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Trenholme Farm, Ingleby Arncliffe,
Northallerton, DL6 3JX





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Trenholme Farm offers an exciting development opportunity, located in a private setting, 1 mile north of the village of Ingleby Arncliffe, with scenic views of the North York Moors.

Traditional brick built farmhouse in need of substantial renovation works.

Potential development for a circa 3500 sq ft house

A mix of traditional brick built and more modern agricultural buildings with conversion potential.

Set in 22.30 acres of surrounding land

**FOR SALE BY PUBLIC AUCTION ON TUESDAY 17th NOVEMBER (6PM)
AT SWAINBY VILLAGE HALL, 30 HIGH STREET, SWAINBY,
NORTHALLERTON, DL6 3EG**

Guide Price £550,000 - £650,000

York Auction Centre, Murton
York YO19 5GF

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Solicitors:

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Stockton-on-Tees

TS18 1TW

FAO: Alastair Ross

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Trenholme Farm

Trenholme farm is located in the heart of the North Yorkshire countryside, 7 miles north east of Northallerton, 6 miles south of Yarm and 12 miles north of Thirsk. the property is accessed down a private track off the A19 offering good access routes to the whole of Yorkshire and the North East. The property is set in 22.30 acres of agricultural land. The site is need of substantial refurbishment and lends itself as a development site with a fantastic oppotunity to create a truly unique country home.

Farmhouse

A three-story brick-built farmhouse with a south-facing aspect and beautiful views towards the North York Moors. The house benefits from 10 acres of land to the south, with the traditional courtyard and farm buildings lying to the north indicating the vast potential of the site as a whole. The farmhouse is currently in a poor state of repair and in need of substantial renovation works. Detailed proposals have been prepared showing its potential redevelopment into a large country home with annex.

Land

The land is classified as Grade 3, with soils ranging from medium to light (silty) to heavy, and a clayey loam to silty loam texture, suitable for both cereals and grassland. It is currently contract farmed by a neighbouring farmer.



Proposed Farmhouse Left Elevation Plan



Proposed Farmhouse Front Elevation Plan



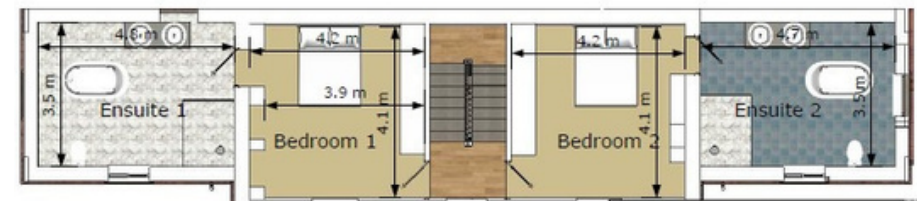




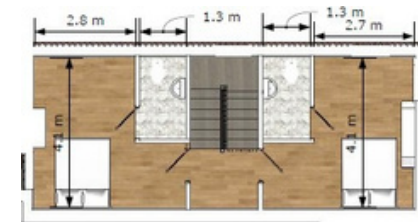
Proposed Farmhouse Ground Floor Plan



Proposed Farmhouse First Floor Plan



Proposed Farmhouse Second Floor Plan



Trenholme Farm Buildings

The farmstead comprises a range of traditional brick buildings and a Dutch barn. the buildings are in close proximity to the north of the farmhouse creating a courtyard between. The buildings are currently used for storing farm equipment and machinery. The buildings are in need of repair with some offering development potential, subject to obtaining the necessary planning consents.

1 – **26' x 17'** A traditional brick-built building under a pitched tile roof with a brick chimney, located in the south east corner of the site. In need of repair works.

2 – **30' x 19' + 13' x 10'** A part-ruined brick building with collapsed roof timbers. East elevation adjoins the courtyard.

3 – **60' x 40'** A timber frame Agricultural building.
Pt concrete stone pt brick built with Yorkshire boarding over with a concrete floor under an asbestos sheet roof.

4 – **27' x 33'** A brick outbuilding with x4 open brick bays under a pitched tile roof in need of repair.

5 – **21' x 52'** A tall traditional brick barn with an asbestos roof including run of roof lights. the building is pt two story including an internal hayloft/mezzanine structure.

6 – **21' x 15'** A timber frame brick built building adjoining building 5. south elevation adjoins the courtyard. In need of repair.

7 – **120' x 40'** A large Dutch barn with a brick built lean to to the north elevation. The building is pt concrete block construction with pt corrugated iron and pt fibre cement sheeting surround. Hardcore floor under an asbestos sheet roof.



Proposed Building Left Elevation



Proposed Building Right Elevation





Proposed Traditional Buildings Plans

As well as the farmhouse, the farm buildings lend themselves for development potential. The range of traditional brick buildings adjoin the courtyard to the north of the farmhouse. Detailed proposals have been prepared (subject to planning) for the conversion of this range into a substantial dwelling, part single-storey and part two-storey, arranged around the courtyard.

The layout lends itself well to a variety of alternative uses, such as one large residential complex or and as well as a base for a local business, subject to the necessary consents.

Proposed Building Ground Floor Plan



Proposed Building Rear Elevation



Proposed Building Front Elevation



Proposed Building First Floor Plan



Important Notice

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inference drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. Stephensons Rural for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out general guide only and do not constitute any part of the contract (i) no person in the employment of Stephensons Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

GENERAL INFORMATION:

Services

The property has mains water, electricity is available on site and drainage would need to go to a treatment plant.

Fixtures and Fittings

Unless specified in these details, the fixtures and fittings relating to any of the buildings and land are not included in the sale but may be available by separate negotiation.

Wayleaves and Easements

None to our knowledge.

Public & Private Rights of Way

There is a network of public footpaths across the land. There is a private Right of Way over part of the access track adjacent to the service station.

Nitrate Vulnerable Zone (NVZ)

The Land lies within a Nitrate Vulnerable Zone.

Mineral Rights/ Sporting Rights

These are included in the sale so far as they are owned.

Local Authority

North Yorkshire Council, County Hall, Racecourse Ln, Northallerton DL7 8AD

Anti-Money Laundering Regulations

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential Purchasers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

Tenure

Freehold with vacant possession upon completion.

What3Words:///happen.finer.disarmed

Listing

The farmhouse is a Grade II listed building.

Agent Contact

Johnny Cordingley MRICS FAAV or James Bramley MSc

t: 01904 489 731 e: jc@stephenson.co.uk; james.bramley@stephenson.co.uk

Stephensons Rural, York Auction Centre, Murton YO19 5GF

VAT

It is understood that the property is not assessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

Fencing

The purchaser will erect a post and rail fence along those boundaries that adjoin the arable land.

Method of Sale - Public Auction

The land is offered for sale by Public Auction on Tuesday 17th November (6pm) at Swainby Village Hall, 30 High Street, Swainby, Northallerton, DL6 3EG

Guide Price

£550,000 - £650,000 *Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

Additional Fees

Administration Charges: In addition to the purchase price, the purchaser(s) will be required to pay an Administration Charge of 0.6% of the purchase price (0.5% plus VAT) subject to a minimum charge of £750 (£625 plus VAT) and a Buyers' Premium of £714 (£595 + VAT) in addition to the purchase price of the property. Disbursements - Please refer to the legal pack for any disbursements listed that may become payable by the purchaser(s) on completion.

Auction Legal Pack

A legal pack has been requested from the vendor's solicitor and will be made available to registered bidders as soon as it is received. You can register to receive an email notification when the pack is available by sending an email to the Auctioneers: sales@boultoncooper.co.uk.

Contract Farming Agreement

The land is farmed on a Contract Farming Agreement with the neighbouring farmer. The farmer will be permitted a right of holdover which will allow him to harvest the crop in Summer 2027.

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Viewing

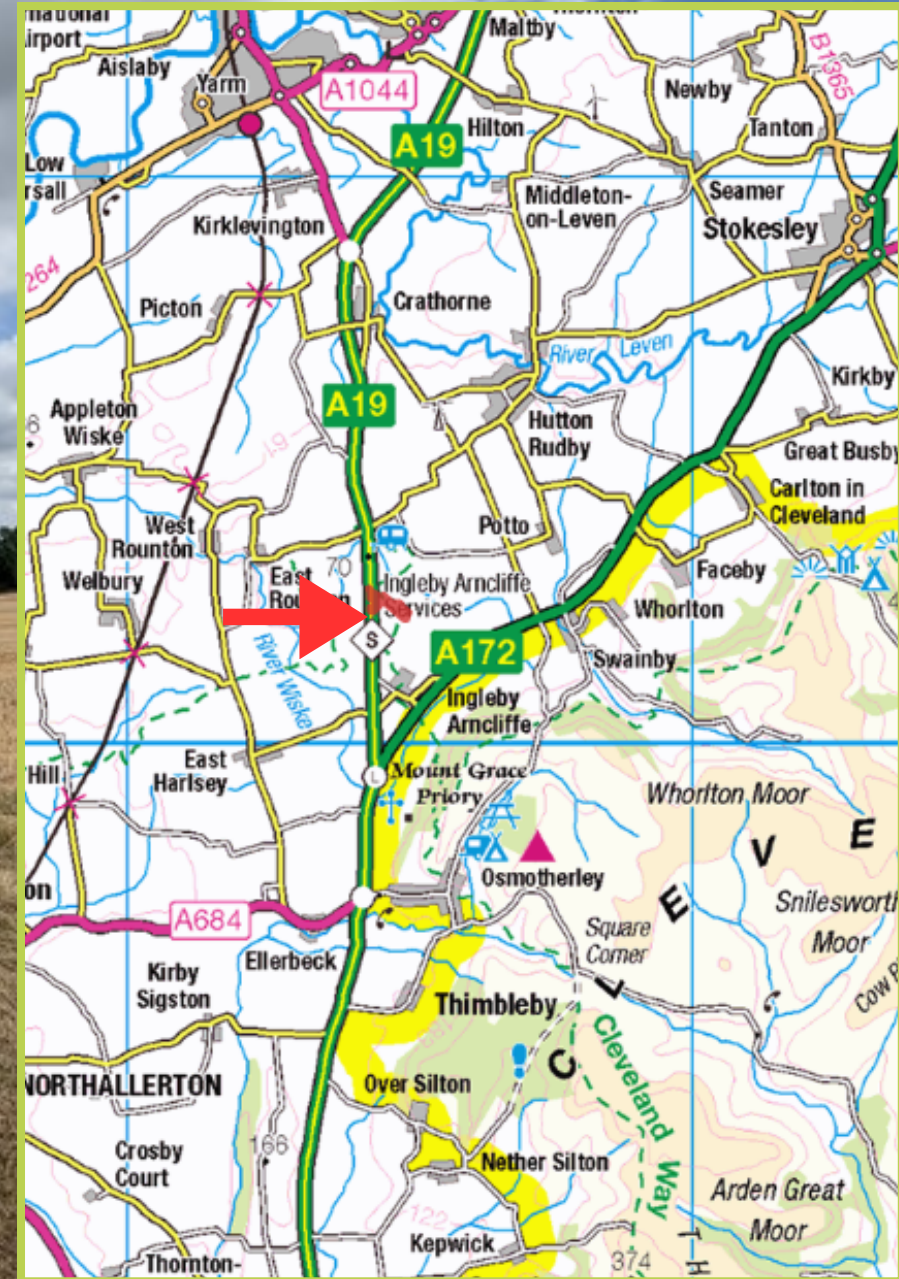
By permit from the Agents only. Please note if you have downloaded these particulars from our website, you must contact the office to register your interest or you will not be included on future mailings regarding this sale. Please also register at www.stephenson.co.uk for regular email updates.

Plans and Measurements

The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It must be the responsibility of any prospective Purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

Overage

The sale is subject to an overage clause for a period of 25 years whereby 25% of the uplift in value is reserved to the vendor in the event of Planning Permission being granted for any use other than agricultural, equestrian and horticultural only on the area adjacent to the Exelby service station.



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(est. 1971)

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