



StephensonsRural

Ivy Hall Farm, Barkston Ash, Tadcaster
6.88 Acres (2.78 Hectares)





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Solicitors:
Hartlaw LLP, 63 St James Street,
Wetherby, LS22 6RS



StephensonsRural

Ivy Hall Farm, Church Street, Barkston Ash, Tadcaster, LS24 9PJ

A well-located development opportunity inside the Limits to Development of a popular North Yorkshire village just 15 miles from Leeds and York and 2 miles from Church Fenton Train Station.

Offers are invited either conditional on obtaining a planning consent or unconditionally.

The property comprises:

- Several traditional and portal framed agricultural buildings
- A 3-bedroom farmhouse in need of significant renovation
 - 5.66 acres of woodland and scrub land.
 - Total site area of 6.88 acres

Offers over: £650,000



SR
Est. 1871

Existing Property

The built-up portion of the site comprises of a farmhouse, range of buildings and a large area of hardstanding. To the rear is an area of grassland which leads to a woodland/ scrub area.

Directions – Follow the A64 towards Tadcaster and take the A162 junction south. Follow the A162 for approximately 5 miles and turn left onto Main Street. Shortly bare left onto Church Street and Ivy Hall Farm will be on your right. A StephensonsRural sale board will identify the main farm access.

Farmhouse – circa 2,200 sq. ft

The stone farmhouse comprises of 3 bedrooms, 2 bathrooms and 2 reception rooms. The farmhouse lies on the southern edge of the site, with its principal elevation facing into the farmyard and a gable end fronting onto the highway. The house is in need of a full renovation and refurbishment. A floor plan showing the accommodation in more detail is below:



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2279 SQ FT / 211.72 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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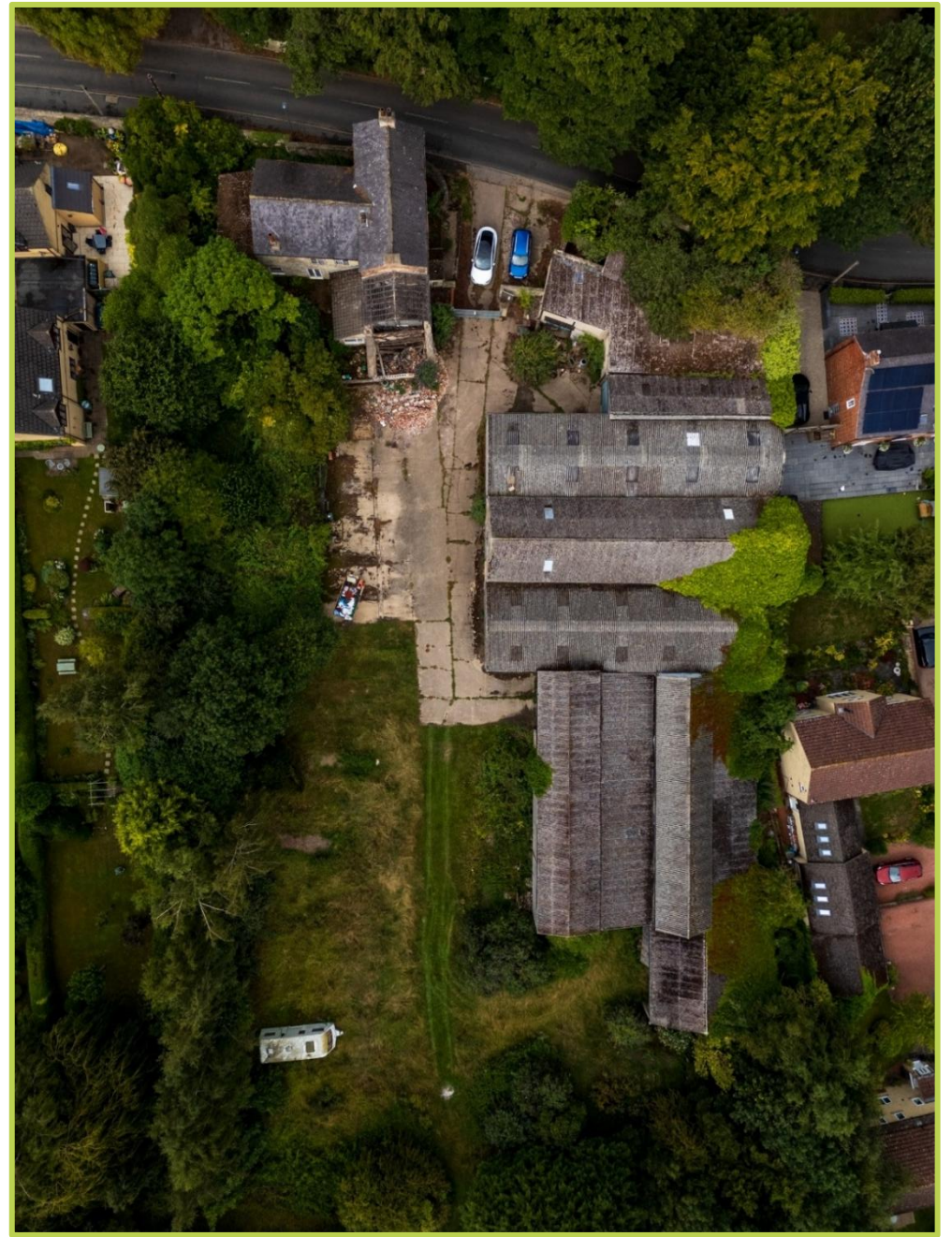
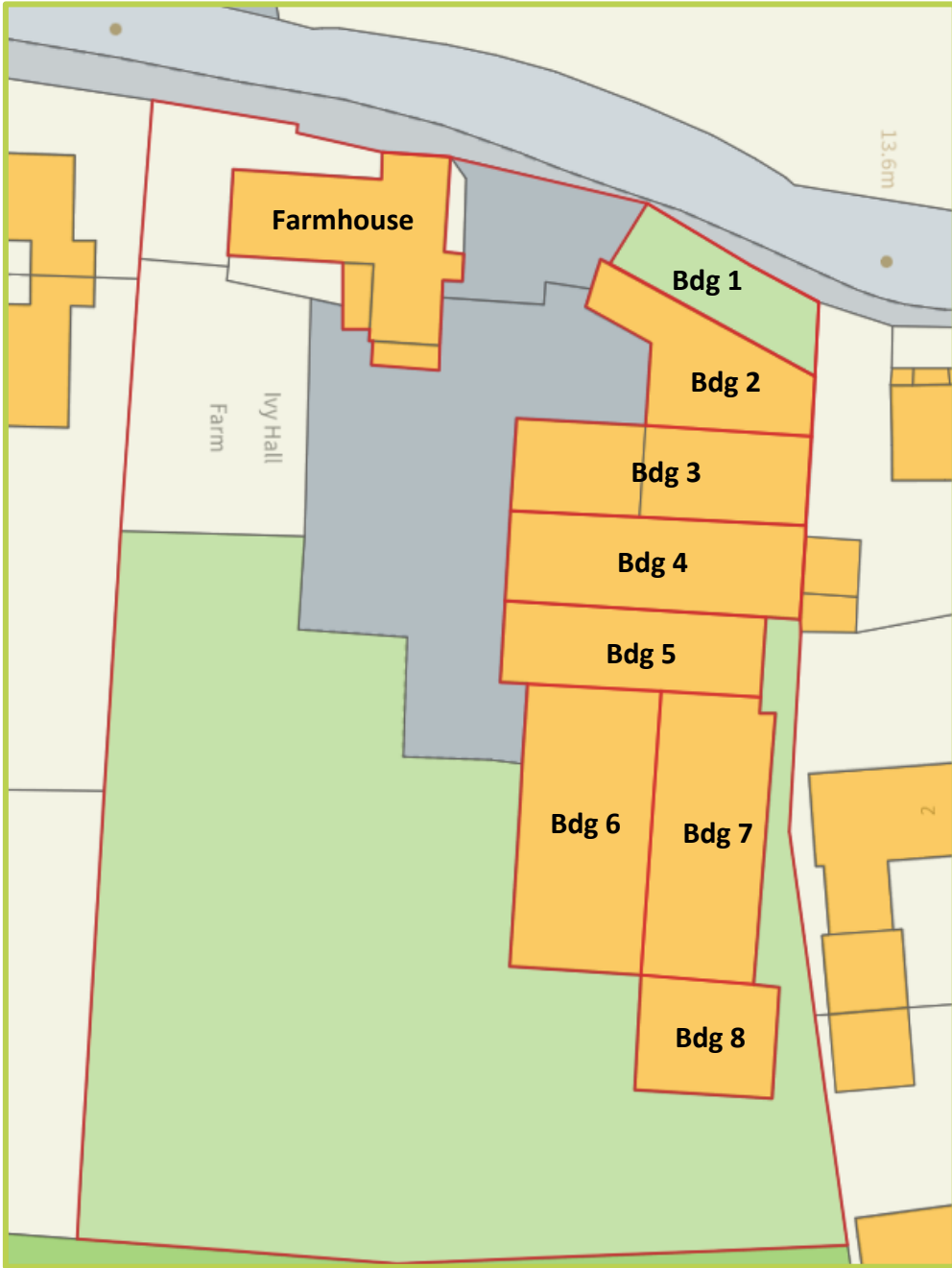


Buildings— *circa 13,750 sq. ft*

The Main collection of buildings are located along the northern boundary of the site, concealed by a high stone wall along the Church Street frontage. There are large stone character buildings together with some more modern portal framed buildings.

Building Number	Description	Gross Area
		Sq Ft
1	Stone building with no roof	1,032
2	Portal frame structure with a combination of block and timber walls and a sheet roof	1,396
3	Fully enclosed steel portal frame building with block walls to 5ft and a sheet roof	1,909
4	Impressive 2 storey traditional stone building of significant character	1,922
5	Fully enclosed steel portal frame building with block walls to 5ft and a sheet roof	1,620
6	Timber-framed building with sheet walls and roof, part concrete floor	2,221
7	Steel portal frame building with sheet walls and roof, part concrete floor	2,592
8	Concrete block-built garage.	1,104
Total:		13,796





GENERAL INFORMATION:

Services

The property has electricity, water and gas and a sewage system currently in place.

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.

Rights of Way

There are no public or private rights of way over the Property.

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
t: 01423 883301

Tenure

Freehold with vacant possession upon completion.

Method of Sale

The land is offered for sale by private treaty as a whole. The Vendor reserves the right to conclude the sale by any means.

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.

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.

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.

Agent Contact

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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.

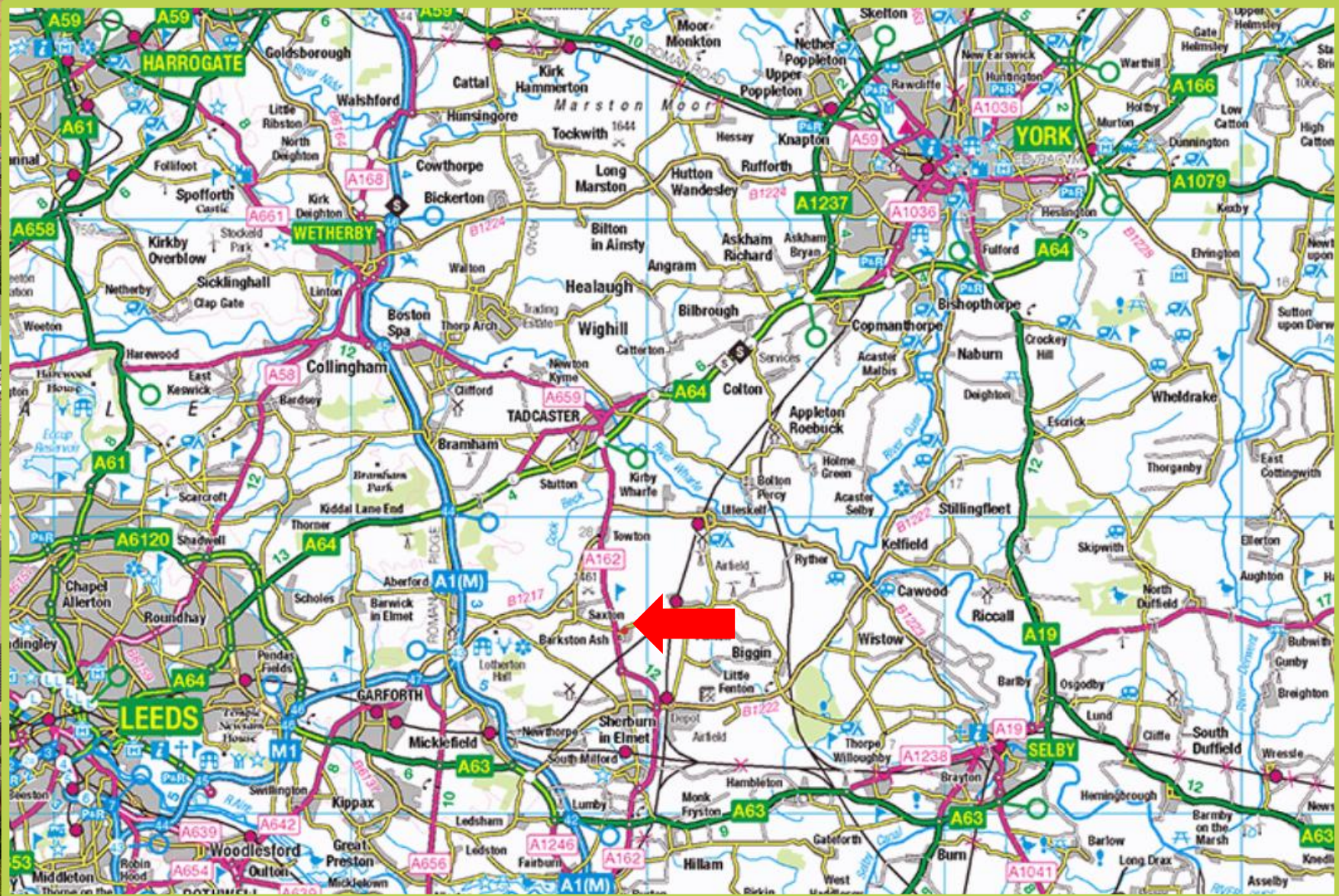
Vendor’s Solicitors

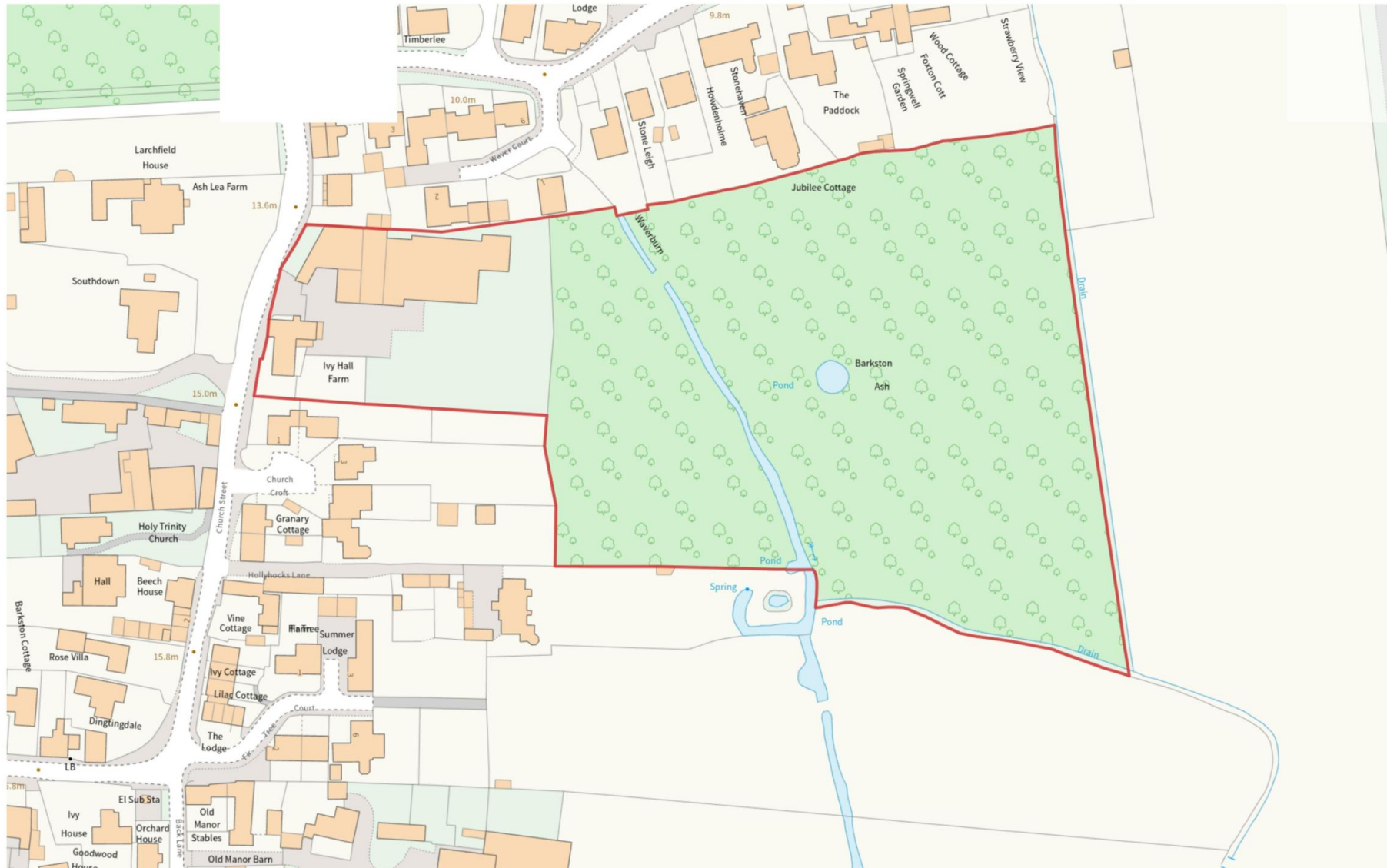
Hartlaw LLP, 63 St James Street, Wetherby, LS22 6RS
t: 01937 547000

What3Words: ///rising.animal.cabs



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 as a general guide only and do not constitute any part of the contract (ii) 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.





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50 m
Scale 1:1500 (at A4)

