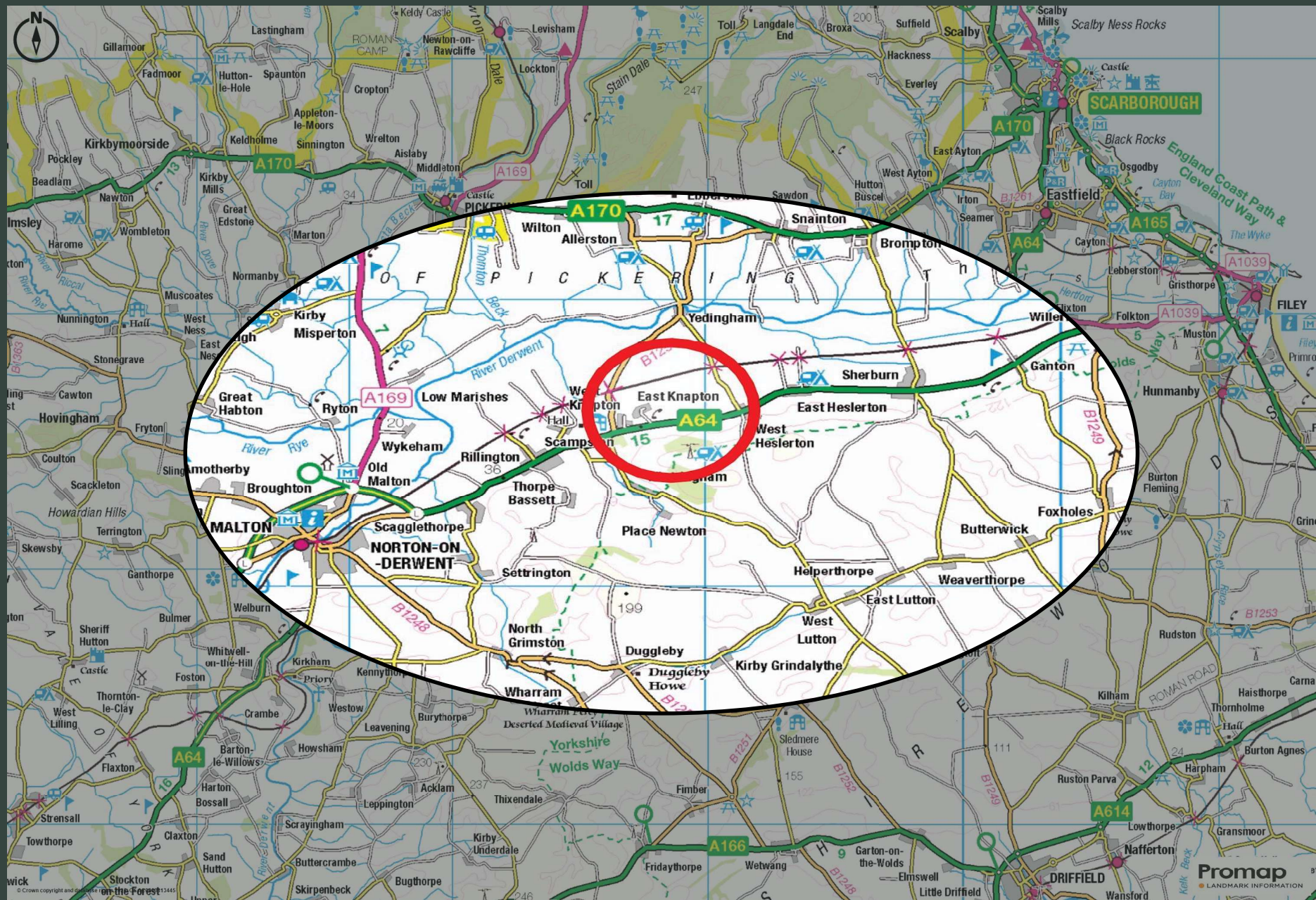


THE KNAPTON ESTATE

MALTON, NORTH YORKSHIRE

BoultonCooper





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BoultonCooper

THE KNAPTON ESTATE

East Knapton, Malton, North Yorkshire

1,228.65 acres (497.22 hectares)

The sale of the Knapton Estate provides a rare opportunity to acquire in a ring fence 1,228 acres of highly productive and versatile mainly arable land, in North Yorkshire.

The Estate is put to the market as a whole with 2 farmsteads and the expectation that buyers will offer for the whole or such parts as meet their requirements. The intention is to sell the whole but with flexibility as to how it is divided.

For ease of identification, the Estate has been split geographically into 3 core blocks:-

Block 1 Central 662.43ac with 2 homesteads of Guild House and Elm Tree Farm

Block 2 Northern 223.98ac Grade II arable land north of the railway

Block 3 Southern 342.24ac lighter arable and grass south of the A64

The 2 homesteads have large attractive farmhouses and an excellent modern range of buildings which could form the hub of a wider arable operation or more intensive enterprise.

The land is varied from Grade II root land north of the railway to the lighter soils towards the A64 where the outdoor pigs are run.

The Estate lies in North Yorkshire centred on the linear hamlet of East Knapton which is between Malton (8 miles) and Scarborough (15 miles).

Access is straight forward with long road frontage to the A64 and the B1258 which runs through to Yedingham.

For those seeking a composite large arable holding or to expand an existing business, the Knapton Estate is an exciting opportunity.

For viewing arrangements see the contact details on the inside back cover.

Guide Price for the Whole: £11,500,000

GUILD HOUSE FARMHOUSE

A substantial, detached five-bedroom double fronted farmhouse of traditional brick under tiled roof construction.

The internal accommodation extends in all to approximately 4482 ft² (416 m²), and briefly comprises:

ON THE GROUND FLOOR

ENTRANCE HALL

5.61m x 2.06m (18'5" x 6'9")

Timber entrance door, staircase to first floor, double radiator.

SITTING ROOM

6.53m x 4.00m (21'5" x 13'1")

Dual aspect with uPVC double glazed window to the front and timber frame single glazed sliding sash window to the side, open fireplace with brick surround, tiled hearth and mantelpiece, double radiator.

DINING ROOM

6.10m x 4.23m (20' x 13'10")

Front aspect uPVC double glazed window, service hatch to kitchen, double radiator.

INNER HALL

4.70m x 1.07m (15'5" x 3'6")

LIVING ROOM

4.48m x 3.83m (14'8" x 12'7")

Side aspect timber frame single glazed window, built-in cupboards, double radiator.

SHOWER ROOM

3.45m x 1.17m (11'4" x 3'10")

Rear aspect opaque uPVC double glazed window, three-piece suite comprising shower cubicle with Mira electric shower, wc and wash hand basin, chrome heated towel rail, electric heater, tiled walls and floor.

DINING AREA

3.32m x 3.30m (10'11" x 10'10")

Rear aspect uPVC door to outside, tiled floor, opens to:

KITCHEN

6.61m x 4.38m (21'8" x 14'4")

Rear uPVC double glazed window, modern range of fitted base and wall mounted units with breakfast island, stainless steel sink and drainer, Aga, rear staircase.

REAR LOBBY

3.71m x 1.40m (12'2" x 4'7")

With cupboard off, door to outside.

UTILITY ROOM

4.89m x 3.67m (16'1" x 12')

Fitted base and wall mounted units, plumbing for washing machine, oil fired boiler, door to:

REAR LOBBY

3.71m x 1.40m (12'4" x 6')

With cloakroom off comprising wc and wash hand basin, rear aspect window. Door to outside.

CONSERVATORY

3.88m x 3.44m (12'9" x 11'3")

uPVC double glazed with French doors and personnel door to outside.

TO THE FIRST FLOOR

LANDING

3.96m x 0.86m (13' x 2'10")

BEDROOM 1 (SE)

6.60m x 4.40m (21'8" x 14'5")

Dual aspect with uPVC double glazed windows to the front and side, decorative cast iron fireplace. Through to:

BEDROOM 2 (NE)

6.71m x 4.49m (22' x 14'9")

Rear aspect uPVC double glazed window, open slatted rear staircase to second floor attic rooms.

BEDROOM 3 (NW)

5.18m x 4.49m (17' x 14'9")

Rear aspect uPVC double glazed window, double radiator.

EN-SUITE SHOWER ROOM

Rear aspect uPVC double glazed window, three-piece suite comprising corner shower cubicle, wc and wash hand basin, double radiator.

BEDROOM 4 (SW)

4.60m x 4.47m (15'1" x 14'8")

Front aspect uPVC double glazed window, wash hand basin, double radiator.

BEDROOM 5 (S)

3.93m x 3.51m (12'11" x 11'6")

Front aspect uPVC double glazed window, single radiator.

BATHROOM (N)

4.45m x 3.40m (14'7" x 11'2")

Rear aspect uPVC double glazed window, four-piece suite comprising roll top bath, double shower cubicle, twin wash hand basins into vanity unit, wc, chrome heated towel rail, airing cupboard housing the hot water cylinder.

TO THE SECOND FLOOR

LANDING

ATTIC ROOM

8.70m x 5.94m (28'7" x 19'6")

ATTIC ROOM

6.74m x 5.94m (22'1" x 19'6")

OUTSIDE:

Gravelled driveway to the front with mature lawned gardens to three sides, together with walled garden section. To the rear of the farmhouse, there are the domestic brick outbuildings, comprising:

GARAGE BLOCK / FORMER CART SHED

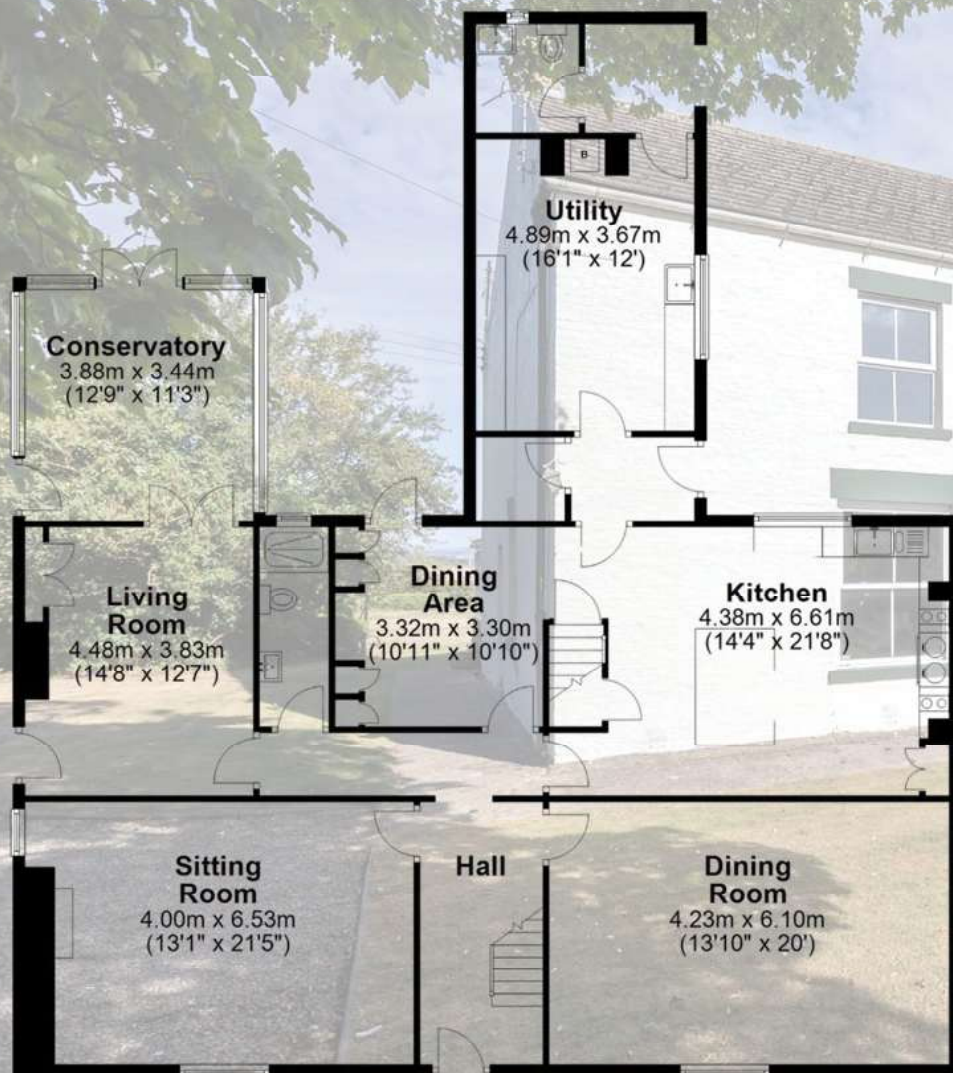
12.19m x 5.79m plus 8.38m x 2.95m plus 6.02m x 2.95m (40' x 19' plus 27'6" x 9'8" plus 19'9" x 9'8")

6 bay traditional brick construction under a pantile roof with adjoining coal store and former carriage store.



Ground Floor

Approx. 185.5 sq. metres (1996.8 sq. feet)



First Floor

Approx. 138.9 sq. metres (1494.7 sq. feet)



Second Floor

Approx. 92.1 sq. metres (991.3 sq. feet)



Total area: approx. 416.5 sq. metres (4482.9 sq. feet)

Guild House Farm, Knapton

GUILD HOUSE FARM BUILDINGS:

The farm buildings at Guild House Farm are clustered to the north and east of the farmhouse, set on an extensive concrete yard. The buildings briefly comprise:

1. FARM OFFICE

4.78m x 4.17m (15'8" x 13'8")

Brick construction under a fibre cement roof.

2. BRICK STORE 1 AND STORE 2

4.37m x 3.71m plus 4.37m x 3.07m (14'4" x 12'2" plus 14'4" x 10'1")

3. FOLDYARD / LIVESTOCK BUILDING

30.48m x 24.38m (100' x 80')

Steel and timber frame construction under a fibre cement roof, concrete floor with brick buildings surrounding to all sides, 6 stables to south and west elevation, 2 no. external stores with log store and store. Workshop (60' x 30') to the north elevation.

4. FARROWING HOUSE

18.29m x 9.14m (60' x 30')

Concrete block construction under a fibre cement roof, slatted floor.

5. DUTCH BARN

27.43m x 9.14m (90' x 30')

6 bay open fronted of steel portal frame construction under a CI roof, concrete floor, plus adjoining **Lean-To** plus 27.43m x 9.14m (90' x 30')

6. GENERAL PURPOSE LIVESTOCK BUILDING

24.38m x 12.19m (80' x 40')

Steel and timber frame construction under a fibre cement roof, brick walls, concrete floor.

7. TRADITIONAL GRANARY RANGE

15.24m x 6.10m (50' x 20')

Brick construction with double timber sliding doors to north elevation.

8. GRAIN STORE 1

22.86m x 18.29m (75' x 60')

Steel portal frame construction under fibre cement roof, with concrete panels and fibre cement and PCI sheeting above, sliding doors, concrete floor.

9. GRAIN STORE 2

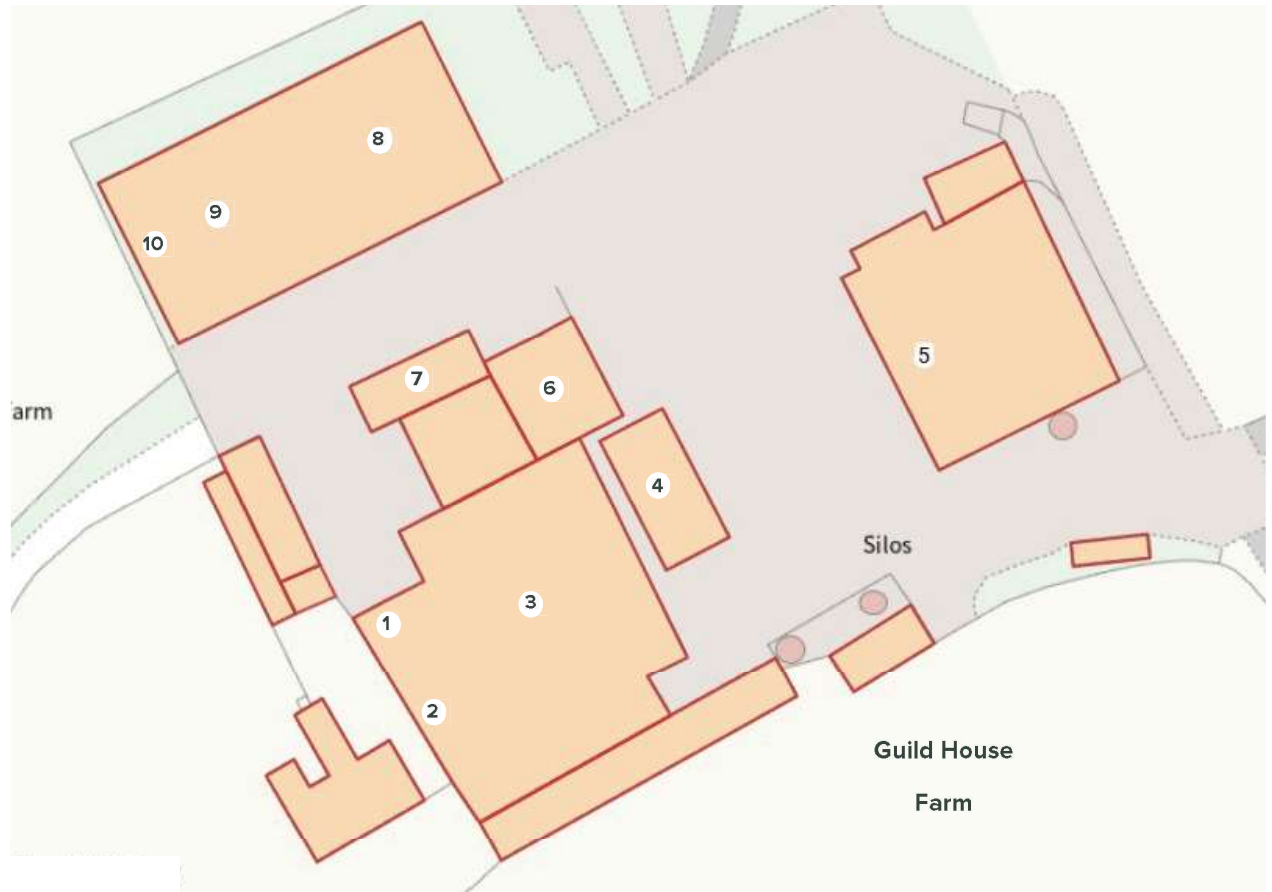
22.86m x 18.29m (75' x 60')

Steel portal frame construction under fibre cement roof, with concrete panels and fibre cement and PCI sheeting above, sliding doors, concrete floor.

10. LEAN-TO

22.86m x 10.67m (75' x 35')

Steel portal frame construction under fibre cement roof, with concrete panels and fibre cement and PCI sheeting above, roller shutter door and personnel door to the front elevation, concrete floor.





GUILD HOUSE FARM BUILDINGS



THE LAND

In all 1,228.65 acres (497.22 hectares)

Lying conveniently in a ring fence, the land is dissected by the adopted roads, A64 and B1258 giving easy access to all the Blocks.

Block 1 comprises the 2 farm homesteads and 662.43acres land of which 609.33ac are arable, 23.47ac grass and 22.74ac woodland.

The outdoor pig unit of up to 1,400 sows runs over the lighter areas and rotates with the cereal cropping.

Block 2 is the Grade II land capable of growing cash root crops and cereals. Of the 223.98ac total, there are 222.50ac arable.

Block 3 comprises 342.24ac of land which is more mixed both in cropping and soil type. 251.65ac are in arable rotation, 84.48ac of grass and 8.11ac woodland.

Each block can be subdivided to suit purchasers and the Agents will offer guidance where requested.

ADDITIONAL INFORMATION

GRANT SCHEMES:

GUILD HOUSE FARM:

The land is entered into a Sustainable Farm Incentive (SFI) agreement running from 1st January 2024 to 31st December 2026.

There is an existing Countryside Stewardship Agreement in place running to 31st December 2026.

ELM TREE FARM:

The land is entered into a Sustainable Farm Incentive (SFI) agreement running from 1st March 2024 to 28th February 2027. There is a separate SFI agreement for Field No. SE8877 1722 (pt Block 2), running from 1st April 2025 to 31st March 2028.

Field No. SE8777 6622 (pt Block 2) is entered into a Countryside Stewardship Agreement running from 1st January 2020 to 31st December 2029, for an area of woodland creation WDI, Option Area: 0.2 ha.

There is an existing Higher-Level Stewardship (HLS) Agreement in place running to 30th September 2028.

Further details are available from the Online Data Room.

ONLINE DATA ROOM:

Further information about the property is available in an Online Data Room. Please contact the Selling Agents for the login details.

DRAINAGE PLANS:

Some of the land is under drained; any plans held will be provided in the Online Data Room.

SOLAR POTENTIAL:

The former Gas Power Station adjoining the railway is owned by a multi-national energy company and they have suggested potential collaboration within a mixed renewable energy scheme.

PLANS, AREAS AND SCHEDULES:

The plans provided and areas stated in these sales particulars are for guidance only and are subject to verification with the title deeds.

TENURE:

We understand to be freehold with vacant possession on completion.

HOLDOVER:

The properties are currently tenanted and there are formal agreements in place for their termination upon completion. As part of these agreements there are arrangements for temporary holdover for the current tenants to vacate their properties.

CONTRACTS & COMPLETION:

The Estate is currently occupied by 2 longstanding Tenants who have agreed to terminate their Tenancies after the 2026 harvest, or earlier by agreement.

The contract for the pig unit does not expire until 30th September 2026 but for the arable land, the growing crops can be purchased earlier subject to negotiation and otherwise possession will be available following the clearance of the 2026 crops.

Contracts will be exchanged in early 2026 with completion dependent on the terms agreed with the outgoing Tenants and to suit purchasers.

DRAINAGE RATES:

Drainage Rates are payable to the Vale of Pickering Internal Drainage Board.

WAYLEAVES AND EASEMENTS:

The land is sold subject to all wayleaves and easements whether mentioned in these particulars or not.

NITRATE VULNERABLE ZONE (NVZ):

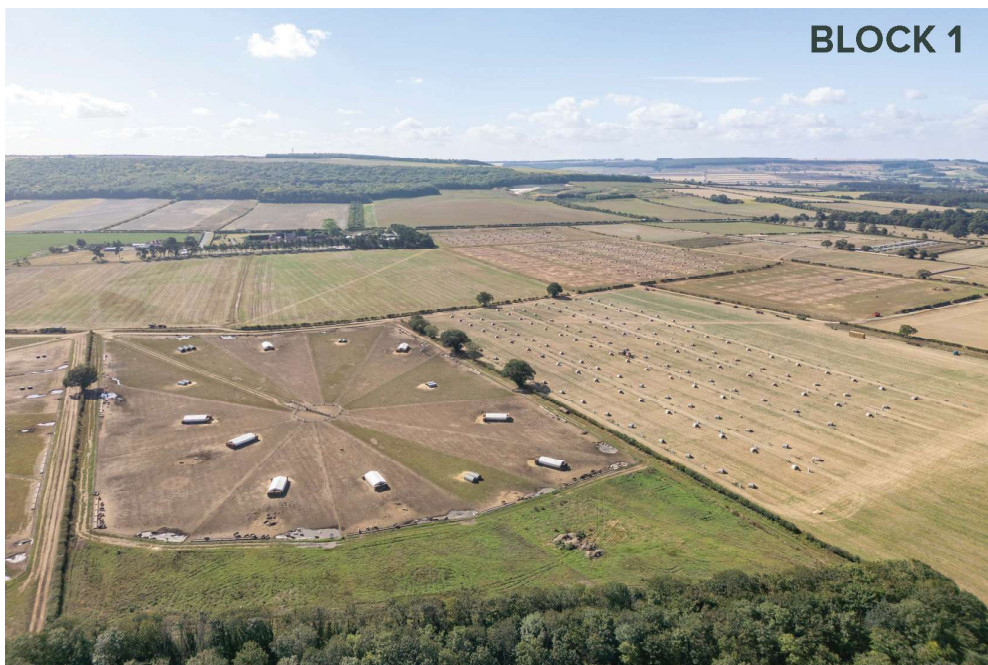
We have checked the Environment Agency NVZ Map. Sections of the farms are included within an existing NVZ. Please refer to the Environment Agency's NVZ Maps for further details: www.environment.data.gov.uk/farmers/

RIGHTS OF WAY:

There are public footpaths and bridleways which cross parts of the Estate. We have provided a copy of North Yorkshire's Rights of Way Map in the Online Data Room. This is not a definitive map, and the property is sold subject to all rights of way, public or private, whether mentioned in these sale particulars or not.

HEALTH AND SAFETY:

Interested parties are reminded that the property is a working farm. We, therefore, ask that you are as vigilant as possible when viewing the property. Be aware of moving vehicles, keep away from machinery and livestock and do not climb on any structural buildings.



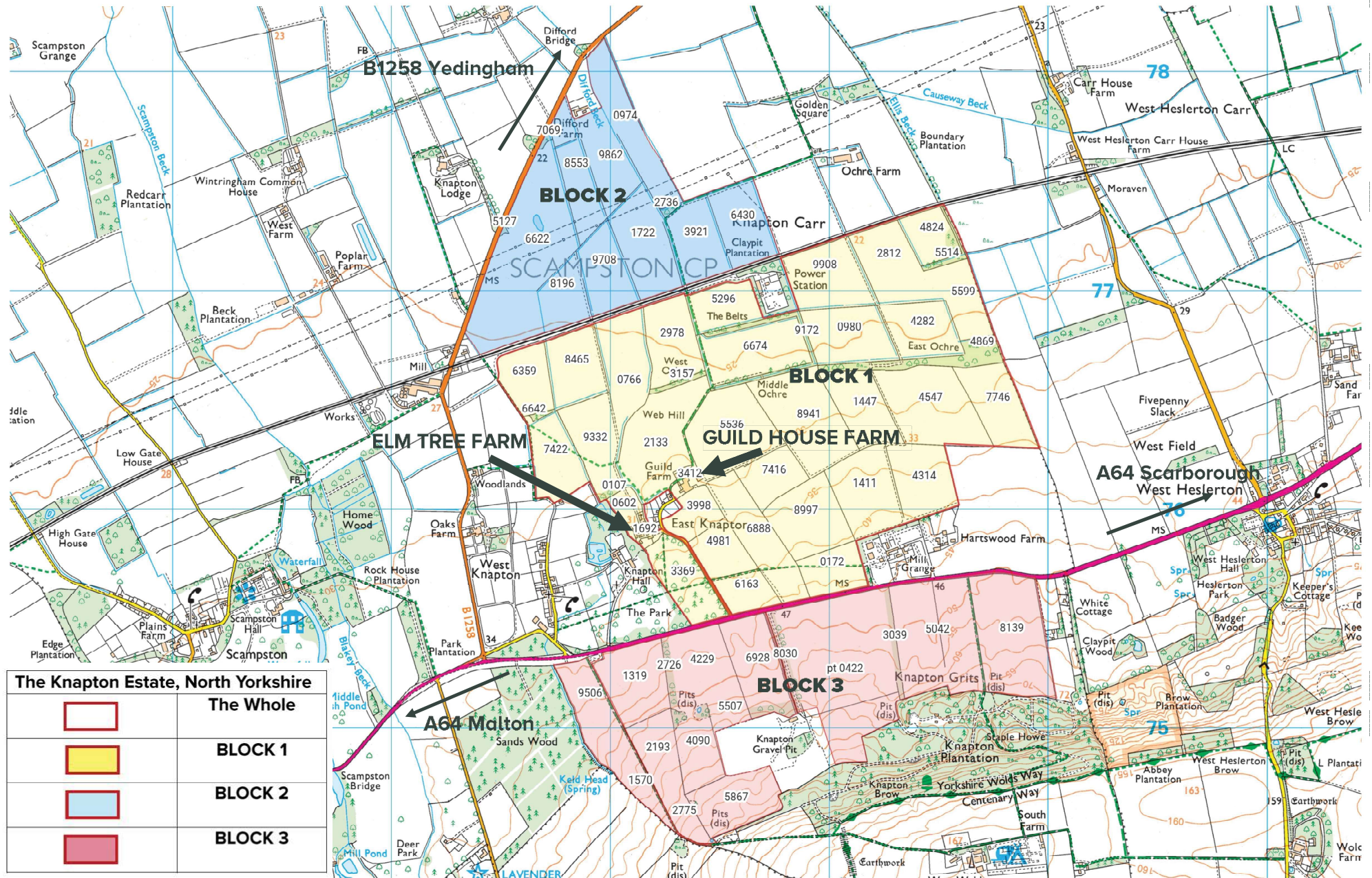
Parcel ID	2026 Cropping	Hectares	Acres
BLOCK 1			
3998	Winter Wheat	4.21	10.40
4981	Winter Wheat / Pigs	5.04	12.45
6163	Winter Oats	4.24	10.48
6888	Winter Wheat	10.05	24.83
2133	Winter Wheat	14.06	34.74
2978	Winter Wheat	8.30	20.51
3157	Woodland	0.57	1.41
3412	Guild Farmstead	1.40	3.46
5296	Winter Wheat	5.91	14.60
5536	Winter Wheat / Pigs	12.86	31.78
6674	Winter Barley	10.80	26.69
7416	Pigs	5.47	13.52
8941	Winter Barley	13.88	34.30
9172	Woodland	2.29	5.66
8997	Spring Barley	9.99	24.69
9908	Winter Wheat	10.09	24.93
0172	Pigs	5.57	13.76
0980	Winter Oats	9.37	23.15
1411	Pigs	10.27	25.38
1447	Pigs	7.72	19.08
4282	Winter Oats	7.81	19.30
4314	Winter Wheat	8.64	21.35
<i>Cont'd</i>			

Parcel ID	2026 Cropping	Hectares	Acres
BLOCK 2			
8196	Winter Wheat	5.68	14.04
5127	Woodland	0.09	0.22
6622	Winter Wheat	25.13	62.10
7069	Woodland	0.23	0.57
8553	Spring Barley	7.76	19.18
9708	Winter Wheat	7.55	18.66
9862	Winter Wheat	7.46	18.43
0974	Winter Wheat	9.52	23.52
2736	Woodland	0.28	0.69
1722	SFI NUM3 Legume Fallow	10.30	25.45
3921	Winter Wheat	8.32	20.56
6430	Winter Wheat	8.32	20.56
Total:		90.64 ha	223.98 ac





Parcel ID	2026 Cropping	Hectares	Acres
BLOCK 1 - cont'd			
4547	Pigs	14.02	34.64
4869	Woodland	4.77	11.79
5599	Winter Wheat	6.32	15.62
7746	Winter Wheat	8.42	20.81
2812	Winter Wheat	9.31	23.01
4824	SFI SAM3 Herbal Ley	4.85	11.98
5514	Woodland	0.88	2.17
6359	Spring Barley	6.22	15.37
6642	Woodland	0.40	0.99
7422	SFI NUM3 Legume Fallow	7.26	17.94
8465	Sp.Barley following carrots	7.99	19.74 19.74
9332	Sp.Barley following carrots	8.26	20.41
1692	Elm Tree Farmstead	1.39	3.43
0107	Woodland	0.29	0.72
0602	Permanent Grass	1.56	3.85
0766	Sp.Barley following carrots	9.66	23.87
3369	Permanent Grass	7.94	19.62
Total:		268.08 ha	662.43 ac

Parcel ID	2026 Cropping	Hectares	Acres
BLOCK 3			
5042	SFI SAM3 Herbal Ley	19.02	47.00
8139	SFI SAM3 Herbal Ley	16.90	41.76
9506	Grass	8.54	21.10
1570	Grass	3.60	8.90
2193	Spring Barley	4.44	10.97
2775	Spring Barley	4.49	11.10
4090	Spring Barley	7.09	17.52
5867	SFI NUM3 Legume Fallow	8.91	22.02
1319	Permanent Grass	9.83	24.29
2726	Woodland	0.80	1.98
4229	Grass	8.92	22.04
5507	Grass	2.49	6.15
6928	SFI SAM3 Herbal Ley	9.82	24.27
8030	Woodland	1.27	3.14
0422pt	SFI SAM3 Herbal Ley	31.17	77.01
3039	Woodland	1.21	2.99
Total:		138.50 ha	342.24 ac
TOTAL:		497.22 ha	1,228.65 ac

THE KNAPTON ESTATE



The Knapton Estate, North Yorkshire

	The Whole
	BLOCK 1
	BLOCK 2
	BLOCK 3

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500 m
Scale 1:15000 (at A3)



ELM TREE FARMHOUSE

A detached 3-bedroom double fronted farmhouse of traditional brick under slate roof construction.

The internal accommodation extends to 3001 ft² (278.9 m²) and briefly comprises:

ON THE GROUND FLOOR

ENTRANCE HALL

4.94m x 2.43m plus 2.74m x 1.22m (16'2" x 8' plus 9' x 4')
uPVC double glazed entrance door, double radiator, staircase to first floor.

LIVING ROOM

4.73m x 4.56m (15'6" x 15')
Dual aspect uPVC double glazed windows, decorative fireplace with brick surround and stone hearth, 2 no. double radiators.

SITTING ROOM

4.72m x 4.50m (15'6" x 14'9")
Front aspect uPVC double glazed window, cast iron wood burning stove on slate hearth with timber surround and mantelpiece, double radiator.

CLOAKROOM

2.49m x 2.44m (8'2" x 8')
Side aspect opaque uPVC double glazed window, comprising low flush wc, wash hand basin into vanity unit, double radiator.

KITCHEN

5.08m x 4.83m (16'8" x 15'10")
Dual aspect uPVC double glazed windows, range of fitted base and wall mounted units, 1.5 bowl ceramic sink and drainer with chrome mixer tap, oil fired Aga with two hotplates, integral Bosch electric oven and grill with 4 ring hob over, integral dishwasher, plumbing for washing machine. Door to:

SIDE PORCH

1.65m x 0.91m (5'5" x 3')
With rear and side aspect uPVC double glazed windows, door to side.

PANTRY

4.61m x 2.56m (15'1" x 8'5")
Side aspect uPVC double glazed window to side, range of fitted shelves.

UTILITY ROOM

4.31m x 3.10m (14'2" x 10'2")
Rear aspect uPVC double glazed window, plumbing for washing machine, Worcester oil fired boiler, hot water cylinder, ceramic sink, double radiator.

STUDY

3.25m x 3.14m (10'8" x 10'4")
Rear and side aspect uPVC double glazed windows, uPVC door to outside.

TO THE FIRST FLOOR

LANDING

4.93m x 2.44m (16'2" x 8')
Front aspect uPVC double glazed window, airing cupboard housing the hot water cylinder, double radiator, loft hatch.

BEDROOM 1 (SW)

4.82m x 4.61m (15'10" x 15'1")
Front aspect uPVC double glazed window, double radiator.

BEDROOM 2 (SE)

4.78m x 4.66m (15'8" x 15'3")
Front aspect uPVC double glazed window, fitted wardrobes, double radiator.

BEDROOM 3 (NE)

5.06m x 4.85m (16'7" x 15'11")
Dual aspect with uPVC double glazed windows to the side and rear, built-in cupboards, 2 no. double radiators.

FAMILY BATHROOM

3.17m x 2.08m (10'5" x 6'10")
Side aspect opaque uPVC double glazed window, three-piece suite comprising panelled bath with chrome fittings and shower over, glazed screen, low flush wc, pedestal wash hand basin, part tiled walls, chrome heated towel rail.

TO THE SECOND FLOOR

LANDING

ATTIC ROOM

4.85m x 4.66m (15'11" x 15'3")
Side aspect window.

ATTIC ROOM

4.85m x 4.62m (15'11" x 15'2")
Side aspect window and roof light.

OUTSIDE

The farmstead is approached along a private driveway. The substantial gardens are predominantly to the front and side of the farmhouse, with gravelled and a hardstanding parking areas to the rear.

OUTBUILDINGS:

Beyond and to the rear of the farmhouse are situated a traditional brick range of domestic outbuildings which comprise:

POTTING SHED (1)

3.86m x 1.85m (12'8" x 6'1")

BIKE STORE (2)

3.10m x 2.74m (10'2" x 9')
Electric power and light.

STORE (3)

3.40m x 2.24m (11'2" x 7'4")

FORMER FORGE (4)

4.88m x 3.45m (16' x 11'4")

FORMER STABLE STORE (5)

5.23m x 5.11m (17'2" x 16'9")

GARAGE

5.21m x 5.21m (17'1" x 17'1")
Brick construction under a fibre cement roof, double timber doors, concrete floor.

ADJOINING STORE 1

5.74m x 3.10m (18'10" x 10'2")
With two personnel doors to the front and rear, single phase electricity supply.

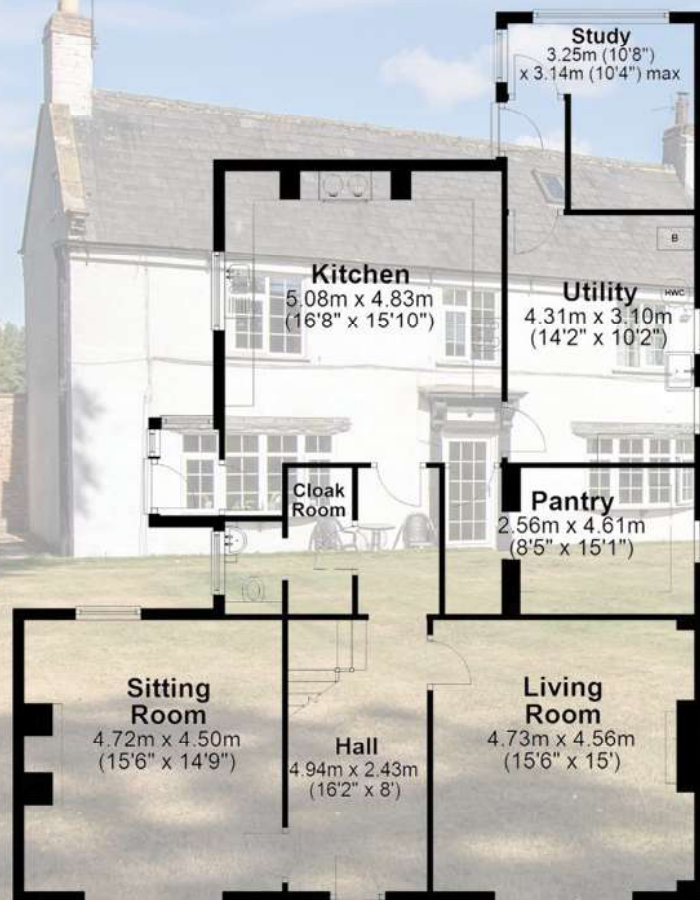
ADJOINING STORE 2

5.56m x 3.07m (18'3" x 10'1")
Single phase electricity supply, door to side elevation.



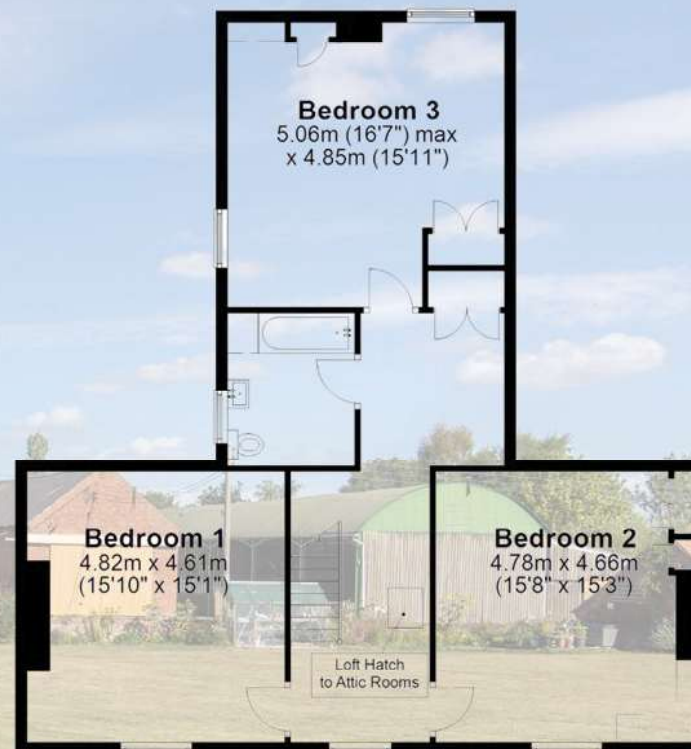
Ground Floor

Approx. 130.4 sq. metres (1403.7 sq. feet)



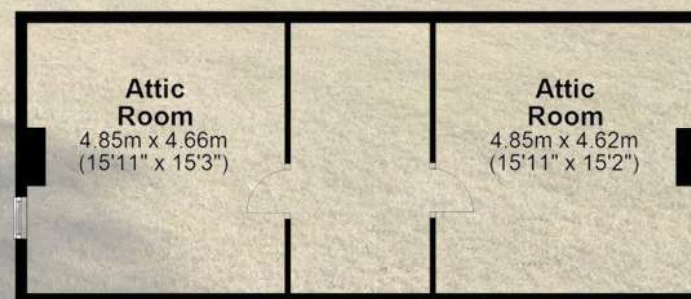
First Floor

Approx. 93.2 sq. metres (1002.8 sq. feet)



Second Floor

Approx. 55.3 sq. metres (595.2 sq. feet)



Total area: approx. 278.9 sq. metres (3001.6 sq. feet)

Elm Tree Farm, Knapton

ELM TREE FARM BUILDINGS:

The farm buildings extend to the north and east of the farmstead and comprise a range of traditional and modern structures.

1. WORKSHOP

15.24m x 5.84m (50' x 19'2")

Brick construction under a slate roof, concrete floor, double doors to front, personnel door to side, electric power and light, consumer unit. Adjoining the north elevation:

2. WORKSHOP

10.36m x 4.95m (34' x 16'3")

Brick construction under a fibre cement roof, concrete floor.

3. OPEN FRONTED FOLDYARD STORE

25.91m x 9.14m (85' x 30')

5 bays with brick columns under a CI sheeted roof, concrete floor.

4. STABLE BLOCK, FORMER PIGGERY AND GARAGE

4.57m x 4.50m plus 4.37m x 2.82m plus 4.37m x 2.79m plus 4.37m x 2.74m plus 5.69m x 4.72m plus 4.88m x 4.57m (15' x 14'9" plus 14'4" x 9'3" plus 14'4" x 9'2" plus 14'4" x 9' plus 18'8" x 15'6" plus 16' x 15')

Brick construction under a fibre cement roof, divided into 4 stables, former piggery and garage with doors, electric power and light.

5. STABLES

4.57m x 3.30m (15' x 10'10") plus 4.57m x 3.38m (15' x 11'1")

With door to grass paddock.

6. GENERAL PURPOSE STORE

22.86m x 13.72m (75' x 45')

5 bay, steel portal frame construction, concrete panel walls to all sides with Yorkshire Boarding above, concrete floor, double sliding doors to side and rear elevations.

7. TRADITIONAL GRANARY RANGE

28.95m x 6.35m (95' x 20'10")

Brick construction under a fibre cement roof, twin personnel doors to the front and rear, double sliding doors to front, also internal access from the Fold Yard.

8. GRAIN STORE

27.43m x 18.29m (90' x 60')

6 bay, steel portal frame construction under a fibre cement roof, concrete block walls, double sliding doors to front, concrete apron.

9. DUTCH BARN

27.43m x 18.29m (90' x 60')

6 bays including Lean-To to the west elevation with double sliding doors, open front to east elevation, concrete block walls to 3 elevations with Yorkshire boarding above, CI and fibre cement roof, concrete apron.

10. CART SHED

6.71m x 3.30m (22' x 10'10")

7 bay, brick construction under a pantile roof, one enclosed as fuel store.





ELM TREE FARM BUILDINGS



GENERAL INFORMATION

LOCATION:

East Knapton is a linear hamlet village 5 miles to the east of the market town of Malton, North Yorkshire. The two farmsteads, Elm Tree and Guild House are situated on either edge of the village, roughly in the centre of the land holding. All the estate is situated within a ring fence, divided partly by the A64 and York to Scarborough railway line.

POST CODES AND WHAT3WORDS:

Guild House Farm, East Knapton, Malton, North Yorkshire YO17 8HZ.

What3words: ///level.hiring.impact

Elm Tree Farm, East Knapton, Malton, North Yorkshire YO17 8HZ.

What3words: ///kilt.sundial.reversed

SERVICES:

Guild House Farmhouse is connected to mains electricity, with oil fired central heating, private water supply and septic tank drainage.

Elm Tree Farmhouse is connected to mains electricity, with oil fired central heating, private water supply and septic tank drainage.

The services have not been tested but we have assumed that they are in working order and consistent with the age of the properties.

COUNCIL TAX BAND:

Guild House Farm lies in Band G.

Elm Tree Farm lies in Band F.

Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING:

Guild House Farm assessed in Band E.

Elm Tree Farm assessed in Band D.

The full EPCs can be viewed online (www.gov.uk/find-energy-certificate) or via the Online Data Room.

METHOD OF SALE:

Knapton Estate is offered for sale as a whole or as a combination of blocks. The Vendor reserves the right to conclude the sale by any means.

TENURE:

We understand to be freehold with vacant possession on completion.

CONTRACTS & COMPLETION

The Estate is currently occupied by 2 longstanding Tenants who have agreed to terminate their Tenancies by the end of the 2026 harvest, or earlier by agreement.

The contract for the pig unit does not expire until 30th September 2026 but for the arable land, the growing crops can be purchased earlier subject to negotiation and otherwise possession will be available following the clearance of the 2026 crops.

Contracts will be exchanged in early 2026 with completion dependent on the terms agreed with the outgoing Tenants and to suit purchasers.

ONLINE DATA ROOM:

Further information about the property is available in an Online Data Room. Please contact the Selling Agents for the login details.

VIEWINGS:

Strictly by appointment with the Sole Selling Agents, BoultonCooper; please refer to the back inside cover for contact details.

DRAINAGE PLANS:

Some of the land is under drained; any plans held will be provided in the Online Data Room.

PLANS, AREAS AND SCHEDULES:

The plans provided and areas stated in these sales particulars are for guidance only and are subject to verification with the title deeds.

LOCAL AUTHORITY:

North Yorkshire Council, County Hall, Northallerton DL7 8AD. Tel: 0300 131 2131.

VENDOR'S SOLICITOR:

Milners Law, Whitehall Waterfront, 2 Riverside Way, Leeds, LS1 4EH. Tel: 0113 2450852.

For the Attention of Andrew Little

Email: andrew.little@milnerslaw.com

HEALTH AND SAFETY:

Interested parties are reminded that the property is a working farm. We, therefore, ask that you are as vigilant as possible when viewing the property. Be aware of moving vehicles, keep away from machinery and livestock and do not climb on any structural buildings.

IMPORTANT NOTICE AND REGISTRATION:

Interested Parties are asked to register their interest with the selling agents. This is particularly important for those who have downloaded the sale particulars from the website. The vendor reserves the right to conclude the sale by any means.

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 buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

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 these particulars are not intended to amount to advice on which you should rely as being factually accurate. 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. BoultonCooper 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 as a general guide only and do not constitute any part of the contract (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.



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Our team of rural surveyors provides a wide range of professional agricultural services to clients across the UK.

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- Farm and Estate Management
- Valuations, e.g. secured lending, probate, taxation, matrimonial, tenant right matters
- Annual Stocktaking Valuations
- Livestock Auctions, Property Auctions and on Farm Dispersal Sales
- Expert Witness and Dispute Resolution
- Business Succession
- Telecommunications
- Renewable Energy
- Road and Utility Schemes
- Strategic Estate Planning
- Landlord and Tenant matters.

BC
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VIEWING

Strictly by arrangement and appointment with the Agents.
Please respect the privacy and rights of the Tenants
when making an inspection.

Malton Office

E: sales@boultoncooper.co.uk

T: 01653 692 151

Agent Contacts:

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T: 07514 492 609

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