

SEDBURY HOME FARM

Richmond, North Yorkshire



GSC GRAYS

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LOT 1

SEDBURY HOME FARM

RICHMOND, NORTH YORKSHIRE, DL10 5LF

A FULLY EQUIPPED HOLDING WITH A THREE-BEDROOM FARMHOUSE, A RANGE OF FARM BUILDINGS, AND A MIX OF ARABLE, GRASSLAND AND PARKLAND. EXTENDING TO APPROXIMATELY 303.59 ACRES (122.86 HECTARES) AS A WHOLE.

- A traditional stone-built three-bedroom farmhouse.
- A range of traditional and modern farm buildings together with 121.83 acres (49.30 hectares) of arable land and 51.36 acres (20.78 hectares) of grassland.
- A further 39.66 acres (16.05 hectares) of arable land to the north of the A66.
 - Approximately 87.82 acres (35.54 hectares) of parkland available on a grazing licence.
- Offered to let by formal tender on behalf of Sedbury Estate.
 - Lots 2 and 3 are available to let on a Farm Business Tenancy for a term of up to ten years.
 - Lot 1 is available on a 364-day Grazing Licence, preferably to run alongside the proposed tenancies.
 - Tenders are to be submitted no later than noon on Monday 29th September 2025.



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INTRODUCTION

Sedbury Home Farm offers an excellent opportunity for the successful applicant to live on site and run a mixed livestock and arable holding. The farm is located on the Sedbury Estate close to the village of Gilling West in an attractive rural setting with direct access to the A66, close to Scotch Corner.

Sedbury Home Farmhouse provides three-bedroomed accommodation immediately adjacent to the farm steading which comprises a range of both traditional and more modern agricultural buildings. The property as a whole includes 51.36 acres (20.78 hectares) of grassland, 87.82 acres (35.54 hectares) of parkland together with 161.49 acres (65.35 hectares) of arable land.

The farm is available to let in three Lots, although the preference is to let the farm as a whole.

SITUATION

Sedbury Home Farm is situated within the Sedbury Estate and is accessed via a private drive. The farm is positioned in an attractive rural setting with easy access to the A66, Scotch Corner and beyond.

The holding is located just under 2 miles away from the village of Gilling West, a picturesque village featuring; a local village school; pub and church.

Scotch Corner services is in the immediate locality and provides a wide range of amenities. The Holiday Inn also offers gym and sports facilities and is situated circa 1.3 miles from Sedbury Home Farm. Additional services and retail options are available in nearby towns such as Richmond (5 miles) and Darlington (10 miles).

The property is directly accessed from the A66, which then provides easy access to the A1(M) at Scotch Corner. There are nearby rail links at Darlington (10 miles) and Northallerton (18 miles), both of which are on the East Coast Main Line.





LOT 1 – SEDBURY PARKS

(edged purple on the attached plan)

Lot 1 comprises 87.82 acres (35.54 hectares) of parkland surrounding Sedbury Hall. It is to be let on a series of 364-day grazing licences, which would preferably run alongside the proposed tenancies.

Grazing on the parkland will be restricted to sheep only.

The Landlord will be responsible for all inputs and maintenance (including applications of fertiliser and boundary repairs).

A full schedule of the land available can be found at the back of the brochure.

LOT 2 - SEDBURY HOME FARM

(edged orange on the attached plan)

Offered on a Farm Business Tenancy for a term of up to ten years.

Sedbury Home Farm Farmhouse

Overlooking the surrounding farmland and in close proximity to the steading, the farmhouse is a traditional, stone-built three-bedroomed property set under a pitched roof.

There is a large garden to the rear and a range of traditional outbuildings offering storage.

The accommodation is over two floors and comprises:

- Three reception rooms
- Kitchen and dining area
- Separate ground floor cloakroom and farm office.

Stairs to first floor leading to:

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Family bathroom

Services

The farmhouse is connected to mains electricity and water supplies with drainage to a private sewage disposal system. There is also an oil central heating system.

Outgoings

Council Tax – The Tenant will be responsible for meeting the Council Tax (band B with an annual liability of £1,881 for 2025/26). The local authority is North Yorkshire Council.

Electricity – The Tenant is liable for all electricity usage.

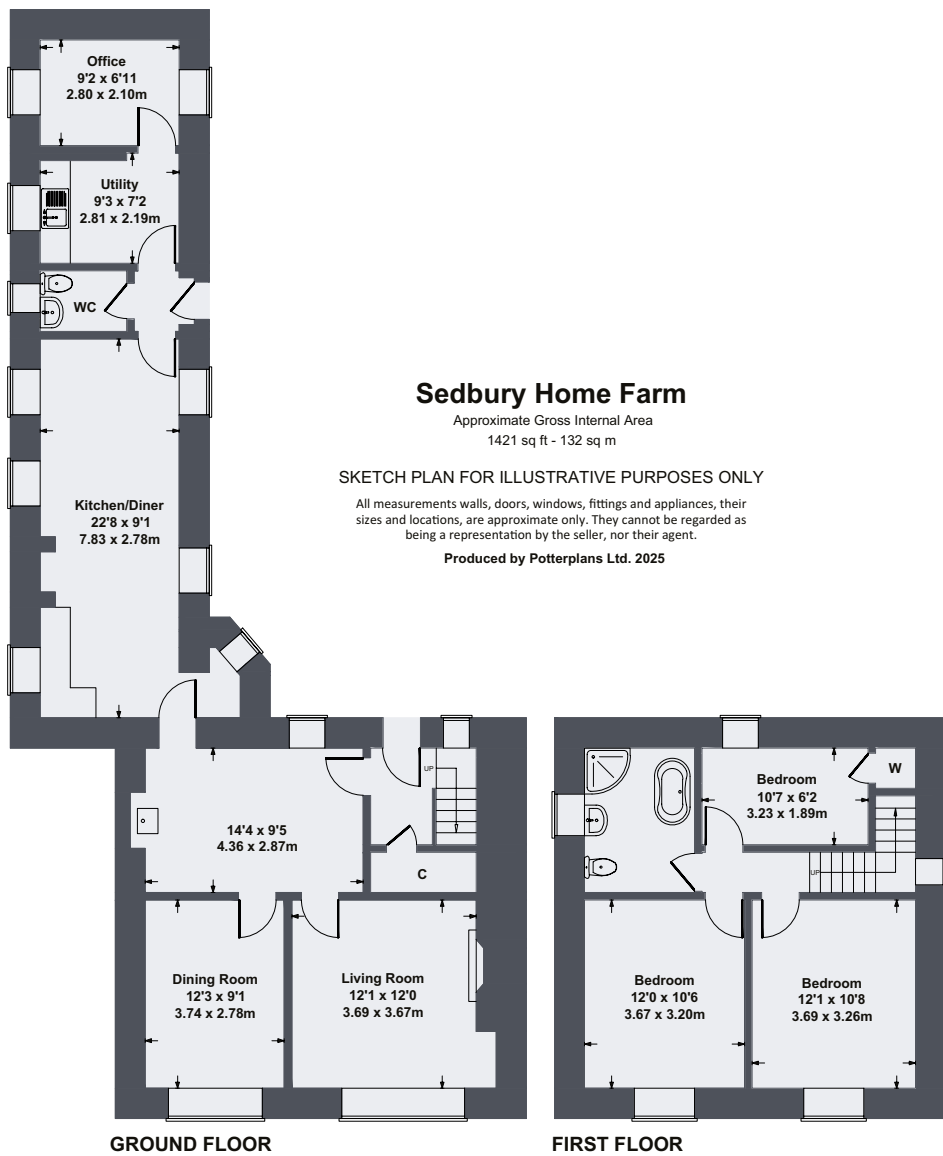
Water – The Tenant is liable for all water usage.

Energy Performance Certificate – The farmhouse has an Energy Performance Rating of F (32).

VAT

Sedbury Home Farm has been opted to tax; therefore, VAT will be chargeable. However, the farmhouse will be zero-rated.





Farm Buildings

There is a range of traditional and modern farm buildings. Some buildings benefit from connection to mains electricity and water. Prospective Tenants will need to establish whether existing connections meet their requirements. The Landlord will not be responsible for ensuring the services are adequate and does not warrant them. Any further fixtures and fittings will be for the Tenant to install to their own requirements, at their own cost. A full description of the buildings can be found below:

Building	Dimensions	Description
A	N/A	Farmhouse
B	203.42 m ²	Range of traditional outbuildings
C	19.48 m ²	Grain silo – Redundant
D	634.69 m ²	Range of traditional buildings in variable condition. *
E	619.64 m ²	General purpose shed
F	155.58 m ²	General purpose shed
G	1,925.81 m ²	Livestock Building
H	216.27 m ²	Slurry Tank
I	401.82 m ²	General purpose shed
J	N/A	3 clamps

* Please note that some traditional buildings may be excluded from the tenancy, subject to agreement with the successful applicant.

Land

The land is classified as Grade III and comprises both grassland and arable. It extends to 121.83 acres (49.30 hectares) of arable land and 51.36 acres (20.78 hectares) of grassland.

A full schedule of the land available can be found at the back of the brochure.

Repairing responsibility

The incoming Tenant is required to maintain the holding in no worse condition than at the start of the tenancy. A Schedule of Condition will be undertaken at the commencement of the term, to include soil samples.



LOT 3 - LAND AT KIRKLANDS

(edged blue on the attached plan)

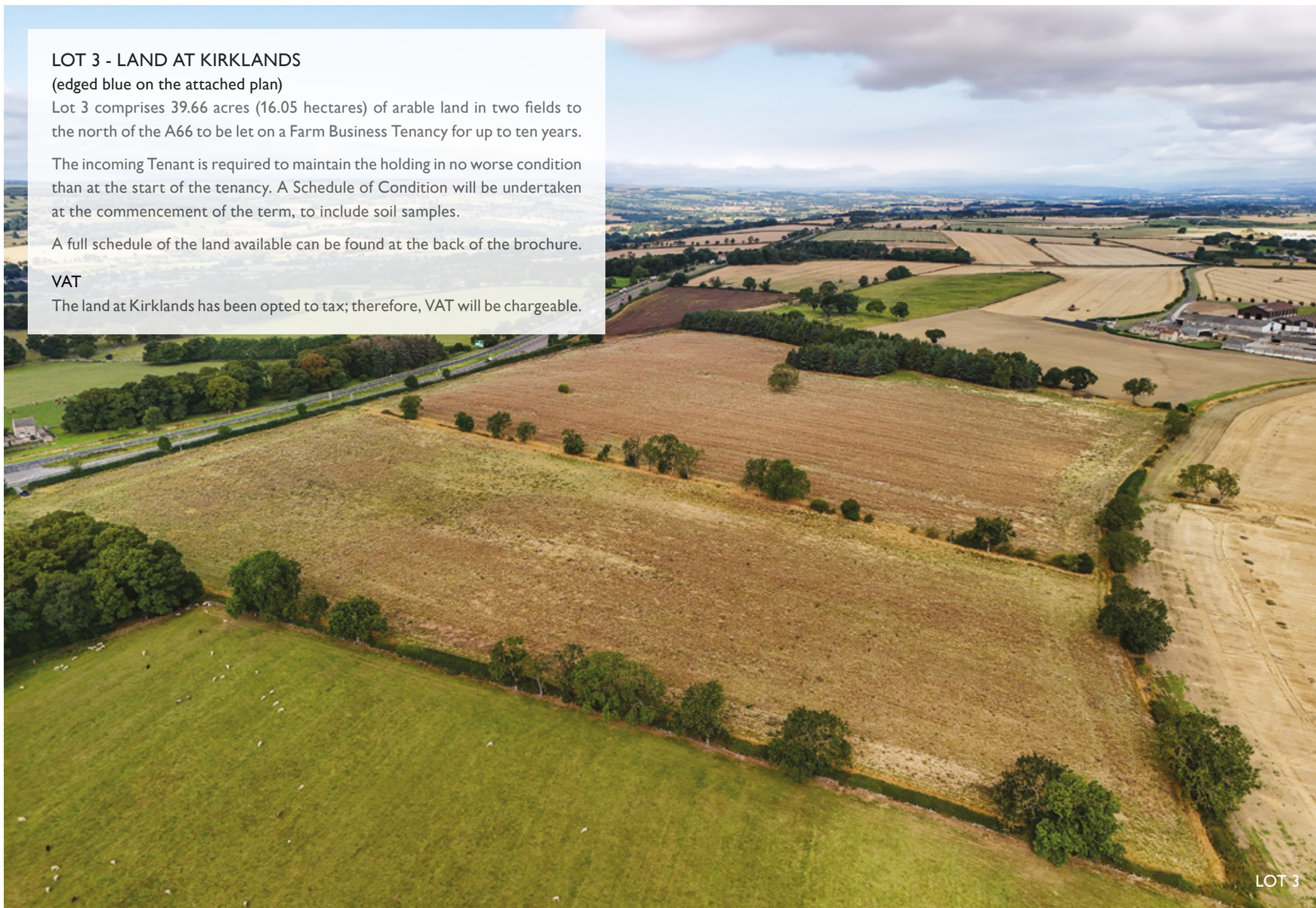
Lot 3 comprises 39.66 acres (16.05 hectares) of arable land in two fields to the north of the A66 to be let on a Farm Business Tenancy for up to ten years.

The incoming Tenant is required to maintain the holding in no worse condition than at the start of the tenancy. A Schedule of Condition will be undertaken at the commencement of the term, to include soil samples.

A full schedule of the land available can be found at the back of the brochure.

VAT

The land at Kirklands has been opted to tax; therefore, VAT will be chargeable.



FURTHER INFORMATION

Tenancies

Lot 1 - Available on an annual (364-day) Grazing Licence from 6th April 2026

Lot 2 - Available on a Farm Business Tenancy for up to ten years from 6th April 2026

Lot 3 - Available on a Farm Business Tenancy for up to ten years from 6th October 2025

Possession

Possession of the land will be granted on the date the tenancy commences, early entry may be available by negotiation.

Rent

Lot 1 – Licence fee to be paid half yearly in advance.

Lot 2 & 3 - Rent will be paid monthly in advance and will be reviewed every three years.

Break Clause

There will be a break clause in year five of the tenancy agreements which will be exercisable by both the Landlord and the Tenant upon giving at least twelve months.

Water

There are numerous water troughs located throughout the holding. An approximate plan will be available on the viewing days. Please note that the precise location and serviceability of these troughs has not been verified and should be confirmed by the applicants upon inspection. The Landlord does not warrant these services.

Boundaries

Unless stated to the contrary, the Tenant will be liable for the upkeep of all boundaries.

Landlord Rights

The timber, mineral and sporting rights are excluded and reserved for the benefit of the Landlord.

Uses

The use of the holding is restricted to agriculture only. However, consideration may be given to compatible diversified activities, subject to prior agreement.

There will be an absolute covenant prohibiting assignment or sub-letting of the whole or any part of the farm.

No pigs are permitted on any part of the holding.

Lot 1 is restricted to sheep grazing only.

Stewardship and Environmental Schemes

The incoming Tenant shall be responsible for taking on and honouring any stewardship or environmental schemes (if any) in place on the holding, full details of which will be provided at the viewing days.

The successful applicant may explore opportunities for future environmental schemes; however, any such schemes on the holding will require the Landlord's prior written consent.

Public Rights of Way

The public Rights of Way (RoW) crossing the Holding(s) are shown on the Farm Plan. All applicants are to be mindful of them when considering their stocking requirements for the holding.

Residence

There will be a requirement for the applicant to occupy the farmhouse either personally or for a full-time employee of the applicant to reside in the property, subject to an appropriate agreement enabling vacant possession to be delivered back to the Landlord at the end of the term, howsoever determined.

Plans & Measurements

All plans, schedules and measurements have been prepared as carefully as possible and are based on Ordnance Survey data. These plans are published for administrative purposes only and although they are believed to be correct, the accuracy cannot be guaranteed.

Tenant Right & Ingoings

There will be no claim to the incoming Tenant for Tenant Right and none shall be payable at the end of the Term. The incoming Tenant may be asked to purchase any muck, forage or straw remaining on the holding at a price to be agreed between the outgoing and incoming Tenant directly, which the Landlords agent shall assist in facilitating.

There will be no growing crops to purchase upon ingoing.

Viewings and Further Information

Viewings are strictly by appointment only on pre-arranged viewing days with the letting agent, GSC Grays. Please contact Phil Scott-Priestley at GSC Grays for further information or to book onto a viewing day PSP@gscgrays.co.uk or 07500958824.

The location of Sedbury Home Farm and the land is shown on the map provided. Further details and directions will be provided when booking the viewing day. The postcode of the property is DL10 5LF and the What3Words location is [/// educates.chess.curls](https://www.what3words.com/educates.chess.curls).

Tenders

Application packs and tender forms are available from the letting agents, by request.

The tender deadline is noon on Monday 29th September 2025.

If requested for an interview, these will be held w/c 6th October 2025.

Please note that the Landlord is not obligated to accept the highest, or indeed any tender submitted.

VAT

The Tenant will be responsible for paying any VAT due, currently applicable to Lots 2 (excluding the farmhouse) and Lot 3. Should any part of the holdings or any associated rights become chargeable for VAT purposes, the Tenant will be liable for the applicable VAT.

