



LODGE FARM AND BARNES

Aldwark, Near York



GSC GRAYS

PROPERTY • ESTATES • LAND



LODGE FARM AND BARNs

STRAIGHT LANE, ALDWARK, NEAR ALNE,
NORTH YORKSHIRE, YO61 1TX

A SUBSTANTIAL FARMSTEAD WITH DEVELOPMENT POTENTIAL, SITTING NICELY IN THE CENTRE OF THE HOLDING, WITH A DETACHED FIVE BEDROOMED FARMHOUSE, TRADITIONAL BRICK BARNs WITH PLANNING IN PRINCIPLE FOR TWO DWELLINGS, GENERAL PURPOSE BUILDINGS WITH CLASS Q CONSENT FOR 4 DWELLINGS. ALL STANDING IN SOME 17 ACRES.

Farmhouse

Entrance lobby • Sitting room • Dining room • Living kitchen • Boot room
Study • WC/shower room • Utility room • Five bedrooms • Two bathrooms

Externally

Range of substantial brick barns and fold yard (Planning agreed in principle for conversion to 2 individual units) • Further useful outbuildings
General purpose agricultural buildings with Class Q consent granted for four units • Lawn garden areas and surrounding grassland

In all approximately 16.95 acres (6.86 ha)



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Situation

Lodge Farm takes full advantage of its country setting, close to the increasingly popular village of Aldwark, known for its individual homes and the Aldwark Manor Hotel and golf course. In terms of wider accessibility, the village is between Boroughbridge and York, with day-to-day amenities in Easingwold and the location is recognised as being within commuting distance of the West Yorkshire conurbation. There are inter-city rail connections at Harrogate, Thirsk and especially York, all being on the East Coast main line.

Description

The property sits particularly well in the centre of a 17 acre holding surrounded by open countryside and with long distance views towards the White Horse at Kilburn. The farmstead centres around an impressive double fronted five bedroomed farmhouse together with a substantial range of traditional and more modern farm buildings that have significant residential conversion potential for up to 6 dwellings. Alternatively, the property is well suited to remain in single ownership as an impressive country house with potential for secondary living accommodation plus additional buildings and grounds for associated ancillary use.





Accommodation

The original double fronted farmhouse has been extended in recent years and is now ideal for family living. There are five bedrooms, two bathrooms and two principal reception rooms plus a large living kitchen being ideal for modern day lifestyle. Overall, the farmhouse extends to some 2364 sq ft (219.6 sq m)

The farm buildings having development potential are of traditional and more modern construction. The traditional range sits to the east of the farmhouse with planning permission granted in principle (subject to section 106 requirements) for two dwellings extending overall to some 3160 sq ft (293.3 q m) square feet plus a garaging provision for both properties. Alternatively, the buildings may be suitable to create a single more substantial dwelling given the location, setting and views.

The general-purpose agricultural buildings comprise two structures. A former grain store with a footprint of 3200 sq ft (297.3 sq m) having Class Q approval for three dwellings. There is a detached Dutch barn with an overall footprint of 3600 sq ft (334.4 sq m) with consent for a substantial single detached dwelling.

Overall the property stands in some 16.95 acres (6.86ha) being partially lawned garden but largely grassland, that borders open countryside.

Tenure

Freehold with vacant possession on legal completion.

Services

Mains water and electricity is installed including 3 phase to some of the building buildings plus borehole water previously used for irrigation. Septic tank drainage exists to the farmhouse. Mains gas is not available. Interested parties should make their own enquiries of the relevant providers.



Mode of Sale

The Property is offered for sale as a whole as one lot. A sale in lots may be considered.

Planning

Prior Notification approval for change of use of agricultural buildings to 4 dwellings has been secured (ZB24/00724/MBN). In addition, there is a current planning application for conversion of existing barns to form 2 dwellings (ZB25/00319/FUL). Further information is available from the selling agents.

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.

Local Authority and Council Tax

North Yorkshire Council. Band F

Value Added Tax (VAT)

If the property is sold either as a whole, or in lots, VAT maybe chargeable on part(s). Interested parties are recommended to take in specialist advice.

what3words

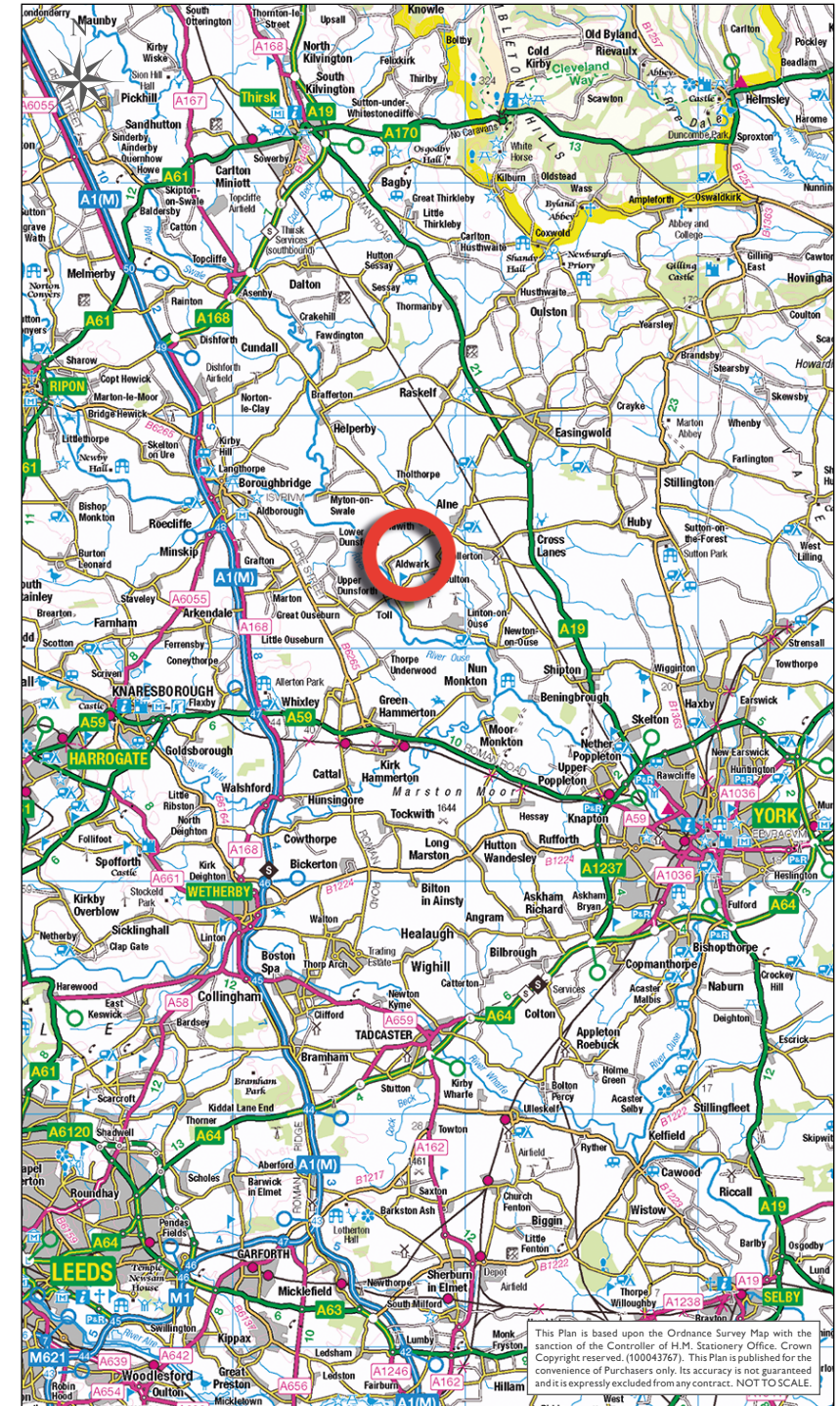
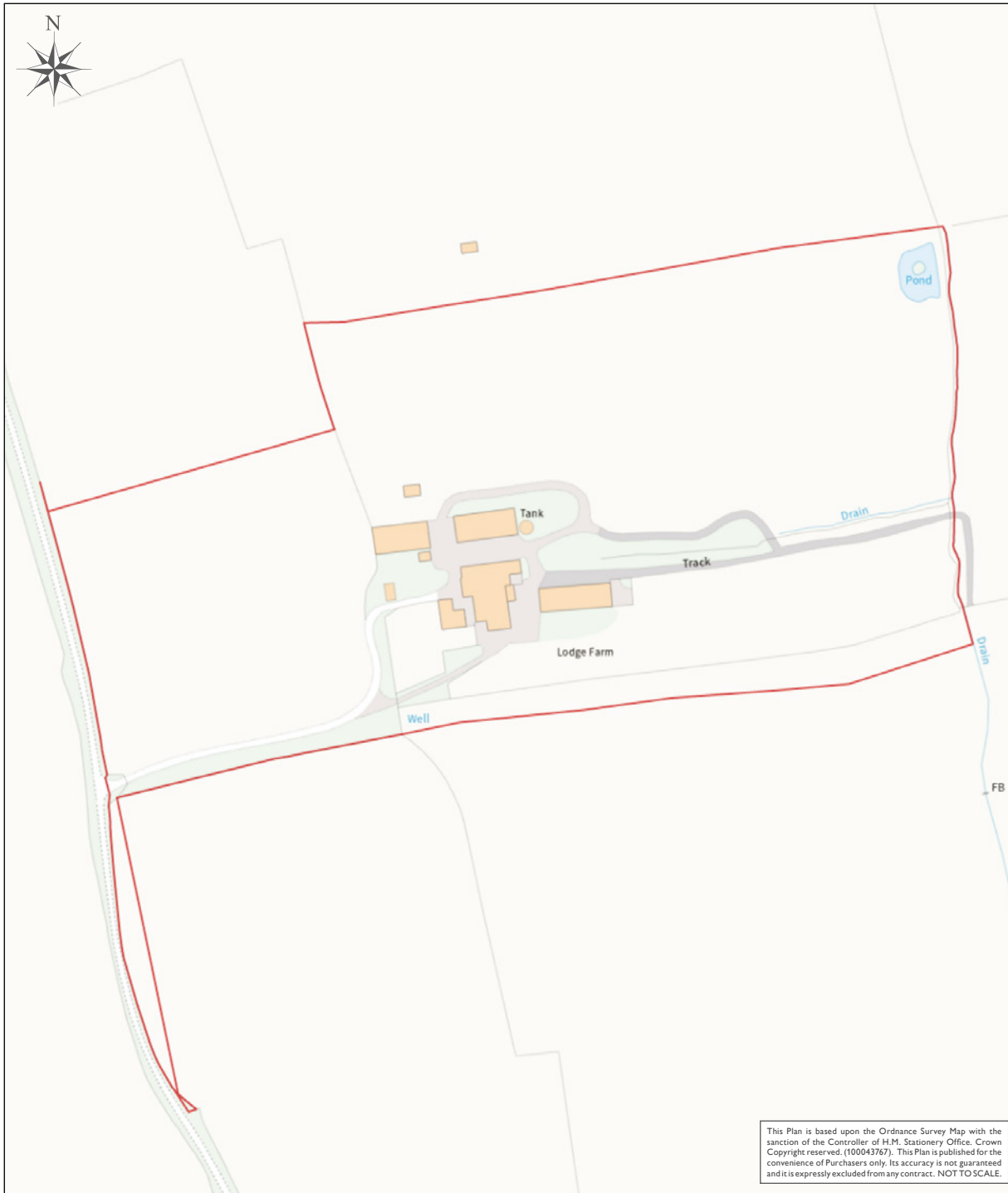
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Viewing Arrangements

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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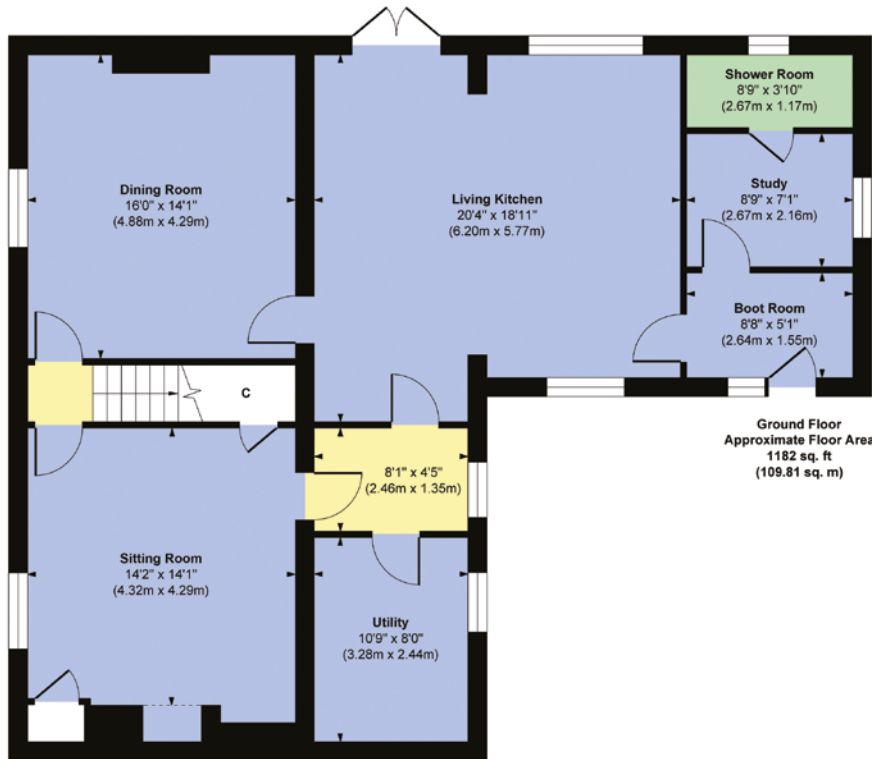




Approx. Gross Internal Floor Area 2364 sq. ft / 219.62 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating

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

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

Particulars written: September 2025

Photographs taken: September 2025