



OAKRIDGE FARM

BROMPTON-BY-SAWDON, SCARBOROUGH, NORTH YORKSHIRE, YO13 9DS

CUNDALLS

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OAKRIDGE FARM BROMPTON BY SAWDON SCARBOROUGH NORTH YORKSHIRE

Brompton by Sawdon 0.5 mile, Scarborough 8 miles, Pickering 9 miles, Malton 14 miles, York 30 miles, A64 3 miles (All distances approximates)

A FIRST CLASS PURPOSE BUILT LIVESTOCK FARM IN A LOVELY SETTING

Oakridge Farm is conveniently positioned in a private rural location between Brompton by Sawdon and Sherburn in the Vale of Pickering.

In the past 10 years the property has been developed to provide a lovely 4 bedroom house, over 23,000sq.ft of modern buildings and in all is situated within 22.8 acres

House: Situated with a lovely south facing aspect, a beautifully designed modern house providing over 2,750 square feet of accommodation. The property is subject to an Agricultural Occupancy Clause and comprises: Dining Kitchen, Sitting Room, Inner Hall, Utility Room, Shower Room and Double Garage. To the first floor is a Master Bedroom with En-suite, Three further Bedrooms, Bathroom and Office. Outside there are south facing gardens and grounds.

Buildings: A first class range of modern buildings totalling over 23,000sq.ft of floorspace providing livestock, machinery and produce storage and capable of housing circa 3,000 “bed and breakfast pigs”. There is also a useful timber stable block with direct access to grazing paddocks.

Land: In all the land extends to approximately 22.8 acres comprising grazing and mowing land and has previously produced cereal crops.

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £1,300,000

DESCRIPTION / BACKGROUND

Oakridge Farm is a superbly situated compact commercial livestock farm, situated in a very attractive setting between Brompton by Sawdon and Sherburn, within the Vale of Pickering.

Since purchasing the property approximately seven years ago, the current Vendors have transformed the property into a superbly equipped modern farm, which now provides first class facilities including a beautifully designed modern stone farmhouse, large yard area, range of buildings providing over 23,000 sq ft of floor space and in all the property is situated within approximately 22.81 acres of land.

The layout and the design has been superbly put in place to provide spacious yard, with four well equipped modern buildings and a beautifully positioned modern farmhouse (*subject to an agricultural occupancy clause*), which has a fine south facing outlook over towards the Yorkshire Wolds.

The current Vendors are selling the farm due to re-locating to a larger commercial farm and the sale represents a rare opportunity to purchase a 'model' farm. Whilst small in acreage, this unit has the potential to generate a substantial annual income from the high-quality modern buildings, which have the potential to house circa 3,000 'bed & breakfast' pigs from weaners to 40 kg.

The farm has been superbly set up as a mixed livestock farm and has been utilised to predominantly house the current Vendor's pedigree sheep flock and around 2,100 'bed & breakfast' pigs to 40 kg. It has been well set up to include, bore hole water supplies, straw for 'muck' deals with local farmers and the sale of the property provides the opportunity to purchase a very attractive modern residential house with a superb outlook in an attractive rural position, with the capability of generating a strong annual income.



LOCATION

The property is situated in a rural position in open countryside between the villages of Brompton by Sawdon and Sherburn and is accessed off an attractive, private driveway which has an avenue of trees and post and rail fencing with attractive grass verge leading to the central farmstead.

Brompton by Sawdon is a popular rural village located between Pickering and Scarborough on the A170 and benefits from a primary school, sports field, village hall, café, wine shop and well regarded local butchers.

The very well serviced village of East Ayton is only 4 miles east and includes a wide range of services including school, doctors surgery, garage/shop, public houses and other facilities.

The coastal resort of Scarborough is 8 miles distant and provides a full range of services and amenities and wide sandy beaches on both the North and South Bay.

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.

The centre of the historic City of York is situated only 30 miles away providing a wide range of services and amenities with mainline trains available to Kings Cross, London within 2 hours.



HOUSE

A modern residential dwelling which has been constructed within the last five years and is situated in a very attractive south facing position with lovely views over open countryside towards the Yorkshire Wolds.

The house has been superbly designed to provide spacious family accommodation with the appearance of a more traditional style house and is constructed of stone under a pantile roof with UPVC double glazed windows and was built by Lyle and Jones builders.

The property benefits from double and triple outlook over open countryside to many rooms, high quality fixtures and fittings including oak skirting, doors and stairs and modern kitchen and bathroom suites. The accommodation comprises:



GROUND FLOOR

DINING/KITCHEN

8.87m x 4.2m

A lovely L-shaped dining kitchen room with triple aspect and lovely south facing views. Tiled floor. Oak doors, skirting and stairs. South facing sliding patio doors onto outside stone flagged patio area. Kitchen area includes a range of fitted wall and base units with oak work tops, 1.5 bowl sink unit and mixer tap over. Integrated dishwasher. Fitted double American fridge freezer. Fitting stove/range cooker and gas hob with extractor fan above. Tiled floor. Underfloor heating. Recessed lighting.

LIVING ROOM

7.16m x 4.1m

Triple aspect room with oak doors and skirting. Recessed lighting. Wood burning stove and tiled hearth. Under floor heating.

INNER HALL

4.1m x 0.95m

Tiled floor, underfloor heating.

UTILITY ROOM

2.2m x 2.1m

Range of fitted base units with single drainer stainless steel sink unit with mixer tap. Plumbing for washing machine and tumble dryer. Extractor fan. Underfloor heating.

SHOWER ROOM

2.1m x 1.93m

Fitted modern suite with double shower cubicle, with tiled floor and walls. Low flush w.c and wash hand basin and vanity unit. Tiled floor with underfloor heating. Heated towel rail.

INTEGRAL DOUBLE GARAGE

5.37m x 6.18m

Large integral garage with electric roller shutter doors to the rear, personnel door and internal door to the hall. Concrete floor radiator.

FIRST FLOOR

LANDING

5.2m x 1.8m + 2.98m x 1.1m

Large landing area with radiator and the potential to open up to provide further staircase into third floor and provide accommodation (subject to any necessary consents).

BEDROOM ONE

4.1m x 3.84m

Double bedroom with double aspect. Radiator.

BEDROOM TWO

4m x 4.16m

Double bedroom with south facing aspect. Radiator.

BEDROOM THREE

4m x 3.19m

Double bedroom with double aspect. Radiator.

BATHROOM

3.4m x 2.27m

Modern fitted bathroom with low flush w.c and wash handbasin. Vanity unit. Double tiled power shower cubicle. Titled floor. Heated towel rail.

BEDROOM FOUR

3.61m x 3.6m + 3.5m x 2.61m

Double bedroom with double aspect. Radiator.

ENSUITE

1.37m x 3.5m

Low flush w.c and wash hand basin. Vanity unit. Heated towel rail. Power shower and double cubicle.

OFFICE

5.4m x 4m

Double aspect room. Radiator. Personnel door and access to external steel staircase to the east.

OUTSIDE

The house sits in large grounds with a tarmac drive and parking area to the rear and lawned gardens wrapping around the property. The gardens are south facing with an attractive stone flagged patio and are now a blank canvas to develop a more landscaped garden.



BUILDINGS

The farm benefits from a superb range of modern buildings, which have predominantly all been erected within the past ten years and provide a superb range of modern steel frame buildings, currently utilised for livestock housing but capable of providing high quality modern storage for produce, livestock or machinery.

The buildings are nicely situated to the north of the farmhouse, with a slightly separate yard access area. The buildings all have electric and water supplies and comprise as follows:

1. GENERAL PURPOSE / PIG BUILDING

30m x 15m

Steel portal frame building with double concrete panel walls and Yorkshire Boarding above. Fibre cement roof. Access to south and east. Concrete floor. Electric and water.

2. GENERAL PURPOSE BUILDING / PIG BUILDING

30m x 15m

Steel portal frame building with double concrete panel walls and Yorkshire Boarding above. Fibre cement roof. Access from south and west. Concrete floor. Electric and water. Roller shutter door.

3. GENERAL PURPOSE BUILDING / PIG BUILDING

30m x 15m

Steel portal frame building with double concrete panel walls and Yorkshire Boarding above. Fibre cement roof. Access to south and east. Concrete floor. Electric and water.

4. GENERAL PURPOSE BUILDING

30m x 21m

Steel portal frame building attached to building 3 above. Double concrete panel walls with Yorkshire Boarding above. Fibre cement roof. Concrete floor. Access from east and west elevations.



LAND

Oakridge Farm in all amounts to approximately 22.81 acres.

The land is situated within a ring-fenced block comprising around 19 acres of productive grassland providing good quality grazing and mowing land which has also produced productive cereal crops.

The land comprises one large grazing/mowing field to the south and two smaller holding paddocks to the east and west of the farmstead, one of which includes a Timber Stable Block providing stabling for three horses plus tack room.

The remainder of the land comprises gardens, grounds, yards, buildings and the private roadway.

The land is low lying and flat bordered by post and wire fencing and mature hawthorn hedgerows.

SOIL TYPE

The soil is shown in the Soils Series of England and Wales as primarily being of the 'Wick 1' type which are described as 'deep well drained calcareous loamy and sandy soils over gravel'.

LAND CLASSIFICATION

The land is shown on the Natural England Land Classification maps as being Grade III.



GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME AND ENVIRONMENTAL SCHEMES

The land has been registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme. The entitlements are now de-linked and are not able to be transferred.

The land is not in any environmental schemes.

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. There are no footpaths or bridleways crossing the property.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, mineral and timber rights are in hand and included in the sale.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. The sale of the property is being handled by Tom Watson FRICS FAAV and Stephen Dale Sunley. Anyone with queries of the sale process should contact the agents Malton office on: 01653 697 820 or email: tom.watson@cundalls.co.uk / Stephen.dale-sunley@cundalls.co.uk

EAST LODGE FARM, BROMPTON BY SAWDON

Situated within 1 mile, the same vendor is also selling East Lodge Farm, comprising a 3 bedroom bungalow, over 35,000sq.ft of buildings and situated in around 4.5 acres. Please contact Cundalls for further details.

GENERAL INFORMATION

Services: Mains electric. Mains water. Borehole water to buildings. Sewage treatment plant drainage. Solar panels. Ground source heat pump.
Council Tax: Band G. (Appeal pending)
EPC: B83.
Planning: North Yorkshire Council. 01609 780 780.
Tenure: The property is Freehold and vacant possession will be given upon completion.
Viewing: Strictly by appointment with the agents' office in Malton, 01653 697 820
Postcode: YO13 9DS
NOTICE:
Details prepared January 2024. Photographs January 2024

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. 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.





Ground Floor
Approximate Floor Area
1,452 sq. ft.
(134.9 sq. m.)



First Floor
Approximate Floor Area
1,338 sq. ft.
(124.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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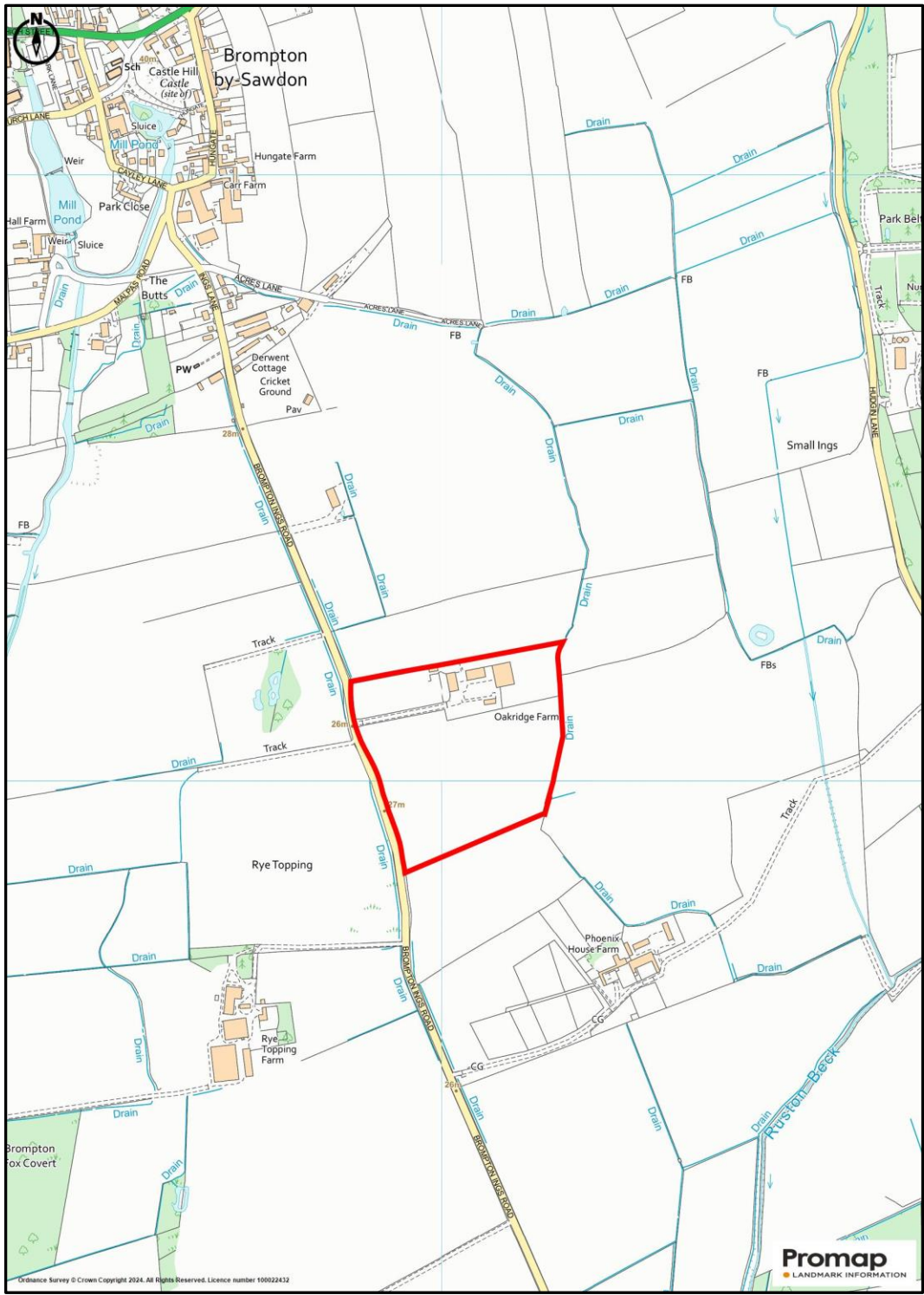


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