



THE BROOMS

Baldersby St James, Near Thirsk



GSC GRAYS

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THE BROOMS

WIDE HOWE LANE, BALDERSBY ST JAMES, THIRSK,
NORTH YORKSHIRE, YO7 4PT

AN EXCEPTIONAL DEVELOPMENT OPPORTUNITY INCLUDING A
SUBSTANTIAL DETACHED HOUSE TO MODERNISE, AN EXTENSIVE
RANGE OF TRADITIONAL BARNS SUITABLE FOR RESIDENTIAL
CONVERSION PLUS A FURTHER BARN WITH CLASS Q APPROVAL
AND ALL ENJOYING AN ENVIABLE COUNTRY SETTING BETWEEN
THIRSK AND RIPON IN THE HEART OF NORTH YORKSHIRE

- Detached house of around 4000 sq ft with 6/7 bedrooms over 3 storeys.
 - Significant range of traditional barns of some 10000 sq ft sq (footprint) with potential to create 4 individual homes
- Detached barn with 4000 sq ft Class Q residential planning consent
 - Further range of modern agricultural buildings
- Garden and paddock areas. In all around 4.17 acres

FOR SALE AS A WHOLE OR AS TWO LOTS



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Introduction

The Brooms has been in the same family ownership for almost 100 years and following a change in farming operations, a sale of The Brooms farmstead creates an exceptional development opportunity the likes of which rarely come to the open market. With the buildings sitting comfortably in the centre of around 4.17 acres, an impressive detached farmhouse sits well in its own right bordering open countryside on the eastern side. The traditional barns are considered eminently suitable for residential conversion with a positive response to a recent pre-application submission to North Yorkshire Council. The off-lying detached barn to the south east has permission by virtue of a Class Q prior notification to create an individual detached house of generous proportions.

The Brooms is offered for sale as a whole, or in two lots, with the main farmhouse plus the traditional barns and modern buildings to the north being the primary lot with the off-lying barn having prior approval as the secondary lot.

Description

The imposing detached farmhouse has extensive accommodation extending to around 4000 sq ft and is arranged over three floors including 6/7 bedrooms and 4 reception rooms plus cellars. The main part of the property was last occupied in 2022 and offers the opportunity for general updating and improvement. The rear portion of the house requires comprehensive modernisation. The property has established gardens and logically could have a further garden area to the south as well as a paddock having roadside frontage and which is included in the sale.

There is an impressive range of traditional farm buildings extending overall to a footprint of some 10000 sq ft and eminently suitable for residential conversion to 4 individual dwellings arranged around a central courtyard, all of which sits to the west of the farmhouse. Pre-application consultation to North Yorkshire Council supports the concept of residential conversion. Complementary to this thinking, a Class Q approval has already been secured on an agricultural building





that sits to the south-west of the main barns and will have a paddock of around 0.75 acres with road frontage. Once converted this building will naturally sit alongside the other dwellings created at The Brooms in terms of size, individuality and stature.

There are three substantial modern general purpose agricultural buildings to the rear, the demolition of which will be a condition of sale on the purchaser. This will allow the extensive views to the north to be revealed and enhance the exclusive nature of the overall development plan that is now envisaged.

In summary an exceptional residential development opportunity in enviable yet highly accessible country location.

Tenure

The Brooms is offered for sale freehold with vacant possession.

Services

Mains water and electricity are currently installed to various buildings with the farmhouse having traditional private drainage. Interested parties are to make their own enquiries of the relevant utility companies.

Mode of Sale

The property is offered for sale as a whole with the boundaries outlined in red on the attached site plan. A sale in two lots may be considered but it is not envisaged a sale of the secondary lot would be likely ahead of the primary lot. Offers are invited on an outright purchase basis, although consideration may be given to conditional offers.



Planning

Pre application consultation with North Yorkshire Council in early 2025 indicates that support would be forthcoming for conversion of the traditional barns in accordance with policy HS6 of the National Planning Practise Framework (NPPF). A supplementary information pack including this consultation document and indicative architectural plans is available from the selling agent. In addition the adjacent agricultural building had permitted prior approval granted in November 2024 to form one dwelling with associated works (ZC24/03142/PBR).

Local Authority

North Yorkshire Council

Council Tax

Band E

Easements and Rights of Way

The property is sold subject to and with the benefit of all existing wayleaves, easements, and rights of way, public and private, whether specifically mentioned or not.

Directions

From junction 50 on the A1(M) motorway north-east of Ripon, proceed towards Thirsk on the A61. After 0.25 miles, turn right signposted Baldersby St James. Proceed down the lane for approximately 0.75 miles, past the church with The Brooms then on the left hand side.

what3words

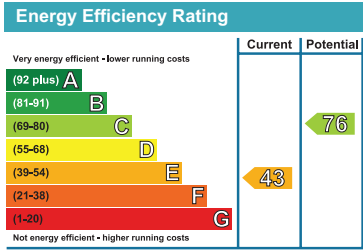
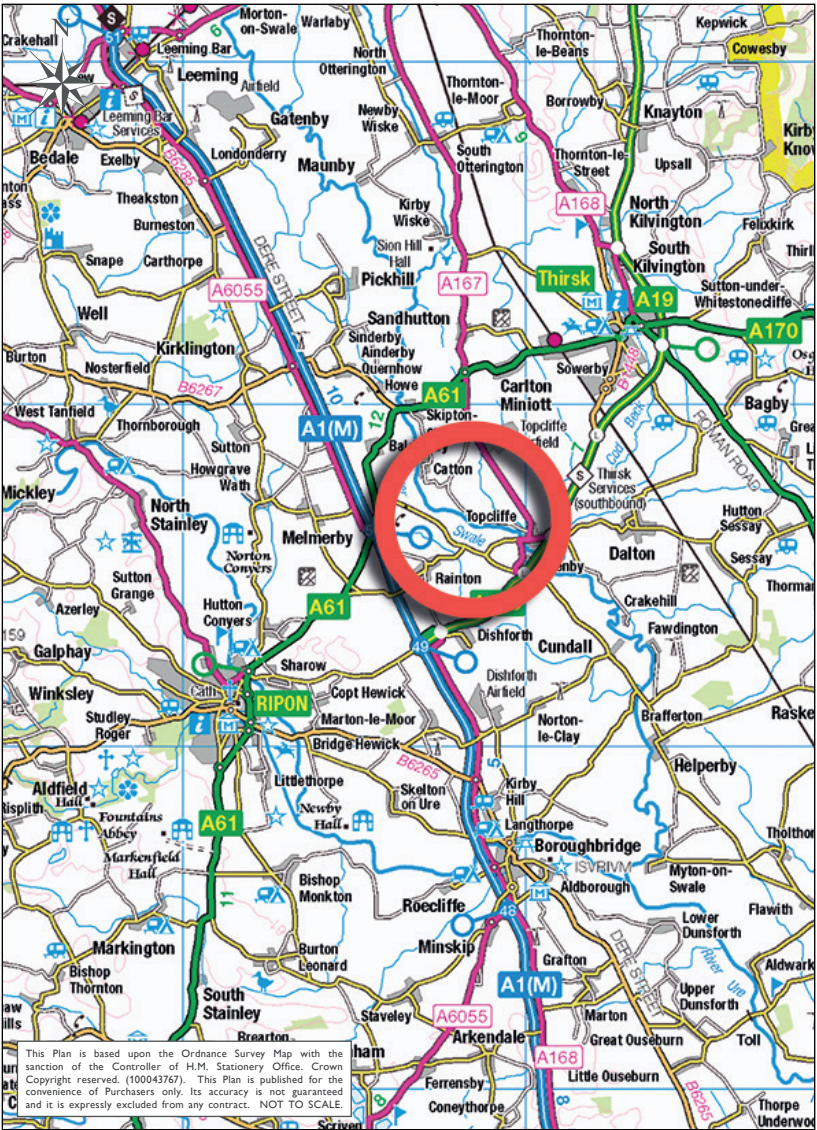
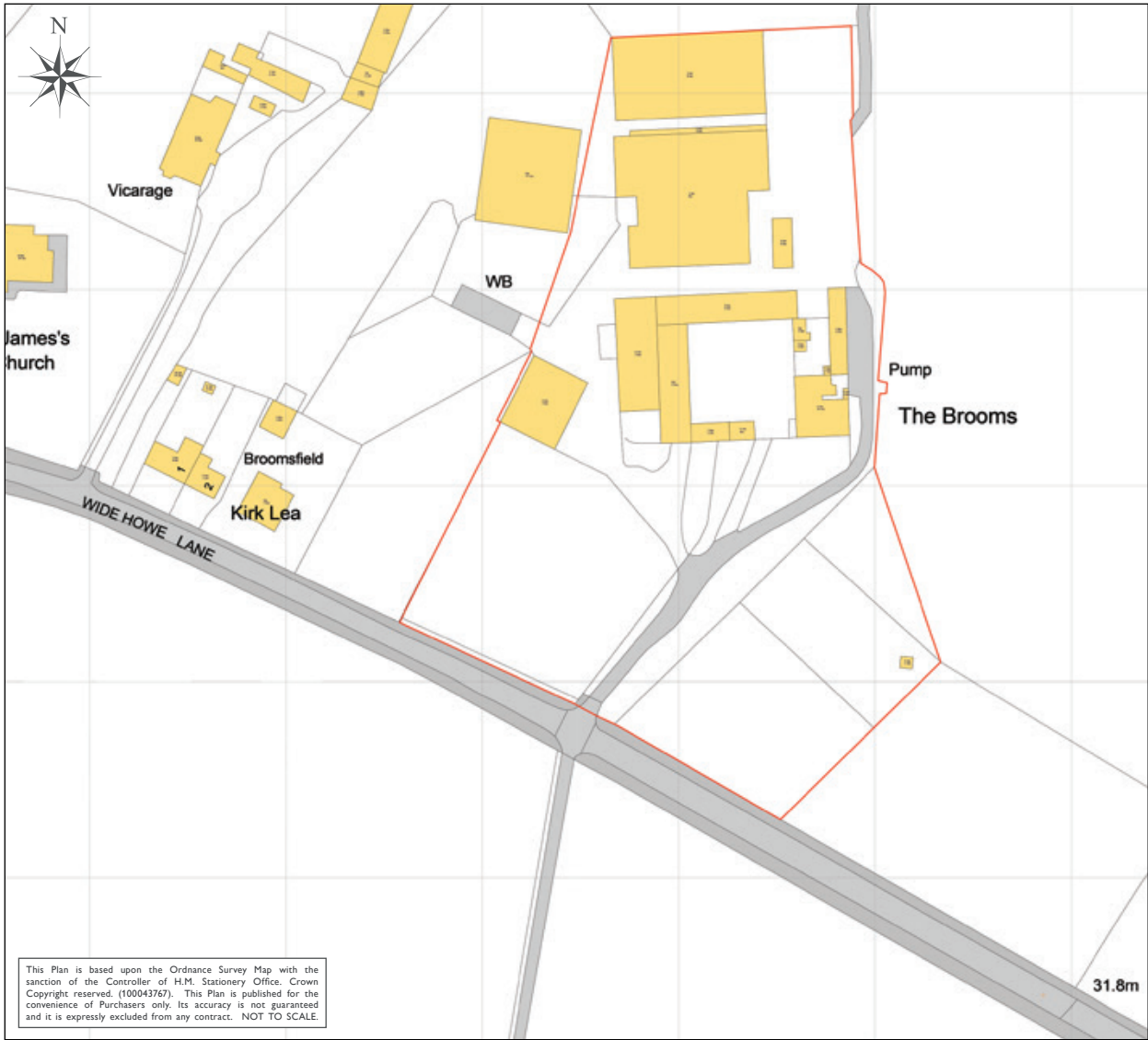
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Viewing Arrangements

Strictly by appointment by appointment. Interested parties are requested not to visit without the prior approval from the selling agents - GSC Grays.

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DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: June 2025
Photographs taken: May 2025

