



GSC GRAYS

PROPERTY • ESTATES • LAND

# CINDRA HOW FARM

High Bramley, Grewelthorpe, Ripon

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HIGH BRAMLEY, GREWELTHORPE, RIPON, HG4 3DJ

Grewelthorpe 2.5 miles • Masham 3.5 miles  
Kirkby Malzeard 3 miles • Ripon and Bedale 9 miles

## A HIGHLY DESIRABLE, SMALL LIVESTOCK FARM WITH AN ABUNDANCE OF ENVIRONMENTAL, WILDLIFE AND CONSERVATION OPPORTUNITIES

Traditional stone-built farmhouse and adjoining byres, and granary with considerable potential.

Situated in the Nidderdale Area of Outstanding Natural Beauty. More modern cattle housing, barns, and former dairy buildings.

Separate lofted stone barn

About 95 acres of meadows and upland pastures.

About 8 acres of natural moor and woodland.

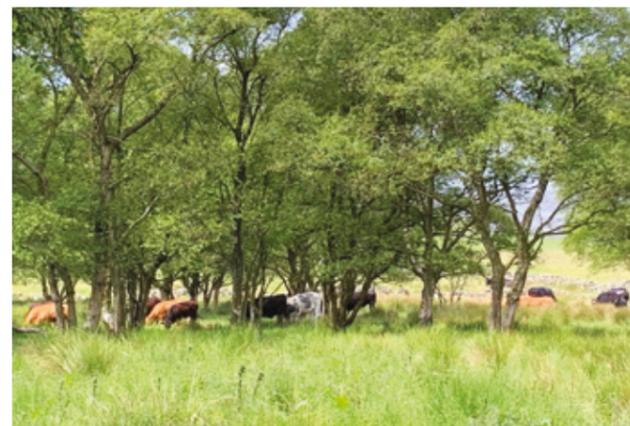
Outstanding views of the Grewelthorpe Moor and Nidderdale.

About 103.34 acres (41.82 ha) in all

FOR SALE AS A WHOLE



Prime Residential, 15-17 High Street,  
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### Situation

Cindra How Farm is situated about 2.5 miles west of the pretty village of Grewelthorpe and about 9 miles north-west of Ripon. It is a stunningly beautiful spot on the edge of the Grewelthorpe Moor looking south over Nidderdale and its undulating countryside.

Grewelthorpe has a pub, a village hall and a primary school, but about 3.5 miles north-east is the bustling market town of Masham famous for its Black Sheep brewery, but also home to a range of local and artisan shops, primary school, garage and filling station.

Ripon is a city with a full range of shops and services, a cathedral and a number of well-regarded schools including Ripon Grammar School. Bedale likewise is a charming center with a good range of shops and cafes.

The farm is about 12 miles from the A1 at junction 50

The nearest train stations are Northallerton and Thirsk (each about 35 minutes away) on the main East Coast line with regular services to York, Leeds, London, Newcastle and Edinburgh. The nearest airport is Leeds (Bradford) only about 27 miles away.

### Description

Cindra How Farm is a particularly special place offering a wonderful opportunity to create a family house in an area of outstanding natural beauty surrounded by glorious countryside and abundant wildlife.

It is a former dairy farm but has not been functional as such for many years now and until recently was run with a suckler herd and a small flock of sheep. In the last year the land has been grazed and the buildings occupied by a neighboring farmer on an annual licence. The house and buildings are a little run down, but the land is in excellent heart. In addition to the main steading is a barn known as Sammy's Barn which was at one time a separate dwelling. It occupies a stunning position in a slightly elevated spot with wonderful southerly views. Planning consent has been applied for to reinstate the building as a dwelling but was refused. It is hoped that

planned changes to building in the countryside will provide an opportunity to revisit the development of this building.

At the top end of the farm, adjoining the moor is an area of about 8 acres of naturally regenerated woodland whilst at the southern end is a small beck banked by native trees including ash, alder and oak and stone walls with built in stiles which follow the land contours in the traditional style. There are wet areas for ponds, upland pastures for wildflower meadows and many ground nesting birds including curlew, lapwing and golden plover. The neighbouring moor is managed for heather and grouse and below are rolling pastures mown for silage to feed livestock and dairy enterprises nearby.

### The Farmhouse

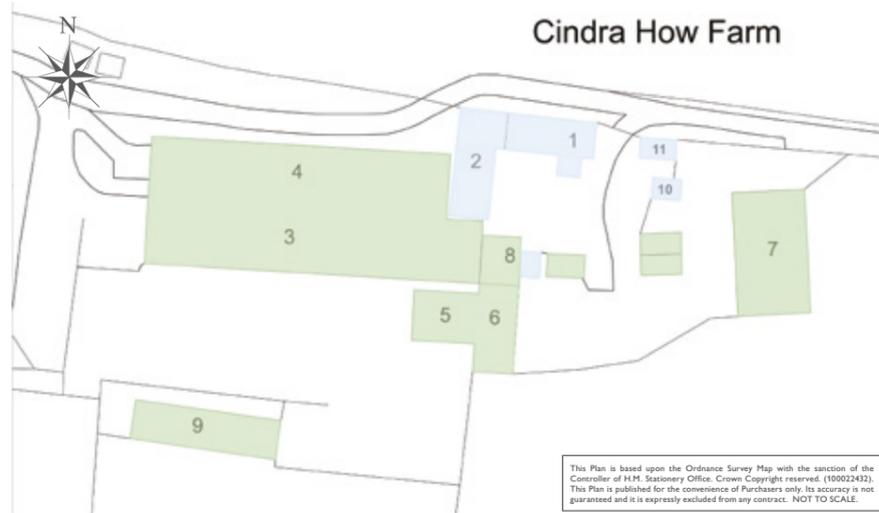
The farmhouse is a traditional stone built house under a pitched and slate clad roof. It is relatively small with about 850 sqft of accommodation but is adjoined by a former byre which could easily be incorporated into it given the appropriate planning consent. In addition, this part of the building is linked to a large two storey former granary and with the benefit of planning approval could be made into a superb property.

The current accommodation includes:

Ground Floor: porch/utility, kitchen, parlour and sitting room.  
First Floor: two bedrooms and bathroom.

Some work has been carried out in more recent times including a full roof repair, loft insulation and double glazing, but it is anticipated that a new owner will wish to completely renovate the property.





**Farm Buildings**

The farm buildings lie adjacent to the farmhouse. They are centred around the old stone byres and granary which form a courtyard to the front of the house and from which the more modern range has been built to provide cattle housing and feed storage alongside the dairy and parlour.

Index	Description	Area (m)
1	Farmhouse and byre	
2	Granary – Lofted former granary of stone with a tile roof.	8.5m x 4.5m
3	Cubicle House – 8 bay, steel portal frame with block walls and corrugated asbestos roof sheeting. Concrete floor.	43.0m x 10.5
4	Covered silage/straw store -8 bay, steel portal frame with part block walls and part corrugated asbestos roof and side cladding, concrete floor.	43.0m x 7.8m
5	Cattle court – timber frame, corrugated iron side and wall cladding and earth floor. Lean to.	17m x 10m
6	Pole Barn – 3 bay timber pole barn, open fronted with corrugated iron side and roof cladding.	13m x 5.5m
7	Cattle shed – timber framed, corrugated iron side and roof cladding and earth floor.	9.4m x 7.5m
8	Former Dairy and parlour	
9	Former chicken shed - redundant	
10	Outside WC – stone and tile roof.	
11	Wood store – stone with mono-pitch and tile clad roof	



**Farmland**

The land is predominantly meadow grassland capable of being mown for hay or silage with some permanent pastures, wooded becks and natural woodland areas. It is pleasantly undulating and lies between about 250m and

280m above sea level. It extends in total to about 103.34 acres (41.82 ha) of which approximately 101.93 acres (41.25 ha) has been eligible under the current BPS scheme as Severely Disadvantaged land.

Field Number	PP	Woods	Others	Total Ha	Total Ac
0162	1.71			1.71	4.24
1800	2.11			2.11	5.20
7640	1.46			1.46	3.60
1183	0.83		0.02	0.85	2.10
1293	1.18		0.02	1.20	2.98
1465	1.33		0.12	1.45	3.59
1856	0.11			0.11	0.27
2188	1.60			1.60	3.95
2478	0.02			0.02	0.06
2564	2.21			2.21	5.45
3078	0.94			0.94	2.31
3385	1.63			1.63	4.03
4579	1.28			1.28	3.17
5388	1.42			1.42	3.50
6074	1.90			1.90	4.69
6783	1.40	0.01		1.41	3.48
6794	1.45	0.03		1.48	3.65
6861	1.01			1.01	2.50
7070	0.67	0.01		0.68	1.68
7475	0.52	0.01		0.53	1.30
7759	0.72			0.72	1.78
7969	0.60	0.16		0.76	1.87
8182	1.35	0.20		1.55	3.83
8672	0.74			0.74	1.83
9366	1.29			1.29	3.18
9381		0.05		0.05	0.11
9677	1.19			1.19	2.94
3600	4.13			4.13	10.21
5300	1.78			1.78	4.40
5814		3.31	0.14	3.45	8.53
6403	1.18			1.18	2.90
	37.73	3.78	0.31	41.82	103.34



## 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.

There is a public foot path which runs through the farm and a third party right of access in favour of High House to the west. Cindra How has a formal right of access for agricultural purposes over the drive from the public road to the farm yard gate. Further detail are available from the Selling Agents.

### Services, Council Tax and EPCs

The farm has mains electricity, private water from a borehole and private drainage. There is oil fired central heating from a range in the farmhouse which also heats the hot water.

Energy Performance Certificate (EPC): G(20)

Council Tax: Band C

Council: Harrogate Council. Tel - 01423 500600

### Designations

The farm lies within the Nidderdale Area of Outstanding Natural Beauty (ANOB) which is also within the Yorkshire Dales National Park.

### Basic Payment Scheme Entitlements

The land has been registered under Rural Land Registry. The SDA Basic Payment Scheme (BPS) payments for 2022 will be retained by the Seller. As the Seller is retiring from farming, it is intended to give up the Entitlements under the Lump Sum Exit Payment Scheme. Entitlements will not therefore be available.

### Method of Sale

Cindra How 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.

### 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, Timber and Mineral Rights

Sporting, timber and mineral rights are included in the sale in so far as they are owned.

### 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.

### Ingoing Valuation

There is not expected to be any ingoing valuation.

### 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.

### Solicitors

Eccles Heddon, Thirsk

### Employees

There are no employees on the farm.

### Viewing

Appointments to view will be strictly through the Selling Agents only by calling 0142 590500. 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 (HG4 3DJ)

To reach Cindra How Farm from Ripon head north on the Kirkby Road towards Grewelthorpe and Kirkby Malzeard. Follow signs to Kirkby Malzeard, through the village turning

right at the end onto the Ringbeck Road. Stay on this country lane for about 3.5 miles and the gates to Cindra How Farm are on the left directly after the turning to Low Bramley Farm.

### Conditions of Sale Purchase Price

Within 7 days of 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 with 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 outgoings shall be apportioned between the seller and the purchaser(s) as at the date of completion.

### Cindra How, Bramley Grange, Grewelthorpe, Ripon, HG4 3DJ



### 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: June 2022  
Photographs taken: June 2022

