



# DEVELOPMENT OPPORTUNITY AT CHANCEFIELD FARM

Pickhill, North Yorkshire



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PICKHILL, NORTH YORKSHIRE

Pickhill 1 mile • Thirsk 8 miles • Ripon 10 miles • Bedale 10 miles  
(distances approximate)

AN EXCITING OPPORTUNITY TO ACQUIRE A RANGE OF AGRICULTURAL BUILDINGS  
WITH CLASS Q CONSENT FOR FIVE RESIDENTIAL UNITS, SITUATED NEAR THE  
CHARMING VILLAGE OF PICKHILL WITH EXCELLENT TRANSPORT LINKS

Class Q consent for five dwellings  
Easily accessible to Thirsk, Ripon, Bedale and the A1(M) J50  
Additional land available by separate negotiation

For sale freehold as a whole  
About 0.82 acres (0.33 ha)



5 & 6 Bailey Court, Colburn Business Park,  
Richmond, North Yorkshire, DL9 4QL  
Tel: 01748 829203  
[www.gscgrays.co.uk](http://www.gscgrays.co.uk)  
[farmagency@gscgrays.co.uk](mailto:farmagency@gscgrays.co.uk)





### Situation

Chancefield Farm is located immediately north of the village of Pickhill, approximately 8 miles northwest of the popular market town of Thirsk. The farm occupies an attractive and secluded rural setting, while remaining conveniently situated just three miles north of the A1(M) at Junction 50.

The charming village of Pickhill lies within picturesque countryside, offering a peaceful rural lifestyle with easy access to nearby towns and transport links. Local amenities include

a primary school, village hall, and community facilities, with additional services and shops available in Thirsk. Surrounded by rolling farmland, hedgerows, and open fields, Pickhill provides a scenic environment ideal for countryside living, outdoor recreation, or equestrian pursuits.

The historic market towns of Thirsk, Bedale, and Northallerton, along with the city of Ripon, are renowned for their vibrant communities and wide range of amenities,

including shops, restaurants, schools, healthcare facilities, and leisure options. Thirsk benefits from excellent transport connections, with Thirsk railway station offering direct services to York and London and Leeds Bradford Airport is approximately 45 miles away. Set amidst rolling countryside, these towns combine traditional market-town character with modern conveniences, making them highly desirable locations for families, commuters, and those seeking a balanced lifestyle.



Farm Buildings

A compact range of steel portal framed agricultural buildings centred around a substantial concrete / hardcore yard with a double gated access off a publicly maintained road.

The farm buildings include three purpose-built piggery buildings, loose livestock housing with a lean-to and a machinery shed. The buildings extend to approximately 15,350 sq. ft. and are in good, usable condition for agricultural purposes.

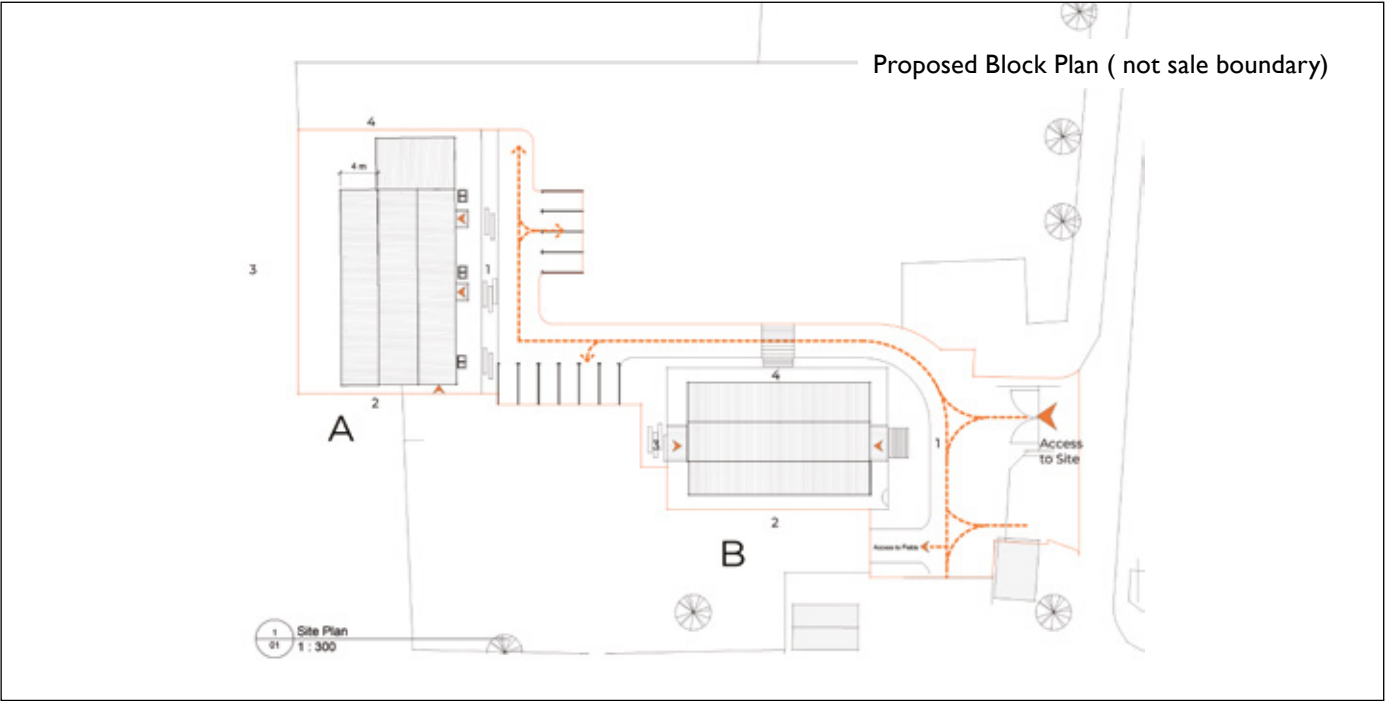
Planning Consent

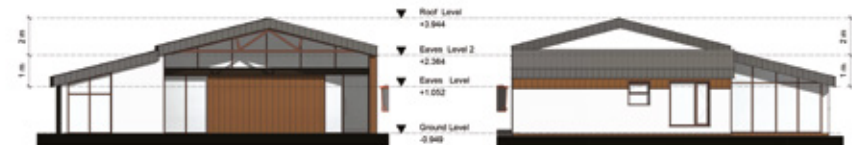
The farm buildings have the benefit of Prior Approval (Class-Q) consent (Ref: APP/U2750/W/25/3364753) for the ‘conversion of two agricultural buildings into five dwellings to include associated operational development and with an extension to Unit A’ under an Appeal Decision Notice dated the 7th August 2025 which is subject to conditions.

In summary, the consent provides:

Unit	Description	Bedrooms	GIA (sq. ft.)
1	End terrace	3	1,200
2	Mid terrace	3	1,150
3	End terrace	3	1,120
4	Semi-detached	3	1,305
5	Semi-detached	3	1,305
Total			6,080

It is considered that the modern steel portal frame general-purpose building located on the northeastern corner of the farm steading may also offer scope for conversion, subject to obtaining the necessary consents.





2 Unit A Elevation 2  
1 : 100

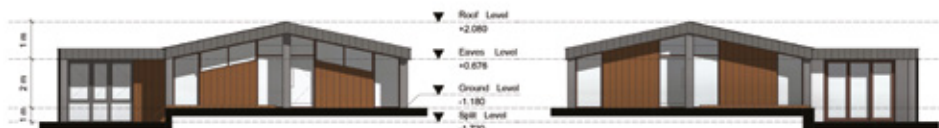
3 Unit A Elevation 3  
1 : 100



4 Unit A Elevation 4  
1 : 100



1 Unit A Elevation 1  
1 : 100



1 Unit B Elevation 1  
1 : 100

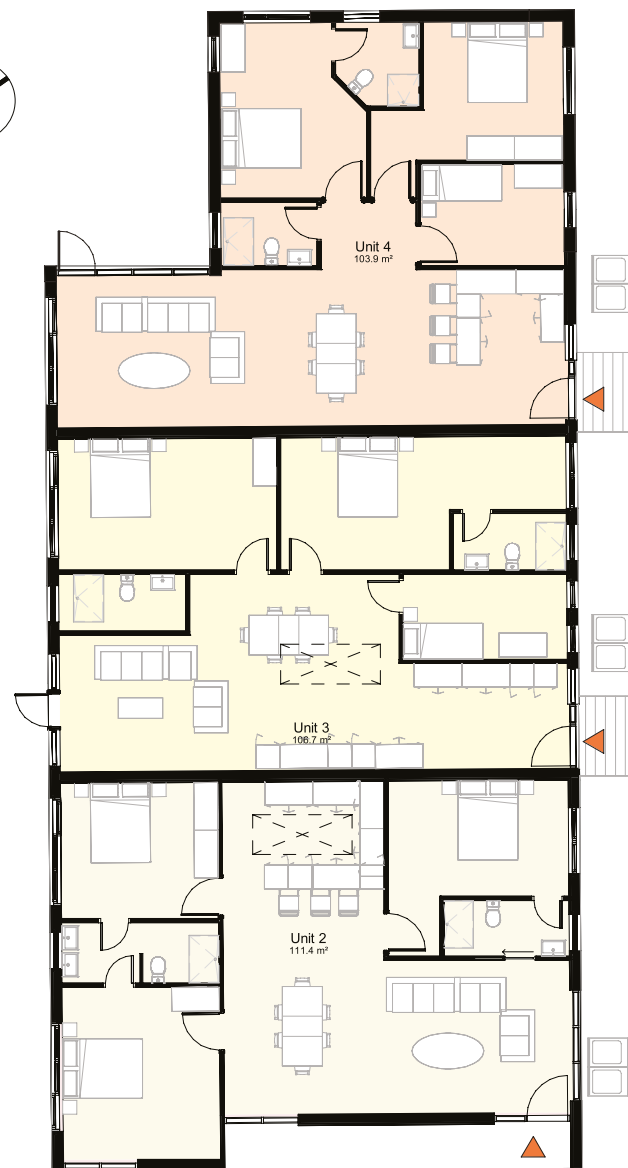
3 Unit B Elevation 3  
1 : 100



2 Unit B Elevation 2  
1 : 100



4 Unit B Elevation 4  
1 : 100



1 Unit A  
02101 1 : 100

### Additional Land

Two grass paddocks lie immediately adjacent to the farm steading on the northern and western elevations, extending to approximately 0.33 acres and 1.08 acres, respectively (shaded blue on the sale plan).

The land is classified as Grade 3, with slightly acidic clay loam soils. It is generally level, ranging from approximately 27m to 29m above sea level, and is enclosed by a combination of mature hedgerows and post-and-rail fencing.

The paddocks offer potential for a variety of uses, including amenity, equestrian, or agricultural purposes, and are available for purchase by separate negotiation. Further details are available from the Selling Agent(s).

### General Information

#### Occupation

The farm buildings are currently occupied in-hand with vacant possession available upon completion of sale.

#### Rights of Way and Easements

The Property is sold subject to an unrestricted right of access over the driveway, with maintenance responsibilities to be determined based on usage (access route indicated by a brown line on the sale plan). Please note, we are not aware of any third-party access through the farmyard. A title summary report is available upon request from the Selling Agent(s).

The property is sold subject to and with the benefit of other 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

The farm is served by a mains electricity supply, which currently connects into the central pig building. The Seller shall retain the right to connect onto this supply, and install a separate meter. The parties shall agree on any necessary



arrangements regarding connection, access, and allocation of costs for installation, ongoing usage, and maintenance of the supply.

A private borehole water supply currently serves the farm and is located on land to be retained by the Seller. The Purchaser will have the right to connect onto the supply, with joint maintenance obligations to be agreed.

The installation of sewerage treatment plants has been approved in accordance with the planning consent.

Further details available from the Selling Agent(s).

#### Local Authorities

North Yorkshire County Council  
Racecourse Lane, Northallerton DL7 8AD

Tel: 0300 131 2131

#### 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.





### Designations

We are not aware of any historic or environmental designations.

### 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 Agent(s).

### 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 transfer plan.

### Sporting, Timber and Mineral Rights

Sporting, timber and mineral rights are included in the sale in so far as they are owned.

### Asbestos

An asbestos survey has not been undertaken and on completion of the sale it will be the responsibility of the Purchaser(s) to comply with the Control of Asbestos at Work Regulations.

### 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.

### Viewing

Appointments to view will be through the Selling Agents only by calling 01748 829203. Given the potential hazards of a working farmyard, we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

### Directions

From Thirsk, head north on the A61 towards Ripon. After approximately 1 mile, turn left onto the A168 heading towards Pickhill. Continue on the A168 for about 5 miles, passing through the village of Sinderby. Upon reaching Pickhill, turn left onto Swainby Lane. Follow Swainby Lane for approximately 0.5 miles. Chancefield Farm is located on the left-hand side and signposted by a GSC Grays sale board.

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### Conditions of Sale

Upon 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 Agent(s), 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 resides 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.



**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: September 2025. Photographs taken: August 2025.