radiator.

BATHROOM

Rear aspect timber frame double window, low flush wc, pedestal wash hand basin, chrome heated radiator, tiled floor, airing cupboard.





SECOND FLOOR

BEDROOM 4

3.91m x 3.30m (12'10" x 10'10")

Double glazed Velux rooflight, double cupboard.

BEDROOM 5

2.78m x 2.46m (9'1" x 8'1")

Double glazed Velux rooflight.

OUTSIDE

Access to the property is along a private hardstanding driveway to the east, with separate access to the farmstead beyond.

To the front, there is an enclosed gravelled driveway and parking area enclosed by hedgerows. To the rear, there are formal gardens comprising appealing patio areas, ideal for al-fresco dining, with views out across the substantial lawned gardens beyond. The gardens are entirely private surrounded by hornbeam and hawthorn hedgerows. A gateway provides access to a woodland garden, currently providing an attractive children's playing area. Beyond, there is access to the home paddocks.

To the side elevation of the farmhouse, there comprises a further **Office / Boot Room** 4.88m x 3.23m (16' x 10'7"), offering scope for alternative annexe accommodation, subject to the necessary consents.





FARM BUILDINGS

The farm buildings are situated directly to the south of the farmhouse and comprise an exceptional range of general purpose agricultural buildings with concrete floors and yard area. The buildings briefly comprise:

1. GENERAL PURPOSE BUILDING 1

24.38m x 18.89m (80' x 62')

Steel portal frame construction, concrete block walls with PCI sheeting above, concrete floor, electric roller shutter door to the front elevation, and adjoining **GRAIN DRYER SHELTER 12.19m x 6.09m (40' x 20')** Open sided with Yorkshire Boarding above. Adjoining **ANCILLARY WORKSHOP 12.19m x 8.53m (40' x 28')** of steel portal frame construction under a fibre-cement roof, concrete block to 1m with Yorkshire Boarding above, timber cladding to each elevation, electric power and lighting, concrete floor. Internal stabling available by separate negotiation.

2. GRAIN STORE

18.28m x 18.89m (60' x 62')

Steel portal frame construction, concrete panels with PCI sheeting above, concrete floor, electric roller shutter door to side elevation.

3. LIVESTOCK BUILDING

30.48m x 30.48m (100' x 100')

Dual span steel portal frame construction, concrete block walls with Yorkshire Boarding to front and rear elevations, PCI sheeting to side elevations, concrete floor.

4. GENERAL PURPOSE BUILDING 2

30.48m x 18.28m (100' x 60')

Steel portal frame construction, concrete block walls with PCI sheeting above, concrete floor, roller shutter door to the front, personnel door to the side.

5. LIVESTOCK BUILDING 2

12.19m x 9.14m (40' x 30')

Steel portal frame construction, concrete block to gable ends, PCI sheeting above, open fronted to south elevation.

6. FARM WORKSHOP

6.09m x 9.14m (20' x 30')

Adjoining the east elevation of **Livestock Building 2**, of similar construction and with electric roller shutter door, personnel door to the side.





7. GENERAL PURPOSE BUILDING 3

24.38m x 24.38m (80' x 80')

Adjoining the north elevation of the **Farm Workshop** and **Livestock Building 2** with double doors to the front, roller shutter door to the south elevation, electric power and lighting, with outside chemical and fuel stores.

THE LAND

Kirby Grange Farm extends in all to 140.82 acres (56.99 hectares) or thereabouts, comprising arable, grass and woodland. Please refer to the sales plan and Schedule of Areas.

According to the Agricultural Land Classification Maps, the land is Grade II / III and the soil type identified in the Landbeach and Fladbury 3 Series, characterised as stoneless clayey, fine silty and fine loamy soils, capable of cereal rotations with some root cropping and grassland management arrangements.

GENERAL INFORMATION

LOCATION

Kirby Grange is situated in the between the villages of Scagglethorpe and Rillington, to the north of the market town of Malton. The farm is situated at the end of Scagglethorpe Lane and will be easily identified by our BoultonCooper 'For Sale' board. Postcode: YO17 8EA.

WHAT3WORDS

///dolphin.airless.reference.

TENURE

We understand to be freehold with vacant possession on completion.

SERVICES

We understand the property benefits from mains water and electricity. The central heating is provided via an air source heat pump with under floor farm heating to the ground floor level. The Aga and office is connected to an oil supply. There is a private package treatment drainage system.

All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

COUNCIL TAX BAND

We are verbally informed the property lies in Band D. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

LOCAL AUTHORITY

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

Tel: 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band C. The full EPC can be viewed at our Malton office.

BASIC PAYMENT SCHEME (BPS) AND ENVIRONMENTAL STEWARDSHIP (ES)

The land is currently registered for BPS although we understand that the entitlements are not available from 2024 onwards. The land is subject to an existing ES Higher Level Stewardship Agreement which runs to 31st May 2028. Further details available on request.

SPORTING AND MINERAL RIGHTS

The Sporting & Mineral Rights are understood to be in hand and are included in the sale so far as they are owned.

RIGHTS OF WAY

We are not aware of any public rights of way that cross the subject property. The property is sold subject to all rights of way whether mentioned in these sale particulars or not. The land hatched red on the sale plan is accessed across a railway level crossing. All prospective viewers must comply with the level crossing instructions shown at the gated crossing.

All viewings are strictly by appointment.

WAYLEAVES AND EASEMENTS

The property is sold subject to all wayleaves and easements whether mentioned in these sale particulars or not.



NITRATE VULNERABLE ZONE (NVZ)

We have checked the Environment Agency's NVZ map which shows part of the farm within a Nitrate Vulnerable Zone.

HEALTH AND SAFETY

Interested parties are reminded that the property is a working farm. We, therefore, ask that you are as vigilant as possible when viewing the property. Be aware of moving vehicles, keep away from machinery and livestock and do not climb on any structural buildings.

PLANS, AREAS AND SCHEDULES

The plans provided and areas stated in these sales particulars are for guidance only and are subject to verification with the title deeds.

METHOD OF SALE

For Sale by Private Treaty, as a whole or in the two separate lots, as identified on the sale plan. Interested Parties are asked to register their interest with the selling agents. This is particularly important for those who have downloaded the sales particulars from the website. The vendor reserves the right to conclude the sale by any means.

ANTI-MONEY LAUNDERING REGULATIONS

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

CONTRACTS AND COMPLETION

Contracts are to be exchanged as soon as possible with completion by agreement.

VIEWINGS

All viewings are to be accompanied and by appointment with the Agents, BoultonCooper. Tel: 01653 692151.





KEY CONTACTS

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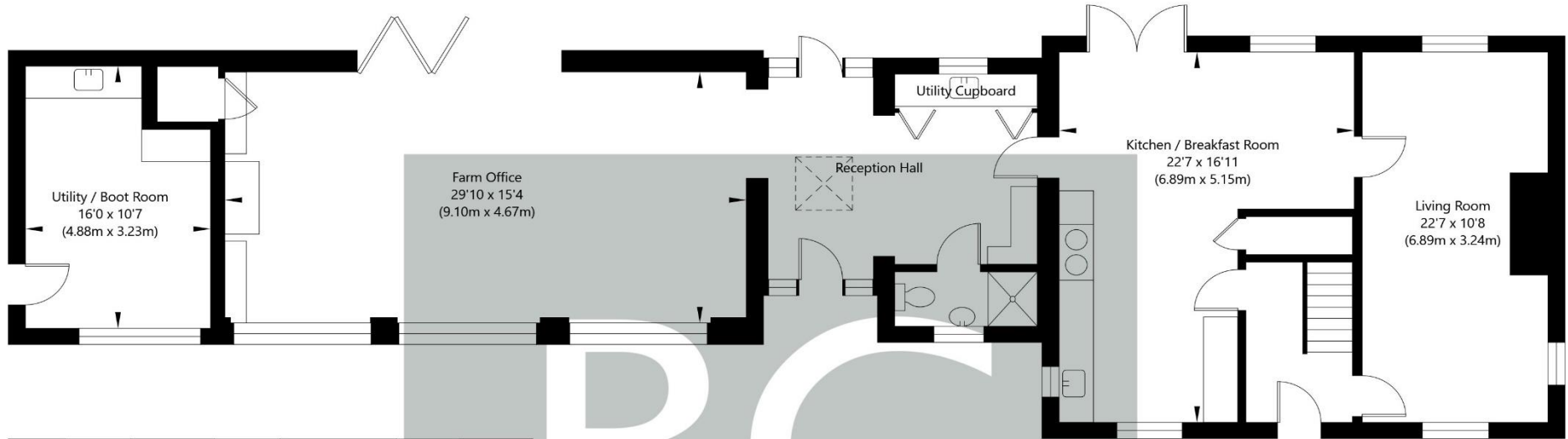
BOULTON & COOPER - ABOUT US:

BoultonCooper, together with our association with Stephenson's Rural, are the region's most established estate agency, offering a dynamic and highly professional services. We provide the largest independent network of offices in the Ryedale area (with offices in Malton, Pickering, and Helmsley), together with offices across North Yorkshire which assists in making our properties available to as wide a captive audience as possible.

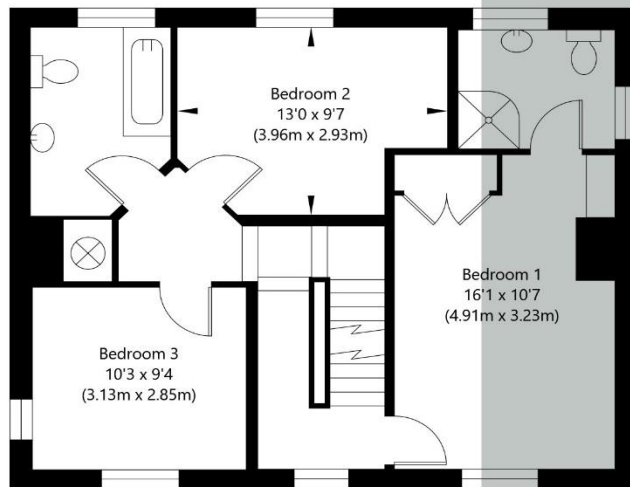
We specialise in the sale of rural properties and have a significant mailing list of active registered parties who are actively looking for this type of property in this locality.

Do register with us at:
sales@boultoncooper.co.uk

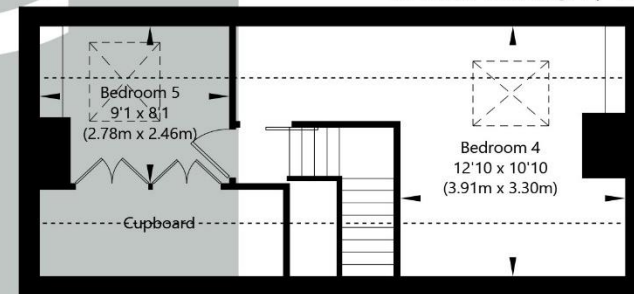




Ground Floor - (Including Office)
GROSS INTERNAL FLOOR AREA
APPROX. 1522 SQ FT / 141.4 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 628 SQ FT / 58.38 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 361 SQ FT / 33.55 SQ M

Kirby Grange, Scagglethorpe, York, YO17 8EA

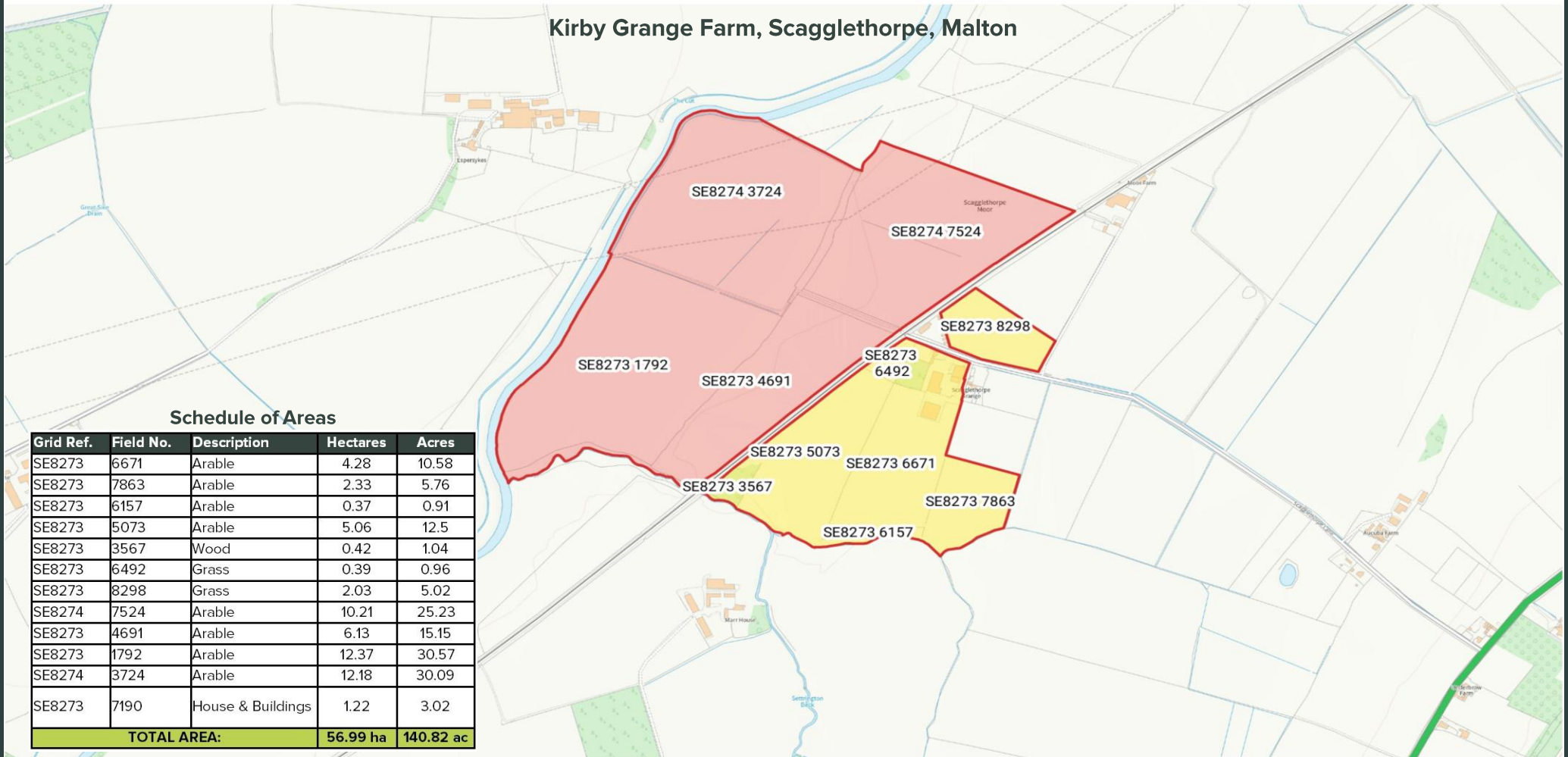
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2511 SQ FT / 233.33 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Kirby Grange Farm, Scagglethorpe, Malton



Schedule of Areas

Grid Ref.	Field No.	Description	Hectares	Acres
SE8273	6671	Arable	4.28	10.58
SE8273	7863	Arable	2.33	5.76
SE8273	6157	Arable	0.37	0.91
SE8273	5073	Arable	5.06	12.5
SE8273	3567	Wood	0.42	1.04
SE8273	6492	Grass	0.39	0.96
SE8273	8298	Grass	2.03	5.02
SE8274	7524	Arable	10.21	25.23
SE8273	4691	Arable	6.13	15.15
SE8273	1792	Arable	12.37	30.57
SE8274	3724	Arable	12.18	30.09
SE8273	7190	House & Buildings	1.22	3.02
TOTAL AREA:			56.99 ha	140.82 ac

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200 m
Scale 1:10000 (at A4)



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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 you to 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.

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