



# OLD PARK HOUSE FARM

Patrick Brompton, Bedale, North Yorkshire





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PATRICK BROMPTON, BEDALE, NORTH YORKSHIRE, DL8 1LR

Patrick Brompton 1 mile, Bedale 5 miles, Northallerton Station 13 miles

A SMALL BUT WELL-EQUIPPED PRODUCTIVE FARM IN AN ATTRACTIVE LOCATION WITH A RANGE OF OPPORTUNITIES

## Summary

Grade II listed farmhouse with living room, kitchen/dining room, large scullery/cellar area, four bedrooms and bathroom • Adjoining cart shed and stores  
EPC F (27)

Good range of modern and traditional stone buildings with the benefit of planning consent to convert to three dwellings

Grade 3 arable land and productive pastures extending to about 98 acres

Amenity woodland and beck meandering through the farm

About 99.43 acres (40.24 ha)

FOR SALE AS A WHOLE



**GSC GRAYS**

PROPERTY • ESTATES • LAND

GSC Grays Farm Agency, 15 High Street

Boroughbridge YO51 9AW

Tel: 01423 590500

[www.gscgrays.co.uk](http://www.gscgrays.co.uk)

[jarc@gscgrays.co.uk](mailto:jarc@gscgrays.co.uk)

Offices also at:

Alnwick  
Tel: 01665 568310

Boroughbridge  
Tel: 01423 590500

Chester-le-Street  
Tel: 0191 303 9540

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Tel: 01748 897610

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Tel: 01388 487000

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Tel: 0191 385 2435

Leyburn  
Tel: 01969 600120

Stokesley  
Tel: 01642 710742



### Situation

Old Park House Farm is situated in the heart of rural North Yorkshire, an attractive mixed farming area and is within about one mile from the popular village of Patrick Brompton with a village hall and a church. There is a good selection of pubs in neighbouring villages. there are also tennis and squash clubs in Bedale.

The popular market town of Bedale is a further 5 miles south, with a good range of local shops, post office and other services as well as a cricket and football club and Bedale leisure centre with swimming pool, gym and lots of classes. The nearest petrol filling station is in the village of Crakehall, 4 miles away. There are various nurseries, primary and senior schools available within the local area and other local towns including Northallerton.

Northallerton lies 14 miles east along the A684 where there is a rail station on the east coast main line, providing services to and from Middlesborough, Manchester Airport, York, Leeds and Liverpool and London. The A1 is accessible from the Bedale bypass from Leeming Bar, within 8 miles of the farm connecting both north and south bound.

The historic market town of Leyburn is 9 miles west and is the gateway to the Yorkshire Dales National Park and all it has to offer.

### Description

Old Park House Farm is an attractive, small mixed farm in a productive and accessible location. Formerly a dairy farm, it includes a pretty, Grade II, stone built four-bedroom farmhouse, a good range of modern farm buildings amongst a stone range which have the benefit of planning consent for three houses.

The house and steading lie at the end of a long farm road in a peaceful location, surrounded by its own land and with lovely views south over rolling countryside.

The land is mix of pasture and arable ground classified Grade 3 and capable of growing a wide range of good yielding crops. The land extends in total to about 99.43 acres and lies within a ring fence.





### The Farmhouse

Old Park House Farmhouse dates from the mid-17th century, is Listed Grade II, and is built of pretty, honey coloured sandstone with mullioned windows and a steeply pitched catslide roof. It was at one time configured to be occupied as two dwellings but has been returned to one house with two main floors, a basement/lower ground floor and a spacious, full height attic.

The front door opens into a large open plan kitchen/ dining room with an inglenook fireplace with large multi-fuel burner at the kitchen end and a smaller fireplace at the dining room end. Beyond is a cosy sitting room with a corner fireplace. There is also a back hallway and large utility/boiler room.

A secondary access leads to a split level landing area allowing the bedroom accommodation to be divided. As a consequence, there is large bedroom (currently used as a sewing room) on a mezzanine level and then the main landing has a family bathroom and three good sized bedrooms.

The attic has a separate straight stair to three good sized rooms which could easily be used to create more bedroom space given sympathetic conversion and the appropriate consents.

Appropriate repair and maintenance have been carried out on the house and it is well presented while offering plenty of scope for upgrading or reconfiguration. The house faces south over a small paddock to the beck and on to the rolling land beyond and has accommodation on three main floors including:

**Ground Floor:** Large open kitchen/dining/sitting room, separate living room and utility.

**Lower Ground Floor:** boot room and cellar.

**Mezzanine level:** Sewing room/bedroom 4.

**First Floor:** family bathroom and three bedrooms.

**Attic Floor:** full height, floored attic with three rooms.

Adjoining the house to the rear is a single storey stone built garage and former stables/loose boxes which creates a sheltered rear courtyard and an opportunity to extend the house as required and subject to planning and listed building consent.

There is a small, attractive garden to the south with a central lawn and borders and through which a path leads to the front door.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	27	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## Old Park House Farm, Patrick Brompton

Approximate Gross Internal Area  
4026 sq ft - 374 sq m



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. 2022

Plan No.	Building Name	Description	Area Approx
1	Garages and two loose boxes	Stone built, single storey garage and outbuilding adjoining the farmhouse, under a stone and pantile roof, with concrete floor.	73.67m <sup>2</sup>
2	Granary	Stone built, double height, former granary, under a stone and pantile roof, with concrete floor.	15.8m x 5.5m
3	Loose cattle housing range and workshop	Four span, stone and block construction, clad with Yorkshire boarding and corrugated sheeting, under a corrugated asbestos roof, with concrete floor. Stone built workshop under a pitched and slate roof.	19.0m x 5.5m, 19.0m x 8.0m, (3a: 19.0m x 5.5m), (3b: 7.64m x 6.5m), (3c: 5.4m x 5.0m)
4	Open fronted straw shed	"4 bay, steel portal frame and lean-to, open fronted straw shed, clad with corrugated profile and wooden sheeting, under a corrugated asbestos roof, with concrete floor.	18.0m x 16.3m
5	Cattle Court	Single storey timber frame with corrugated asbestos roof.	21.0m x 17.2m
6	Lean to with cattle handling	Block construction, under a corrugated asbestos roof, with concrete floor.	13.4m x 6.1m
7	General Purpose Building	Steel frame and block, under corrugated asbestos roof, with concrete floor.	13.5m x 8.99m
8	Lean to	Steel frame and truss roof, block built, box profile roof, with concrete floor.	9.0m x 4.4m
9	General Purpose Building	Block built walls, clad Yorkshire boarding, under corrugated asbestos roof, with concrete floor.	18.0m x 4.1m
10	Log Store	Tiber framed, block built, clad with Yorkshire boarding, under a box profile roof, with hardcore floor.	18.0m x 4.1m
11	General Purpose Building	Timber framed, under asbestos roof, with stone floor with central feed passage.	18.0m x 13.3m



### Farm Buildings

The farm buildings are centred around a former range of traditional stone buildings with a granary, byres and open courts. Many of the buildings have more modern additions to extend accommodation for dairy cows and are now used for general livestock housing and handling along with storage.

There is a large area of concrete yard and hardstanding for vehicles and baled silage with excellent livestock handling and loading facilities.

### Development potential

The traditional range of stone built farm buildings offers significant potential for development to a wide range of different uses. Planning and Listed Building consent was granted on the 9th April 2009 to convert the main group of traditional farm buildings in three individual dwellings (1/75/26B/FULL & 1/75/26C/LBC). Discharge notice was also served in respect of conditions and the work was begun to keep the consent active. Further details are available for the Selling Agents.





## Farmland

The land is predominantly good quality, grade 3 farmland, described on LandIS map as slowly permeable, seasonally wet, acidic loamy and clayey soils, and capable of producing a wide range of spring and autumn arable crops and productive grass leys. The topography of the land is generally flat or gently undulating, ranging from about 75 to 85 metres above sea level with steeper slopes adjacent to the beck. Some seasonal flooding can take place when the Diamond Hill Beck is in full spate, particularly in the roadside field but the land drains quickly.

In total the land extends to about 99.43 acres (40.24 ha), all of which is registered with the Rural Land Registry. It currently carries Basic Payment Entitlements over 37.69 eligible hectares, but the seller has elected to take the Lump Sum Exit Scheme payment in retirement which means that no entitlements will be included in the sale. All the land lies within a ring fence and is well fenced with access to water from a metered mains or natural supply.

The land has been farmed in-hand for many years and most recently has been run as a bed and breakfast enterprise providing grazing and housing for cattle and sheep along with day to day husbandry. Agreements are held with five parties with arrangements to run until 31st March 2023.

The schedule below shows the field areas and cropping for the previous five years.

Field Name	Field No.	Arable/Grass	Permanent Grass	Woods	Others	Total (Ha)	Total (ac)	2022	2021	2020	2019	2018
Bankside	7676		0.65			0.65	1.61	Permanent Grass	Permanent Grass	Permanent Grass	Permanent Grass	Permanent Grass
	8286	5.58				5.58	13.79	Spring Barley	Temporary Grass	Temporary Grass	Temporary Grass	Temporary Grass
Topfield	9589	6.57				6.57	16.23	Temporary Grass	Temporary Grass	Temporary Grass	Temporary Grass	Temporary Grass
Roadside	0419		7.59		0.34	7.92	19.57	Permanent Grass	Permanent Grass	Permanent Grass	Permanent Grass	Permanent Grass
T Island	2012		0.35			0.35	0.86	Permanent Grass	Permanent Grass	Permanent Grass	Permanent Grass	Permanent Grass
	3012		2.18			2.18	5.39	Permanent Grass	Permanent Grass	Permanent Grass	Permanent Grass	Permanent Grass
B Island	3203		0.61			0.61	1.51	Permanent Grass	Permanent Grass	Permanent Grass	Permanent Grass	Permanent Grass
Belowlan	4313		3.25			3.25	8.03	Permanent Grass	Permanent Grass	Permanent Grass	Permanent Grass	Permanent Grass
	5403		0.50		0.01	0.51	1.26	Permanent Grass	Permanent Grass	Permanent Grass	Permanent Grass	Permanent Grass
Woodland	5909			0.08		0.08	0.20	Woodland	Woodland	Woodland	Woodland	Woodland
Woodland	6002			0.22		0.22	0.54	Woodland	Woodland	Woodland	Woodland	Woodland
Woodland	6115			0.05		0.05	0.12	Woodland	Woodland	Woodland	Woodland	Woodland
	6201			0.03		0.03	0.07	Woodland	Woodland	Permanent Grass	Permanent Grass	Permanent Grass
Garth	6604		0.50		0.04	0.54	1.33	Permanent Grass	Permanent Grass	Permanent Grass	Permanent Grass	Permanent Grass
Little	7009		0.13			0.13	0.32	Permanent Grass	Permanent Grass	Permanent Grass	Permanent Grass	Permanent Grass
Arbour A	7821		2.07			2.07	5.11	Permanent Grass	Permanent Grass	Permanent Grass	Permanent Grass	Permanent Grass
Arbour C	8912	4.68				4.68	11.56	Temporary Grass	Temporary Grass	Temporary Grass	Spring Barley	Temporary Grass
Arbour B	9734	4.02				4.02	9.93	Temporary Grass	Temporary Grass	Spring Barley	Temporary Grass	Temporary Grass
Track					0.07	0.07	0.17					
Steading					0.73	0.73	1.80					
<b>TOTAL</b>		<b>20.85</b>	<b>17.83</b>	<b>0.38</b>	<b>0.39</b>	<b>40.24</b>	<b>99.43</b>					

## General Information

### Occupation

The farmland and buildings are occupied by third parties on a contractual basis which are due to terminate on 31st March 2023. The successful purchaser will be obligated to take over the current arrangements if completion is required before the termination date. The farmhouse will be available with vacant possession on completion. Further details are available from the Selling Agents.

### 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.

### Services, Council Tax and EPCs

The farmhouse is connected to mains water, private drainage and mains electricity. Central heating and hot water are provided by a multi-fuel Ecoboiler and a separate oil-fired boiler.

The private drainage is an extensive settlement tank system, designed and built in 1990 to ADAS specifications. It takes both household sewerage and dirty yard water which is pumped to a piped network over a designated land area and distributed through a low-rate irrigation system.

The Farmhouse is listed Grade II; however, an EPC assessment has been undertaken and the rating award is F (27)

### Council Tax

Band E

Richmondshire Council - Tel: 01748 829100

### Designations

The farmhouse and adjoining single storey range are Listed Grade II.



### **Basic Payment Scheme Entitlements**

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

### **Method of Sale**

Old Park House 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. Some items fixtures and fittings may be available by separate negotiation and interested parties are invited to discuss their requirements directly with the Selling Agents.

### **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**

In addition to the purchase price, the purchaser will be required to take over at valuation the following:

1. All purchased stores including seeds, fertilisers, sprays, feed stuffs, fuel oil etc.
2. Any growing crops plus enhancement value, post-harvest cultivations, sprays, etc. in accordance with CAAV costings and contractor rates and invoiced costs.

### **Holdover**

The seller reserves the right of holdover to accommodate cattle in specified sheds until 20th April 2023, Further details are available from the Selling Agents.

### **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**

Steve Scott, Scotts Wright, 34 Market Place, Leyburn DL8 5AP  
Tel: 01969 622227

### **Employees**

There are no employees on the farm.

### **Viewing**

Appointments to view will be through the Selling Agents only by calling 01748 897 627. 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**

To reach Old Park House Farm take junction 51 off the A1(M) and follow signs to Bedale on the A684. At the roundabout take the second exit sign posted to Leyburn. Carry on this road through Crakehall and on to Patrick Brompton. Drive through the village turning right at the crossroads signposted to Hunton, East Hauxwell and Catterick Garrison. Follow this road for about 1 mile and the entrance to Old Park House Farm is clearly signposted on your right.

What3Words: clash.enough.obstruct

### **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.





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