

THE WYDALE ESTATE

SCARBOROUGH - NORTH YORKSHIRE





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Brompton by Sawdon 1.5 miles, Scarborough 7 miles, Pickering 9 miles, Malton 15 miles, York 30 miles, Leeds 50 miles (all distances approximate)

A BEAUTIFULLY LOCATED AGRICULTURAL & SPORTING ESTATE

A rare opportunity to purchase a unique rural estate comprising a 5 bedroom principal house, 3 bedroom barn conversion, range of buildings and in all around 275 acres of arable land, grassland and woodland situated within a beautiful area of North Yorkshire.

The highlight of the Estate is the high quality pheasant and partridge shoot which covers a total of 989 acres with up to 12 diverse drives including a lovely parkland dale and wooded valley providing a first class shoot.

- Wydale High Farmhouse: Principal 5 bedroom dwelling in an attractive elevated setting
- Keepers Cottage: 3 bedroom barn conversion with private grounds and associated outbuildings
- Buildings: A range of traditional buildings offering potential subject to consents.
- Sporting : A much cherished and highly regarded shoot, which benefits from sporting rights over an additional 714 acres and providing a good quality and challenging pheasant and partridge shoot.
- Agricultural Land and Woodland: In all around 275 acres of which around of which there is around 122.4 acres of arable land, 71 acres of grazing land and 81.5 acres of woodland.

FOR SALE AS A WHOLE BY PRIVATE TREATY

GUIDE PRICE: £3,500,000

Joint sole selling agents:



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London
SW1Y 4JS

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INTRODUCTION

A charming and attractive rural estate, the sale of the Wydale Estate is a rare opportunity to purchase a beautifully located and maintained, in-hand agricultural and sporting estate, in all amounting to around 275 acres, with sporting rights owned over a further 714 acres, thus extending to 989 acres in total.

The estate is located in a most attractive rural location, situated in gently rolling countryside on the southern edge of the North York Moors National Park and with superb views over to the Yorkshire Wolds and Vale of Pickering.

Whilst privately located, the property is not remote and is easily accessible onto the A170 (within 1 mile) and through to the coastal town of Scarborough and popular market towns of Pickering and Malton.

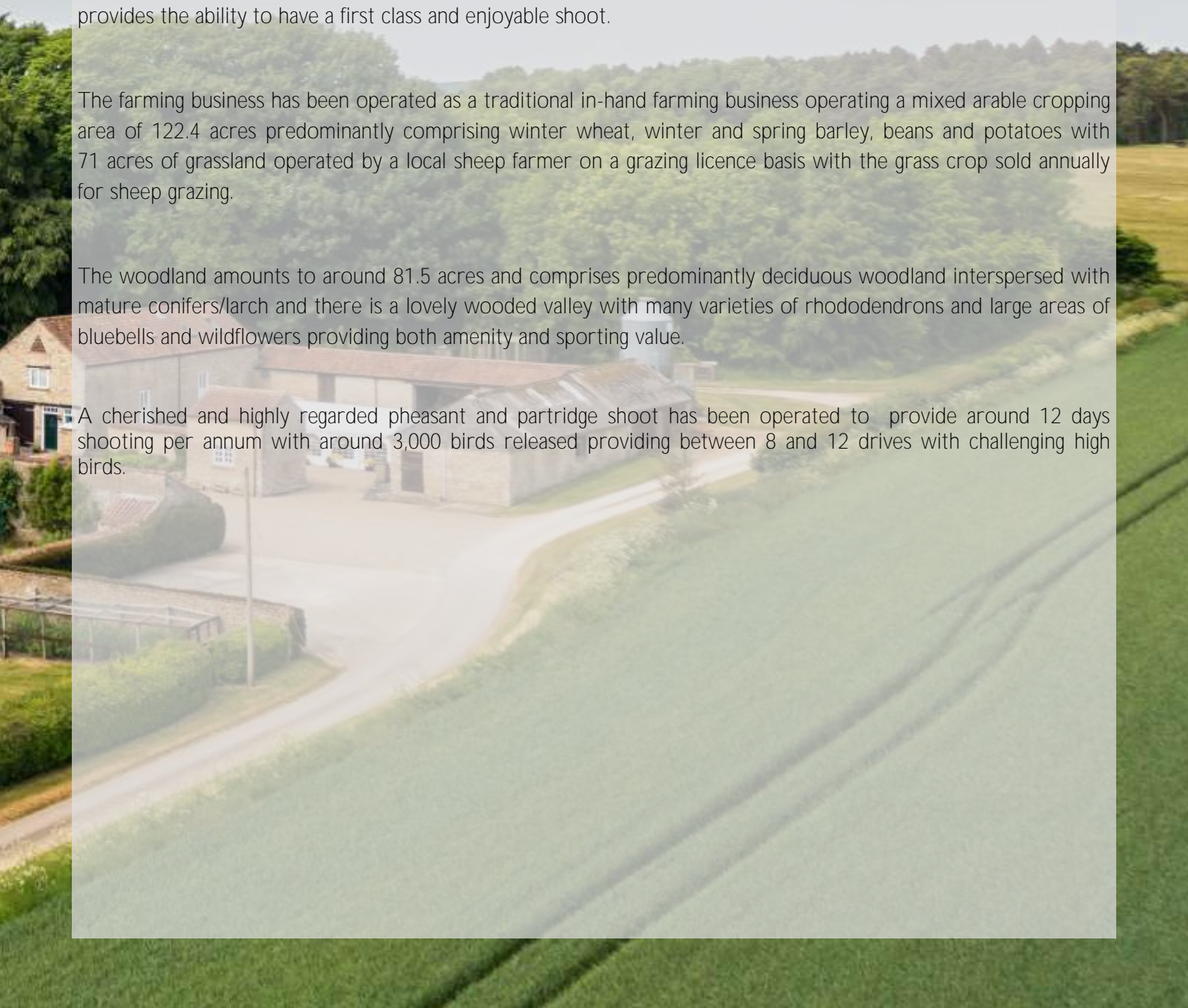
The estate is an ideal proposition for those looking for an easily managed, straightforward and fun agricultural and sporting estate, either to occupy as a main residence or operate as a secondary base. Alternatively the property offers the potential to make an ideal equestrian property, stud or training yard.

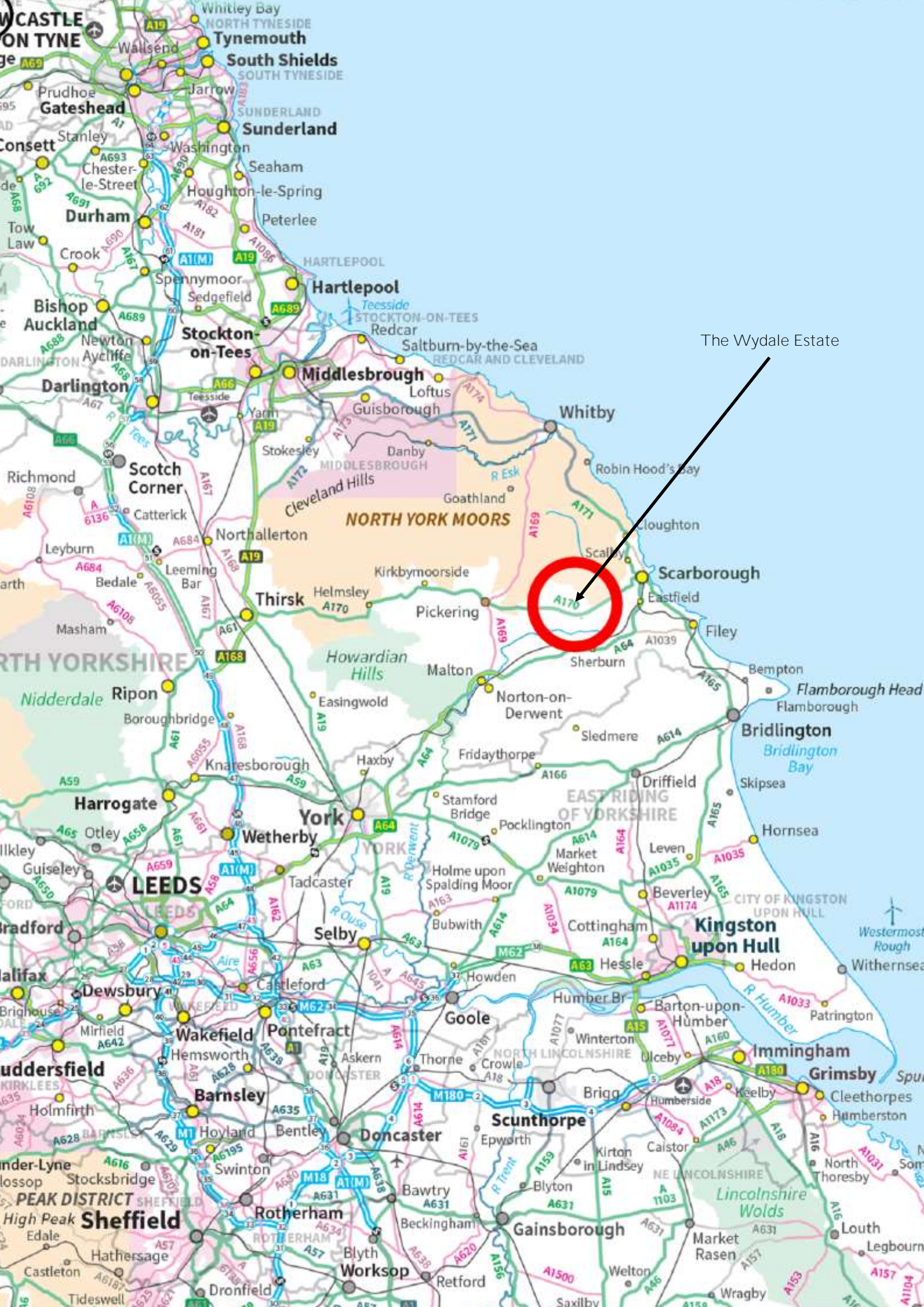
The main feature of the estate is the high quality pheasant and partridge shoot which covers around 989 acres and provides the ability to have a first class and enjoyable shoot.

The farming business has been operated as a traditional in-hand farming business operating a mixed arable cropping area of 122.4 acres predominantly comprising winter wheat, winter and spring barley, beans and potatoes with 71 acres of grassland operated by a local sheep farmer on a grazing licence basis with the grass crop sold annually for sheep grazing.

The woodland amounts to around 81.5 acres and comprises predominantly deciduous woodland interspersed with mature conifers/larch and there is a lovely wooded valley with many varieties of rhododendrons and large areas of bluebells and wildflowers providing both amenity and sporting value.

A cherished and highly regarded pheasant and partridge shoot has been operated to provide around 12 days shooting per annum with around 3,000 birds released providing between 8 and 12 drives with challenging high birds.





The Wydale Estate



LOCATION AND SITUATION

The Wydale Estate is situated in a rural position in open countryside, approximately 1.5 miles north west of the village of Brompton-by-Sawdon located between Scarborough and Malton, North Yorkshire.

The estate is situated in a beautiful and prosperous area of North Yorkshire .

Wydale is located on the southern edge of the North York Moors between the historic City of York to the west, the North York Moors National Park to the north, the Heritage Coastline to the east and Yorkshire Wolds to the south and provides a beautiful and varied mixture of fine countryside.

The area is unspoilt and offers a picturesque mix of rolling countryside with towns and villages nestled within. Whilst a rural area, the A64 does provide good access to the major commercial and business centres of York, Leeds, Hull, Teesside and Newcastle.

The pretty town of Malton, which is a traditional market town located only 14 miles to the West. Malton is now often referred to as **'Yorkshire's Food Capital', with an annual 'Food Festival' and has become well known for its array of traditional food shops with several high quality bakers, butchers, grocers, delis and fishmonger.** The town also provides a wide and varied range of amenities including a variety of shops, restaurants, and pubs, leisure facilities, cinema and primary and secondary schools. There is a railway station providing access to York within 25 minutes.

Pickering, often referred to as the "Gateway to the Moors" provides a wide range of services and tourist attractions including the North York Moors Railway terminus, historic Castle, range of shops, public houses and restaurants.

The historic City of York is 30 miles distant where further amenities are available including mainline train services to London Kings Cross and Edinburgh, Scotland in under two hours.

COMMUNICATIONS: Excellent access onto the A170, and A64 providing quick links onto the A1 (M), A19, M1 and M62.

TRAIN STATIONS: Scarborough, Malton and from York access to London Kings Cross in under two hours.

AIRPORTS: International airports at Durham Tees (40 miles), Leeds Bradford (40 miles), Newcastle and Doncaster.

SHOPPING: Quality retailing with major national fashion retailers in York and Leeds. Superb range of independent retailers in Malton, Pickering and Helmsley. Brompton by Sawdon provides a well renowned high quality butchers.

SCHOOLS: Excellent range of private and state schools nearby including Scarborough College, Ampleforth College, **Pocklington School and St Peter's York.** Brompton by Sawdon village offers a primary school and there are comprehensive secondary schools at Scarborough, Pickering and Malton,

RACING: Malton and Norton are well known for the breeding, training and racing of thoroughbred racehorses and there are gallops at Langton Wold, available on a daily use basis.

Racecourses with meets at York and Beverley and further afield Wetherby, Thirsk, Catterick and Doncaster.

FISHING: There is excellent sea fishing off the coast at Scarborough and Whitby. High quality fly fishing for trout and grayling is available on a number of rivers including the local River Derwent, River Rye and chalk stream Driffeld Beck.

The River Esk, Yorkshire's premier Salmon and Sea Trout, is only a short distance away near Whitby.

SHOOTING: The area has a wide and varied amount of quality game shooting available, including Dawnay Estates at Wykeham, Place Newton Estate at Wintringham, Raisthorpe, Ganton, Birdsall, Garrowby, Warter Priory and Mulgrave. Grouse shooting is available on the North York Moors including the renowned Danby, Bransdale, Rosedale and Westerdale Moors.

HUNTING: Local hunting is available with the Derwent and Middleton Hunts.

GOLF: The world famous Ganton Golf Club, which has hosted the Ryder, Curtis and Walker cups is only 7 miles distant. Other courses at Malton, Scarborough, York and Driffeld.

THEATRE: The Stephen Joseph theatre is based at Scarborough with resident Alan Ayckbourn. York has the York Theatre Royal and the Grand Opera House.

HISTORIC HOUSES: The area is home to many notable Estates and historic houses including Wykeham, Castle Howard, Burton Constable, Sledmere, Scampston, Hovingham, Burton Agnes, Duncombe Park and Nunnington,

RESIDENTIAL ACCOMMODATION

WYDALE HIGH FARM FARMHOUSE

The principal accommodation is situated in Wydale High Farmhouse which comprises an attractive period farmhouse located relatively centrally to the surrounding farmland and woodland.

The house is situated in a pleasant, elevated rural position within well wooded grounds and mature south facing gardens with an attractive open outlook over the Vale of Pickering and to the Wolds to the south.

The property is accessed off Wydale Lane which is a public maintained highway leading on to a private tarmac road which leads to the elevated and centrally located farmstead for which the house sits to the south of the buildings and yard.

Wydale High Farmhouse is constructed of rendered brick under a pitched slate roof and comprises an attractive and substantial five bedroom house providing accommodation over ground and first floor.

The property most likely dates back to the early 1800's with later extensions and provides good quality and flexible living accommodation.

In brief summary the accommodation comprises a formal entrance hall with sitting room and dining room off, kitchen, scullery, cloakroom, pantry, living room, snug and rear boot room/utility room to the ground floor. To the first floor there are two separate staircases, the first staircase leads to a large landing area with store off, master bedroom with en-suite, two further double bedrooms and bathroom. The secondary staircase leads up to a further two bedrooms and Bathroom.

Externally the property is situated in lovely south west facing gardens and grounds. The gardens are part walled and provide a large expanse of lawned gardens, mature shrubs and herbaceous borders.

KEEPERS COTTAGE

Keepers Cottage is situated immediately to the north of Wydale High Farmhouse and comprises a three bedroom barn conversion situated to the west of a traditional range of courtyard agricultural buildings.

The property is constructed of stone under a pitched pantile roof with double glazed timber windows and was converted from a traditional building around 20 years ago.

In summary the property comprises a ground floor entrance hall leading through to an inner hall with kitchen, living room, rear and WC. To the first floor are three bedrooms and a bathroom.

Externally the property is accessed from a separate drive to the north with parking area and a large lawned south west facing garden. There is also the benefit of storage buildings attached and kennels to the rear.

There is the potential to further develop or extend into adjoining traditional buildings to the east subject to consents.







BUILDINGS

There is a range of buildings comprising predominantly traditional agricultural storage buildings.

The buildings may offer potential for conversion to holiday cottages, ancillary residential uses etc subject to consents.

There is a substantial yard area and larger more modern agricultural buildings could be erected subject to consents.

The buildings are situated immediately to the north of the houses and comprise the following:

FARM / SHOOT OFFICE

8.76sq.m / 94.2sq.ft

An attractive stone and pantile building providing a useful self contained office

STORAGE BUILDINGS – EAST RANGE

101m² / 1,087ft²

Providing general storage facilities utilised for storage of machinery, produce and materials.

BUILDING RANGE – NORTH

51.7m² / 556ft²

Providing general storage facilities utilised for storage of machinery, produce and materials.

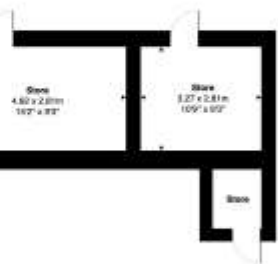
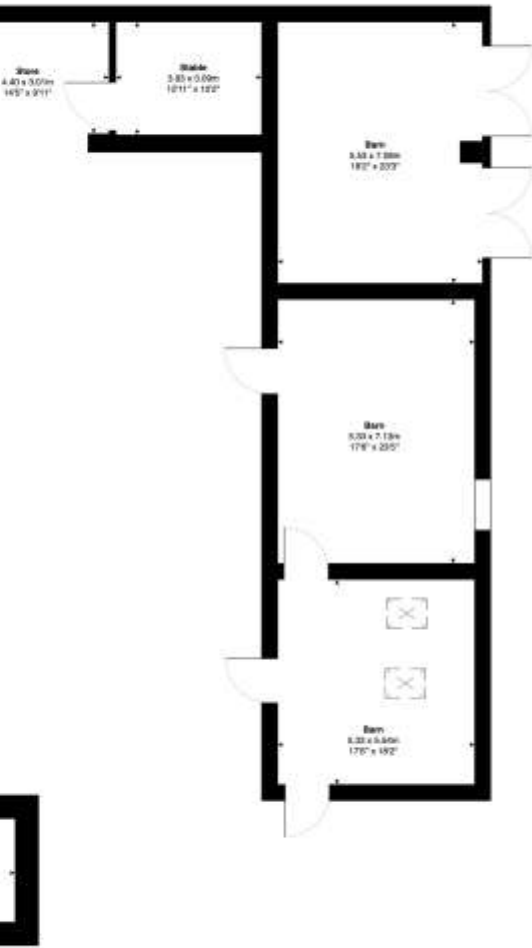




Wydale High Farm, Scarborough



rborough, YO13 9DG



Gross Internal Areas:

Wydale High Farm	273.2m ² ... 2,941ft ²
Keeper's Cottage (inc. Garage)	174.4m ² ... 1,878ft ²
Outbuildings	232.2m ² ... 2,498ft ²
Total	679.8m² ... 7,317ft²

All measurements are approximated for display purposes only and should be independently verified
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www.matthillier.co.uk

THE SHOOT

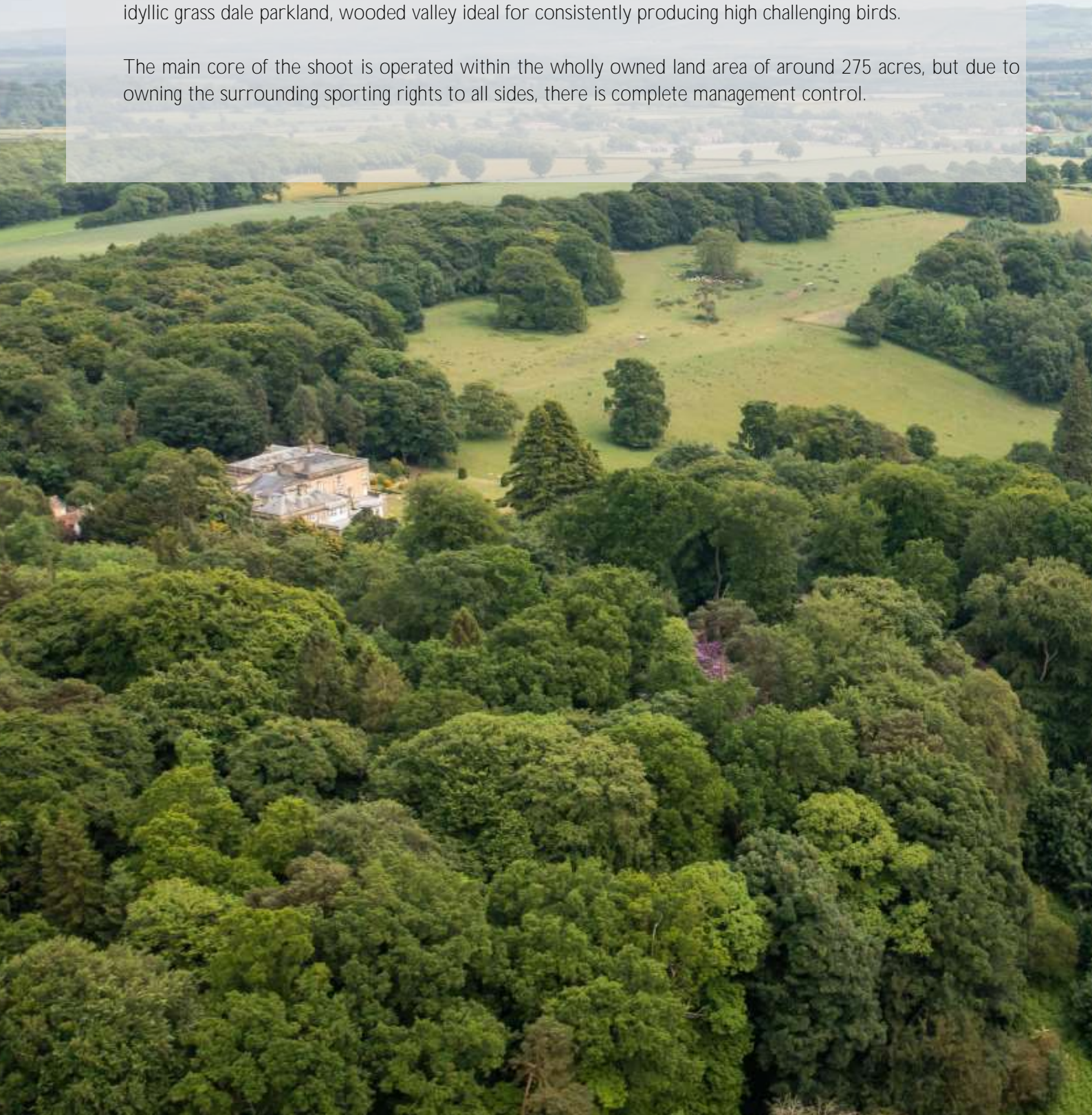
The estate operates a commercial shoot which covers the 275 acres freehold land plus 714 acres of sporting rights, covering a total area of around 989 acres.

The shoot has been operated to provide around 12 days shooting per annum with approximately 3,000 birds released from three release pens and with a return rate of between 40% to 60%.

The shoot provides up to 12 drives, with challenging but rewarding sport, operated to provide 8 or 9 guns. The shoot is highly popular, much cherished and demand outstrips supply for let days.

This is a magnificent sporting estate, with lovely rolling countryside, interspersed with woodland, with an idyllic grass dale parkland, wooded valley ideal for consistently producing high challenging birds.

The main core of the shoot is operated within the wholly owned land area of around 275 acres, but due to owning the surrounding sporting rights to all sides, there is complete management control.









THE DRIVES

The shoot has the ability to provide up to 12 established drives over the freehold owned area.

The shoot currently operates on the basis of covering 6 to 8 drives per day with the ability to be flexible to rotate the drives, depending on the conditions on the day.

The following 11 named drives having most recently been operated:

The adjacent plan shows an approximate position of the current shoot drives below:

1. Fir Wood
2. Beech Wood
3. Carriage Drive
- 4. Mayman's Wood**
5. Rhododendrons
6. Barf Hill / The Laurels
7. Pig Garth
8. Cow Lane
9. High Plantation
10. Dale Head
11. Headon Stray

AGRICULTURAL LAND AND WOODLAND

In all the Estate amounts to around 275 acres together with the benefit of adjoining sporting rights over around 714 acres.

The arable land comprises around 122.4 acres, there is around 71 acres of permanent pasture grazing land, 81.5 acres of commercial woodland and mature woodland shelter belts which are operated in conjunction with the commercial woodland and grazing land.

The arable land is very high quality and comprises free draining medium bodied soils over limestone and is capable of producing high yielding cereal and root crops including seed potatoes.

The land is situated in an elevated position approximately 90-100 metres above sea level.

The grazing land comprises gently sloping reasonably productive grassland which is permanent pasture suitable for sheep and cattle grazing.

The main block of grazing land is situated to the south of the land and is situated in a parkland dale location with the land sloping from east to west into the valley bottom and then rising upwards to the woodlands plantations on the western boundary.

The main block of grassland is interspersed with woodland shelter belts and there are some mature deciduous trees providing shelter and cover and the land would formally have been a more formal parkland type setting for the adjoining Wydale Hall.

The woodland provides an attractive block of mature predominantly deciduous woodland which is interspersed with some mature coniferous/larch trees. It was visible on the date of inspection that the woodland and shelter belts had been well managed with the trees appearing pruned and brashed and compartments have been thinned in the past, presumably for commercial timber purposes. There are many varieties of rhododendrons and large areas of bluebells and wildflowers in spring within the woodland.

The woodlands are made up of predominantly hard wood species including a significant number of mature specimen beech trees together with birch, ash, sycamore.

The main woodland areas comprise gently sloping banks of wooded ground which again are situated within a valley setting in Wydale. The woodland has the benefit of good internal roadways and hardcore tracks leading through the woodland to provide access from woodland management purposes.

LAND CLASSIFICATION

The land is shown on the former Ministry of Agricultural Provisional Land Classification map as Grade III land.

SOIL TYPE

The soil is shown in the Soil series of England and Wales as primarily being of the Aberford type, being described as "***fine loamy soils over sandstone***".











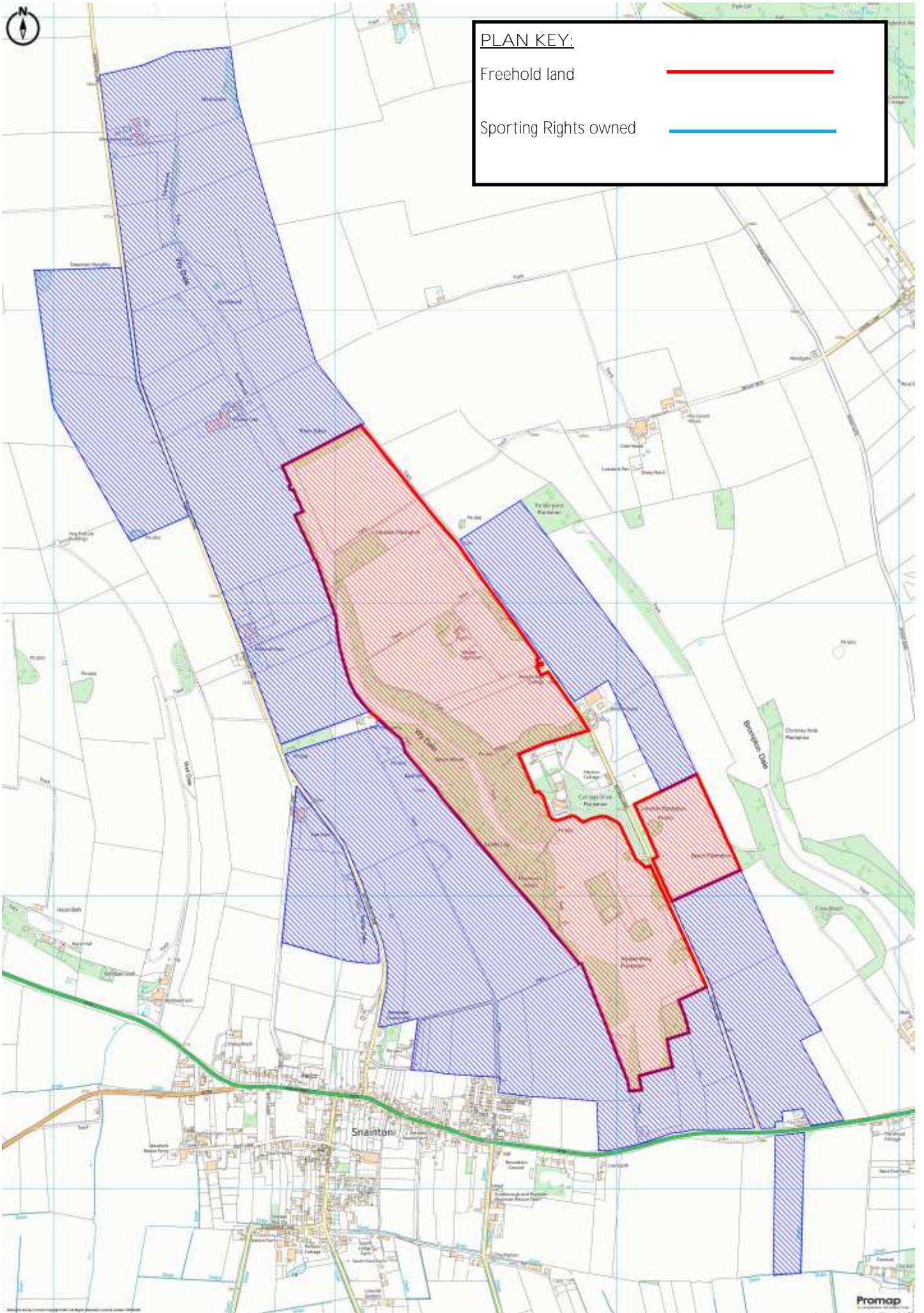




PLAN KEY:

Freehold land —

Sporting Rights owned —





GENERAL REMARKS AND STIPULATIONS

BASIC PAYMENT SCHEME ENTITLEMENTS

The Vendors are registered for the BPS Subsidy Scheme. The BPS has been claimed for 2023 and will be retained by the vendors. No entitlements will be transferred to the purchaser.

ENVIRONMENTAL SCHEMES

The Estate is entered into an Environmental Stewardship Scheme which expires in October 2023.

SPORTING RIGHTS

The sporting rights are owned and included in-hand over the whole Estate as edged red and blue on the plan

MINERAL AND TIMBER RIGHTS

The mineral and timber rights are included on the whole of the Estate.

EMPLOYEES / TUPE

No TUPE will apply. A game-keeper / farm worker is employed on a self employed basis and currently occupies Keepers Cottage.

There is the possibility that they would be willing to continue to provide services to a purchaser. They will vacate Keepers Cottage prior to completion.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is offered for sale subject to and with the benefit of all Wayleaves, Easements, Rights of Way, whether mentioned in the Particulars or otherwise. Two footpaths cross the Estate over a small area. There are no footpaths near the house or farmstead.

HEALTH AND SAFETY

Given the potential hazards of a working Estate, we would ask you to use your common sense and to be as vigilant as possible when making your inspection.

PLANNING

The local planning authority is North Yorkshire Council. 01609 780 780. There are no current or pending planning applications.

BOUNDARIES

The Vendors will only sell such interest as they have in all boundary fences and hedges etc. All boundaries and areas are subject to verification with the Title Deeds.

SERVICES

House:
Mains Water. Mains Electricity. Oil Fired Central Heating.
Septic tank drainage.

Cottage:

Mains Water. Mains Electricity. Oil Fired Central Heating.
Septic tank drainage.

COUNCIL TAX

House: Band G.
Cottage: Band D.

TENURE

The property will be sold freehold with vacant possession upon completion.

ADDRESS:

Wydale High Farm, Wydale, Scarborough, North Yorkshire, YO13 9DG

GUIDE PRICE

£3,500,000

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and an address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

METHOD OF SALE AND VIEWING

The Estate will be offered for sale as a whole by private treaty.

To arrange a viewing, register your interest or if you have any direct enquires please contact one of the following joint agents:

Tom Watson FRICS FAAV, Cundalls, Malton.
01653 697 820 / 07931 520 677 / tom.watson@cundalls.co.uk

Frank Speir, CKD London
020 7409 1944 / 07720 098 853 / frank@ckd.co.uk

NOTICE :

REF: TKW/14/06/23. Details prepared and Photographs June 2023.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must **satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment** has the authority to make or give any representation or warranty in respect of the property.

The Agents for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Cundalls for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Cundalls, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Cundalls for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased







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