



**BROADFIELDS FARM**  
Chop Gate, North Yorkshire





# BROADFIELDS FARM

CHOP GATE, NORTH YORKSHIRE, TS9 7JB

Chop gate 1.5 miles • Stokesley 6 miles • Helmsley 14 miles  
(all distances are approximate)

A DESIRABLE RURAL PROPERTY WITH A DELIGHTFUL FARMHOUSE,  
AN ADJOINING COTTAGE AND A USEFUL RANGE OF MODERN AND  
TRADITIONAL FARM BUILDINGS, SET CENTRALLY  
WITHIN LAND EXTENDING TO ABOUT 49.26 ACRES

- Beautifully presented, stone-built farmhouse with spacious accommodation including three bedrooms and four reception rooms
  - Delightful four-bedroom cottage
- Adjoining range of traditional stone buildings offering potential for extension or development (subject to planning consent)
  - Modern general purpose building with a separate access
  - Elevated position with superb views over Bilsdale
  - About 43.25 acres of productive meadowland and 4.22 acres of amenity woodland

ABOUT 49.26 ACRES (19.93 HA)  
FOR SALE FREEHOLD AS A WHOLE



GSC GRAYS

PROPERTY • ESTATES • LAND

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



### Situation

Broadfields Farm is situated in an elevated position overlooking the stunning open countryside of Bilsdale between the attractive market towns of Helmsley and Stokesley. The property is approached by a privately owned, sweeping tarmac drive that provides an element of exclusivity and rural seclusion.

Chop Gate is an attractive and peaceful rural village situated within the North York Moors National Park, just a short drive from the vibrant market towns of Stokesley (6 miles) and Helmsley (14 miles) which offer a diverse range of amenities, including a number of local shops, public houses and restaurants. Chop Gate benefits from a primary school, public house and a village hall. The white sand beaches of Whitby and Scarborough are also within a 45-minute drive.

Whilst situated in a picturesque rural location, the farm has direct access onto the B1257 (Helmsley to Stokesley road) which provides access into the commercial centre of Teesside (15 miles) and the historic city of York (38 miles). Great Ayton Train Station (8 miles) provides regular services to Middlesbrough, Newcastle, and Hexham. Teesside

International Airport (25 miles) also offers regular domestic and international services.

### Description

Broadfields Farm is a desirable rural property with a delightful farmhouse, an adjoining cottage and a useful range of modern and traditional farm buildings within land extending to about 49.26 acres.

### Broadfields Farmhouse

An attractive and characterful farmhouse built of locally sourced, dressed stone under a pantile roof. The property provides bright and spacious accommodation over two storeys, extending to about 1,822 sq. ft. and comprising:

Ground Floor: Porch, kitchen, dining room, sitting room, study, snug, utility and two bathrooms.

First Floor: Landing area, three bedrooms and a bathroom.

Second Floor: Mezzanine storage area

A stone-built outbuilding adjoins the farmhouse to the northern elevation and is separated into a number of stores and loose boxes. It is considered that this building may offer scope to provide additional accommodation to the farmhouse, subject to obtaining the necessary consents.

### Broadfields Cottage

A characterful four-bedroomed cottage adjoins the farmhouse to the southern elevation. It too is built of stone under a pantile roof and provides well-presented accommodation, extending to about 1,227 sq. ft. and comprising:

Ground floor: Kitchen / dining room, sitting room, bedroom, snug and a bathroom.

First floor: Landing area, three bedrooms and a bathroom.

A workshop and store adjoin the cottage to the southern elevations.

The farmhouse and cottage are steeped in history and retain several original, characterful features. They both sit in an elevated position and take full advantage of the stunning views looking out over the dale.

Approximate Gross Internal Area  
4155 sq ft - 386 sq m

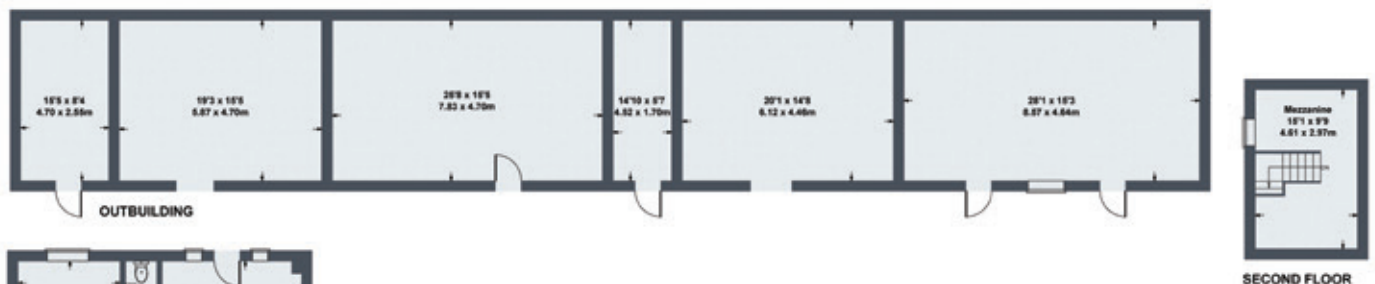
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

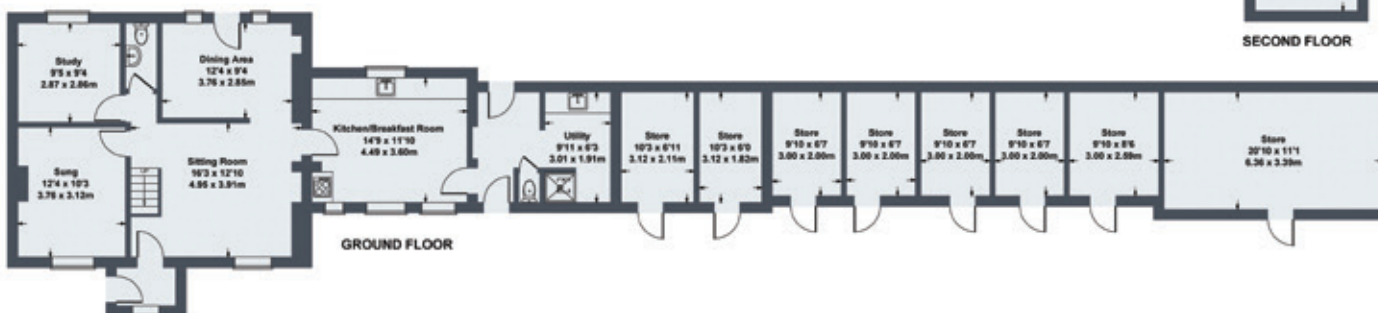
Produced by Potterplans Ltd. 2025



### FIRST FLOOR



## SECOND FLOOR



### GROUND FLOOR

## Energy Efficiency Rating - Cottage

Very energy efficient - lower running costs

Energy Band	Running Costs
(92 plus) A	Very low
(81-91) B	Low
(69-80) C	Medium
(55-63) D	Medium-high
(39-54) E	High
(21-38) F	Very high
(1-20) G	Extremely high

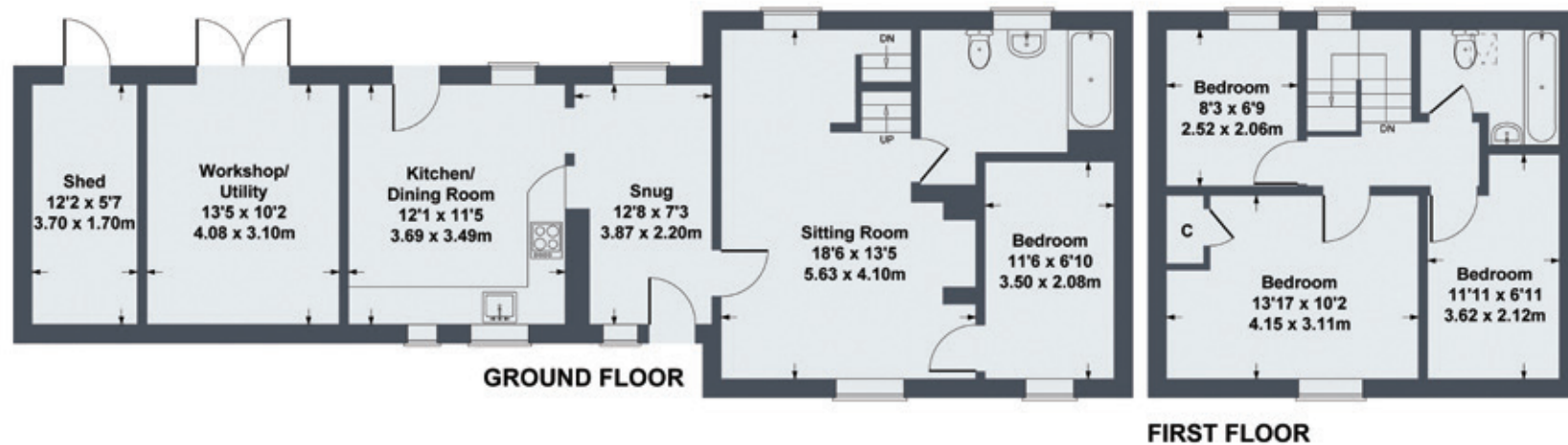
Not energy efficient - higher running costs

Current: 38

Potential: 102







## Broadfields Farm Cottage, Chop Gate

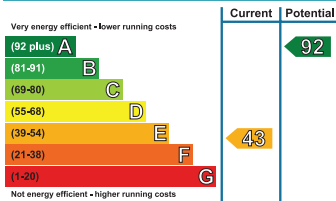
Approximate Gross Internal Area  
1227 sq ft - 114 sq m

### 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. 2025

#### Energy Efficiency Rating - Farmhouse









## Farm Buildings

Adjacent to the farmhouse lies a substantial, single storey stone-built barn that extends to about 1,625 sq. ft. The building is currently in a state of disrepair, although, offers significant scope for conversion, subject to obtaining the necessary consents.

A modern general-purpose building of timber / concrete block construction with Yorkshire boarding, a fibre cement roof and a concrete floor lies in the northwest corner of the farmyard with a separate access. The building has historically been utilised for livestock housing and machinery storage and

appears to be good condition with the benefit of electricity and water connections.





## Land

The land extends in total to about 49.26 acres (19.93 ha), comprising 43.25 acres of productive grassland, 4.22 acres of native woodland and 1.79 acres associated with the farm steading. The land is classified as Grade 4 with slightly acid,

clay loam soils. It is gently undulating, lying between 185m to 250m above sea level and is bound by stone walls with natural water sources for livestock.

Broadfields Farm is currently farmed in-hand with the summer grazing let to a neighbouring farmer on an informal basis. Vacant possession will be available from October 2025.





## 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 are several public footpaths which cross the land.

A third party has an unrestricted right of access over the access track off the B1257. Please note, there is no reserved rights of access through the farmyard. Further details are available from the Selling agent.

### Services

The farm is served by a recently installed private borehole water supply, mains electricity and oil central heating with drainage to a sewerage treatment plant.

### Local Authorities

North Yorkshire County Council  
County Hall, Northallerton, North Yorkshire, DL7 8AD  
T: 0845 8727374

### Council Tax

Farmhouse – Band F

### Business Rates

Cottage – £3,950 p.a

### EPC

Farmhouse – Band E  
Cottage – Band F

### Designations

The property lies within the North York Moors National Park.

### Basic Payment Scheme

All future delinked BPS payments are to be retained by the Seller.

### Method of Sale

The property 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 will be indicated by T marks on the transfer plan.

### Sporting & Mineral Rights

Sporting rights are owned by a third party and are excluded from the sale.

Mineral rights are included in the sale in so far as they are owned.

### Timber

All standing and fallen timber will be included in the sale.

### 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. No election to tax has been made in respect of the property.



### Viewing

Appointments to view will be through the Selling Agents only by calling 01748 829203. 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

From Helmsley, head north on the B1257 for about 14 miles passing signs to Rievaulx Abbey, skirting Rievaulx Moor and up into Bilsdale valley. Proceed through the village of Chop Gate and continue heading north for a further 1.5 miles. The property is located on the righthand side and signposted by a GSC Grays sale board.

### what3words

///brightens.exam.kickers

### Post Code

TS9 7JB



## 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 of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

### Lotting

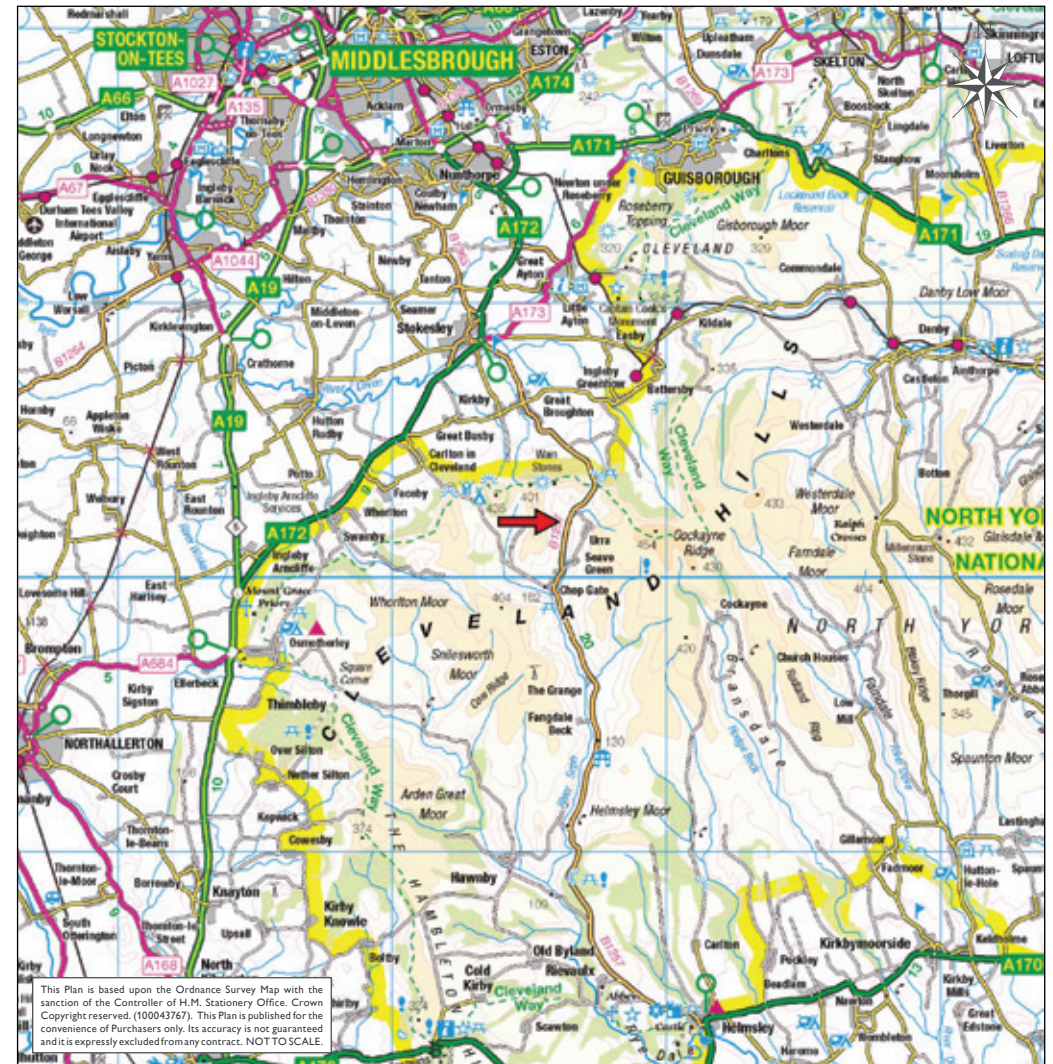
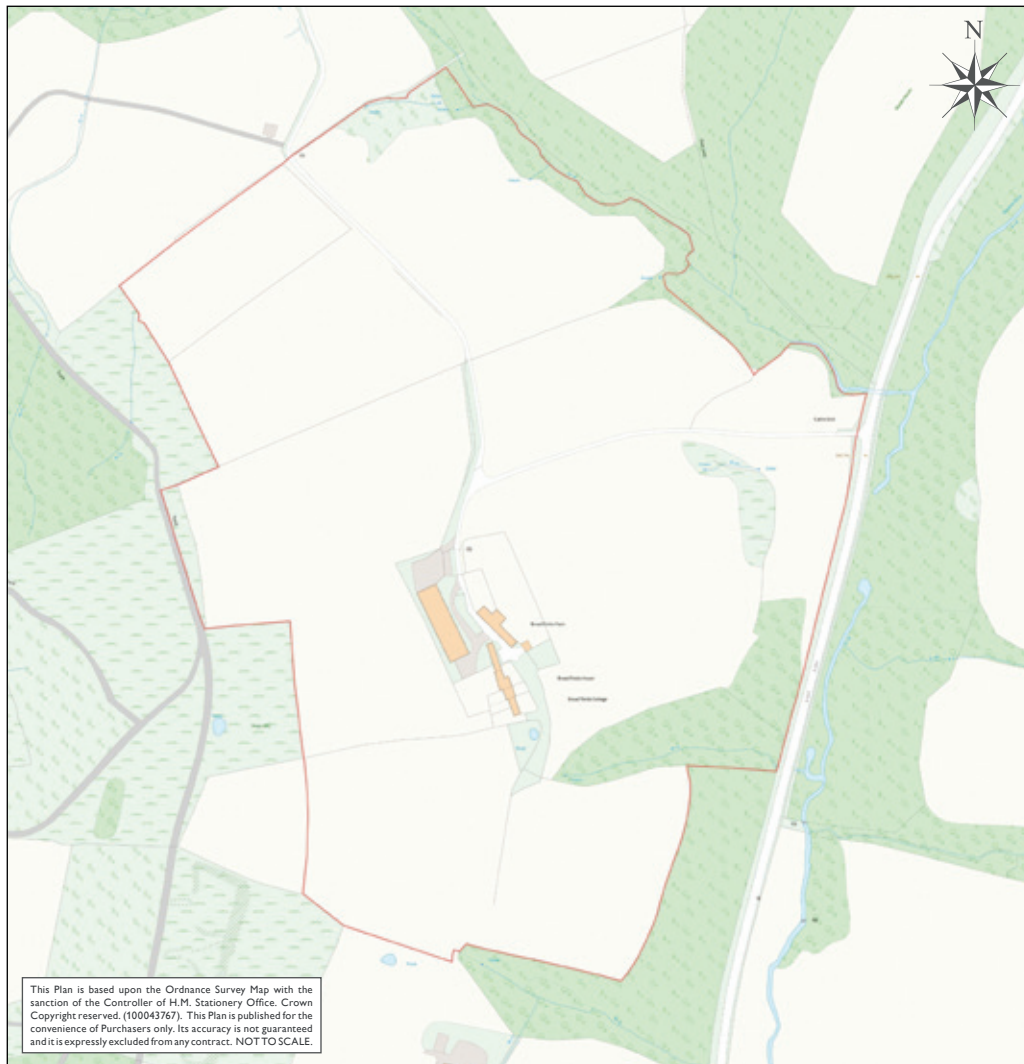
It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

### Apportionments

The council tax and all other outgoing shall be apportioned between the seller and the Purchaser(s) as at the date of completion.







#### 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: Spring 2025

Photographs taken: Spring 2025



