



KNEETON HALL FARM
Richmond, North Yorkshire





KNEETON HALL FARM

KNEETON LANE, MIDDLETON TYAS, RICHMOND,
NORTH YORKSHIRE, DL10 6NN

Richmond 5 miles • Scotch Corner [A1(M) junction 53] 1 mile • Darlington 8 miles
(all distances are approximate)

A FIRST CLASS, MIXED ARABLE AND LIVESTOCK FARM WITH PROMINENT FARMHOUSE, A RANGE OF MODERN AND TRADITIONAL FARM BUILDINGS AND PRODUCTIVE FARMLAND WITH EXCELLENT ROAD ACCESS.

- A historic Grade II listed farmhouse with hall, 2 reception rooms, farmhouse kitchen, 3 bedrooms, 2 bathrooms. Range of traditional stone outbuildings. EPC F
- Range of modern and traditional stone buildings with good livestock housing and useful general-purpose buildings.
- Significant development potential, subject to planning.
- Strategic access to main motorway network.
- 123 acres of productive Grade 3 arable land and ploughable pasture, 51 acres of permanent grazing.

About 185.45 acres (75.04 hectares)

FOR SALE AS A WHOLE



5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL

Tel: 01748 829203

www.gscgrays.co.uk

farmagency@gscgrays.co.uk



Situation

The farm is situated in a highly strategic location adjacent to Scotch Corner at Junction 53 of the A1(M) and the A66. The farm also has the benefit of excellent road frontage access via the A6055.

The nearest village is Middleton Tyas which is a highly regarded village situated approximately 6 miles north-east of Richmond. The village offers an attractive rural setting with a strong sense of community, supported by a well-regarded primary school, village hall, church and a popular pub, together with the nearby Middleton Lodge estate offering high-quality dining and leisure facilities.

Whilst local provision is limited, a comprehensive range of services is available in the nearby market town of Richmond (5 miles), including shops, supermarkets, schooling and healthcare. Darlington (8 miles) provides a wider range of national retailers and a mainline railway station with direct services to London, Newcastle and Scotland. Teesside International Airport is approximately 11 miles away.

Description

A desirable mixed arable and livestock farm, comprising a Grade II listed farmhouse, a range of modern and traditional farm buildings with productive arable land and permanent pasture, extending in total to about 185.45 ac (75.04 ha), all within a ring-fence.

The farm is offered for sale as a whole.





The Farmhouse

Kneeton Hall Farmhouse is a Grade II Listed, three-bedroom detached house, built of stone and rendered over with a pitched pantile roof. It comprises, principally of a 16th century, two storey and attics tower house joined with a later 18th century, two storey and basement addition, which now provides the main accommodation.

The house is well situated in an elevated position in a large garden plot with far reaching views over open countryside. The house provides well-proportioned accommodation with scope to include the now unused tower rooms. The house would now benefit from a programme of refurbishment throughout. The accommodation extends to about 2,950 sq. ft. and comprises:

Ground Floor: Entrance hall with stairs and access to cellars, sitting room, dining room, kitchen, office and utility.

First Floor: Landing area, three bedrooms, en-suite shower room and a house bathroom.

There is a range of lean-to stores on the southern elevation and attached outbuildings to the north which provide useful additional space. A two-storey stone-built outbuilding also adjoins the house to the northern elevation. This building does require structural repairs to the roof and windows; however, it provides scope for possible conversion; either to extend the farmhouse or provide separate annex accommodation (subject to obtaining the necessary consents).

The farmhouse is occupied on a rolling Assured Shorthold Tenancy (AST) agreement. Notice has been served on the tenants to secure vacant possession, following the decision to sell the farm.

Farm Buildings

The farm buildings are centred around a concrete / hardcore yard and comprise a principle modern steel portal frame, general purpose shed, a Dutch barn and an extensive range of traditional stone-built cattle courts, grain stores and outbuildings. The main shed is in fair condition and provides excellent general purpose and grain storage. The other more modern buildings need some repair, whilst the traditional range has limited use for modern agriculture, it is considered that they have scope to be developed for a range of alternative uses, subject to obtaining the necessary consents.

Farmland

The farmable land extends in total to around 185.45 ac (75.04 ha), comprising about 123.33 acres of arable and 51.29 acres of permanent pasture. In addition, there are 6.65 acres of amenity woodland and 4.17 acres associated with the farm steading, tracks etc. making up a total area for the farm of 185.45 ac (75.04 ha).

The land is predominantly classified as Grade 3 by DEFRA with acidic clay loam soils. It is generally southeast facing and gently undulating, lying between 130m and 150m above sea level and all bound by a combination of post and rail fencing and mature hedgerows.

Kneeton Hall Farm is currently farmed on a Farm Business Tenancy (FBT) agreement due to expire on 10th September 2026 at which point vacant possession will be available.

Nitrate Vulnerable Zone

The northern part of the farm lies within a NVZ. Further information is available from the Selling Agent.

Subsidies and Payment Schemes

The land is currently subject to a Sustainable Farming Incentive (SFI) agreement, due to terminate on the 30th July 2027, and a Countryside Stewardship Mid Tier (CS MT) agreement, which terminates on the 31st December 2026, both entered into by the current Farm Business Tenant.



Plan No.	Building Name	Description	Area Approx. (GEA)
1	General Purpose Shed	10 bay steel portal frame, block walls, timber side cladding, sheet roof cladding and concrete floor. 7 bay Lean-to.	1,084 sqm
2	Dutch Barn	5 bay and lean-to, open fronted barn with metal sheet roof and part side cladding. Hardcore floor.	261 sqm
3	Cattle Courts	A range of covered courtyard buildings of stone and pantile construction and divided into various livestock housing.	639 sqm
4	Former grain store	Steel frame with stone and brick buildings either side providing general purpose storage. Pitched sheet roof and part concrete floor.	313 sqm
5	Cart shed	Brick and stone two storey barn, slate roof with three archways and external stairs to hay loft.	172 sqm
6	Former piggery	Single storey stone with concrete floors.	
7	Stores	Single storey stone with concrete floors.	
8	Poultry Shed (former)	Brick and timber construction. With a pitched sheet roof.	343 sqm
9	Farmhouse	Stone built, rendered with a pitched and tile clad roof.	246 sqm

National Grid Field Number	Arable (ha)	Pasture (ha)	Wood (ha)	Other (ha)	Area (ha)	Area (ac)
0100	8.46				8.46	20.90
8879		1.84			1.84	4.55
1487			1.25		1.25	3.09
4499		2.98			2.98	7.36
2885		0.61		0.03	0.64	1.58
3380		0.74			0.74	1.82
2376		0.27			0.27	0.67
1274		5.49			5.49	13.57
4468		6.89			6.95	17.17
3466				1.65	1.65	4.08
1860	4.42			0.01	4.43	10.95
9360	4.01				4.01	9.91
0357			0.30		0.30	0.74
8053	4.60				4.60	11.37
7531	5.50				5.50	13.59
0236	4.54				4.54	11.22
2743	6.78				6.78	16.75
5043		1.88			1.88	4.65
6022			1.14		1.14	2.83
8315	5.90				5.90	14.59
3523	5.69				5.69	14.06
Hectares	49.90	20.76	2.69	1.69	75.04	185.45
Acres	123.33	51.29	6.65	4.17	185.45	



Planning and Development

It is considered that the property offers considerable potential for future development, subject to the necessary planning and/or Listed Building consent. No applications have been made in the last ten years.

Overage

A clawback provision will be imposed on the title in the event of planning consent being granted for any use other than agriculture. The resulting uplift in the net value of the property will be shared with the Seller retaining 35% over a period of 35 years.

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 is a bridleway which runs through the farm along the access road and between the house and farm buildings. A public footpath also connects to the bridleway through the woodland behind the steading.

Services

The farm is supplied with mains electricity and mains water (metered). Drainage for the house is to a private septic tank.

Tenure

Vacant possession of the farmland and buildings will be provided at the end of the current Farm Business Tenancy on 10th September 2026. The farmhouse is currently occupied on an Assured periodic Tenancy on which notice was served on 1st July 2026.

Local Authorities

North Yorkshire Council

Council Tax

Kneeton Hall Farm House - Band D

Energy Performance Certificates

Farmhouse –F (27)

Designations

The farmhouse and adjoining stone buildings are both Listed Grade II.

Method of Sale

Kneeton Hall Farm 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. Boundaries relating to the CPO for land to cross the A1(M) are in the process

of being finalised. As a consequence it is possible the minor changes to the boundaries in the area may be required.

Sporting Rights & Mineral Rights

Mineral Rights are excepted from the sale alongside the Sporting Rights which are being reserved by the Seller.

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 option to tax has been made in respect of the property.

Timber

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

Ingoing Valuation

In addition to the purchase price, the purchaser will be required to take over at market value the following:

1. All clamped silage
2. Stored hay and straw.
3. All purchased stores including seeds, sprays, fertilisers, feeding stuffs, fuel oil etc.
4. Any growing crops plus enhancement value, post-harvest cultivations, sprays, etc. in accordance with CAAV costings and contractor rates and invoiced costs.

Holdover

The seller reserves a right of holdover in respect of the crops harvested in the 2026 season until the straw has been removed or 30th September whichever is earlier.

Farm Dispersal Sale

The Seller reserves the right to hold a farm dispersal sale on the property up to one month following completion of the sale.

Solicitors

Muckles LLP

Employees

There are no employees to be retained at Kneeton Hall Farm.

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 (DL10 6NN)

From the Scotch Corner roundabout at junction 53 on the A1(M) head north onto the A6055, take the first exit of the next roundabout and cross over the A1(M). Stay on the road for about half a mile turning left on to Kneeton Lane and into the farm drive before the quarry road end.

What3Words: putter.bloom.thrasing

Conditions of Sale Purchase Price

A non-returnable deposit of 10% of the purchase price shall be paid on exchange of contracts. 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 and 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

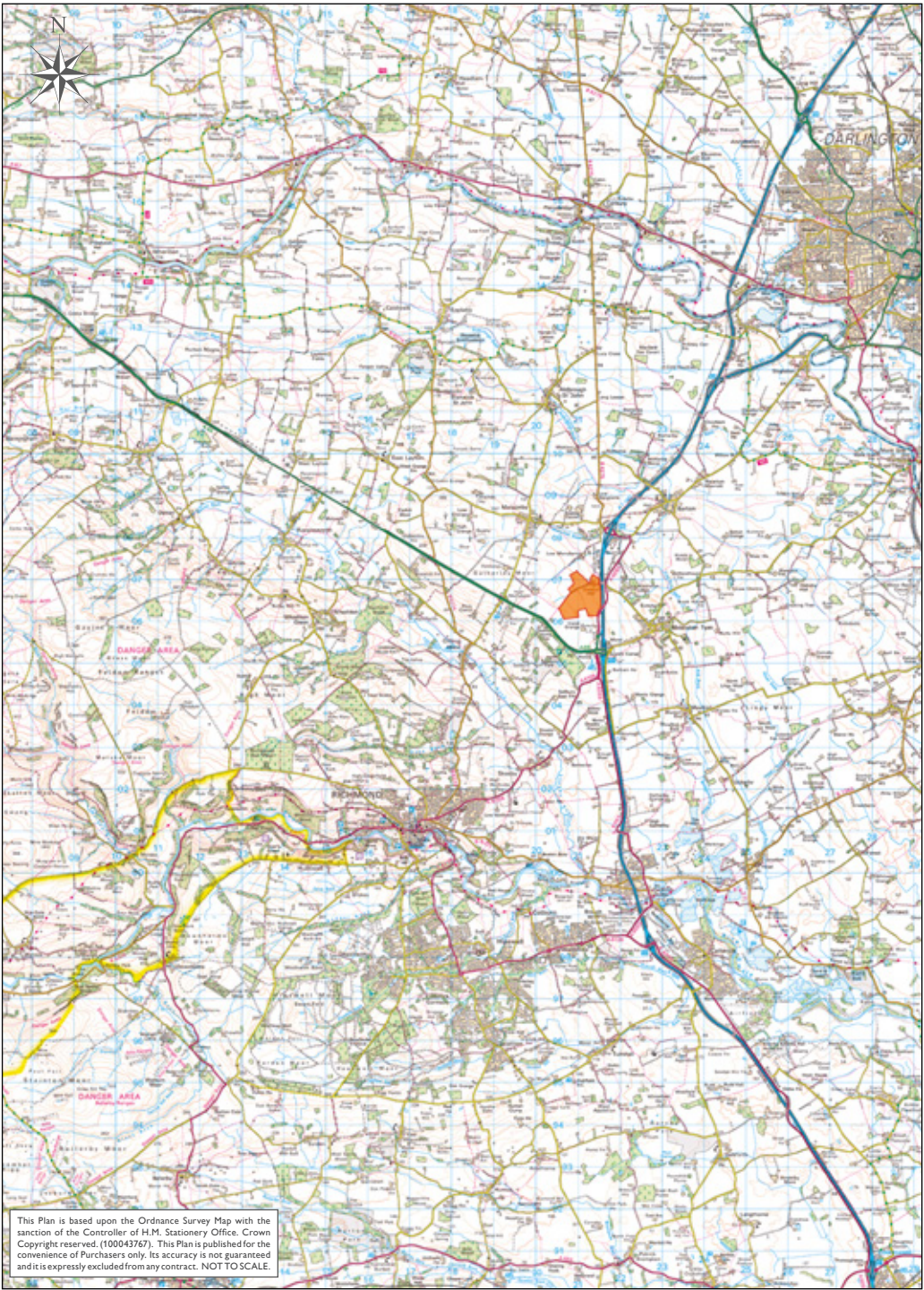
It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Apportionments

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

Anti-Money Laundering

Anti-Money Laundering in accordance with current anti-money laundering regulations, all offers to purchase the property - whether from within the UK or overseas, and whether cash or subject to finance - must be supported by appropriate evidence of source of funds. Acceptable documentation may include a bank statement evidencing the purchase price, a financial reference from a bank or funding provider, or written confirmation from a solicitor verifying that sufficient funds are available to complete the transaction. Purchasers will also be required to provide certified copies of identification (such as a valid passport) together with proof of residential address, in a form compliant with anti money laundering legislation. These requirements apply to all individuals who will be named on the title deeds, as well as any parties holding a beneficial interest in the property. An administrative fee of £37.50 per person will be charged to cover the cost of the necessary verification checks.



Energy Efficiency Rating

Very energy efficient • lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient • higher running costs

Current	Potential
	78
23	

Kneeton Hall



FIRST FLOOR



GROUND FLOOR

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.

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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 correctness 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: July 2026. Photographs taken: XX XX.



