



Baxby Mill | Husthwaite, York

BoultonCooper

BC
Est. 1801





Baxby Mill | Husthwaite, York

A rare and exciting redevelopment opportunity to purchase a former mill house, together with a range of agricultural and domestic outbuildings surrounded by its own land within a ring fence extending to 10.08 acres (4.08 hectares) or thereabouts.

Baxby Mill is situated to the west of the popular North Yorkshire village of Husthwaite, approximately 2.5 miles north of the vibrant market town of Easingwold. Offered for sale with no onward chain.

The property now requires a complete programme of renovation and upgrading.

FOR SALE BY PUBLIC AUCTION ON THURSDAY 11TH DECEMBER 2025 (6PM)
AT THE VILLAGE HALL, THE NOOKING, HUSTHWAITE, YORK YO61 4PB

- Former mill house with adjoining outbuildings
- In need of a programme of complete renovation
- Scope for reconfiguration and extension, subject to the necessary planning consents
- Range of agricultural and domestic outbuildings
- Situated within a ring fence
- In all extending to 10.08 acres (4.08 hectares)
- FOR SALE BY PUBLIC AUCTION on Thursday 11th December 2025 (6pm)

Guide Price £350,000 to £375,000

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[boultoncooper.co.uk](https://www.boultoncooper.co.uk)



Solicitors:

Hague & Dixon
12 Smiddy Hill, Pickering YO18 7AN
F.A.O. A Morris Esq



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ACCOMMODATION

The property is now in need of complete renovation and comprises a dilapidated stone and brick former mill house under a pantile roof, together with a range of adjoining and detached outbuildings.

ON THE GROUND FLOOR

ENTRANCE HALL

Staircase to first floor.

SITTING ROOM

5.00m x 3.86m (16'5" x 12'8")

Front aspect timber frame windows.

DINING ROOM

4.04m x 3.78m (13'3" x 12'5")

Front aspect timber frame windows, open fireplace on tiled hearth and surround.

PANTRY

1.75m x 1.57m (5'9" x 5'2")

KITCHEN

4.85m x 3.78m (15'11" x 12'5")

Side aspect timber frame window and timber door, open fireplace on tiled hearth, cupboard with shelving above.

UTILITY ROOM

2.84m x 2.51m (9'4" x 8'3")

STORAGE CUPBOARD

2.49m x 1.93m (8'2" x 6'4")

BOILER ROOM

4.60m x 3.66m (15'1" x 12')

Side aspect timber frame window opening and timber door. open fireplace.

STORE (no roof)

4.57m x 2.54m (15" x 8'4")

TO THE FIRST FLOOR

LANDING

Rear and side aspect timber frame windows.

BEDROOM 1

4.04m x 3.86m (13'3" x 12'8")

Front and side aspect timber frame windows.

BEDROOM 2

3.76m x 3.23m (12'4" x 10'7")

Front aspect twin timber frame windows.

BEDROOM 3

3.91m x 3.07m (12'10" x 10'1")

Dual aspect timber frame windows.

BEDROOM 4

2.90m x 2.64m (9'6" x 8'8")

BATHROOM

Side aspect timber frame window.

STORE

4.19m x 3.96m (13'9" x 13')

OUTSIDE

OUTBUILDINGS

Former farm buildings and domestic outbuildings to the front and rear of the dwelling and briefly comprise:

ADJOINING BARN (N)

7.70m x 5.97m (25'3" x 19'7")

Double timber doors and timber frame window to the front.



ADJOINING BARN (S)

5.97m x 4.65m (19'7" x 15'3")

The building is now dilapidated.

ORIGINAL FOLD YARD

14.63m x 9.14m (48' x 30')

Brick construction under a plastic coated roof with hay nets, concrete floor.

CALF HOUSING / LOOSE BOXES

14.63m x 4.88m (48' x 16')

Adjoining the north elevation and of brick construction under a pantile roof, including 4 loose boxes.

DOMESTIC OUTBUILDING

Stone construction under a pantile roof, part fibre cement.

THE LAND

The land surrounds the property and is situated within a ring fence extending to 10.08 acres (4.08 hectares) or thereabouts. The land is predominantly grassland with areas of scrubland, and including land along Ings Beck and the dismantled railway line.

The land is classified as Grade 3 on the Agricultural Land Classification Map.

SERVICES

We understand that the property benefits from mains electricity and water, currently disconnected; private drainage system. All the services have not been tested but we have assumed that all services are in need of a complete overhaul and replacement. All buyers are to make their own enquiries prior to offering on the property.

WAYLEAVES AND EASEMENTS

We are unaware of any wayleaves or easements that cross the land. The property is sold subject to all wayleaves and easements, whether mentioned in these sales particulars or not.

RIGHTS OF WAY

We understand there is a public footpath crossing the whole property. Further information and their available route from the North Yorkshire Council's Right of Way mapping facility. The property is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not.

WHAT3WORDS

///dweller.bounding.awaited

VIEWING

Strictly by appointment with the Agents, BoultonCooper.

All viewings are strictly by appointment through BoultonCooper's Malton office. All viewers must note the access is limited in places and a 4x4 vehicle is recommended.

The farm house and outbuildings are unsafe and must not be entered without the selling agents being present. The access from the north along Elphin Bridge Lane is not passable. All access (from the south) via Ings Lane.

Please note if you have downloaded these particulars from our website you must contact the office to register or you will not be included on further mailings regarding this sale. Please also register at www.boultoncooper.co.uk for regular email updates for this property and other available properties.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX BAND

We are verbally informed that the property lies in Band E. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band F. The full EPC can be viewed online: <https://www.gov.uk/find-energy-certificate> or at our Malton Office.

FOR SALE BY PUBLIC AUCTION

The property is to be sold by Public Auction on Thursday 11th December 2025 (6pm) at The Village Hall, The Nooking, Hushwaite, York YO61 49B (///covenants.pits.prance).

GUIDE PRICE

£350,000 to £375,000 *

*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.

VENDOR'S SOLICITOR

Hague & Dixon, 12 Smiddy Hill Pickering North Yorkshire YO18 7AN
F.A.O. A Morris Esq





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.

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. All parties who are purchasing must provide the necessary evidence.

AGENT CONTACT

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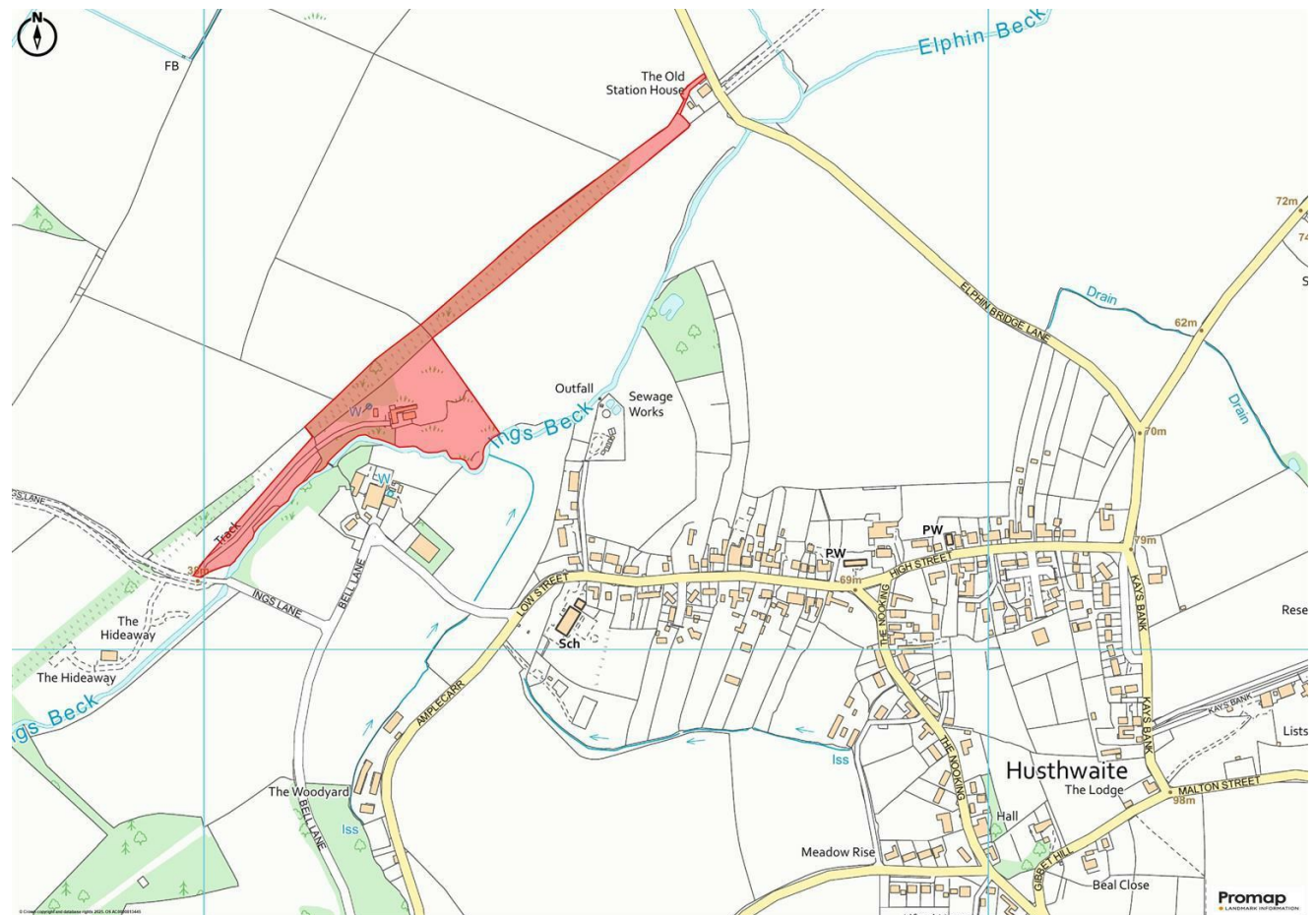
henry.scott@boultoncooper.co.uk alice.hood@stephenson.co.uk

HEALTH & SAFETY

Interested parties are reminded that the property requires a significant programme of upgrading and modernisation. We, therefore, ask that you are as vigilant as possible when viewing the property.

PLANS, AREAS AND MEASUREMENTS

The plans, areas and measurements provided are a guide and subject to verification with the title deeds. The land is identified on the attached plan, shown edged in red. It will be the responsibility of any prospective purchaser to plot the boundary of the land following the sale and to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.



Baxby Mill, Husthwaite



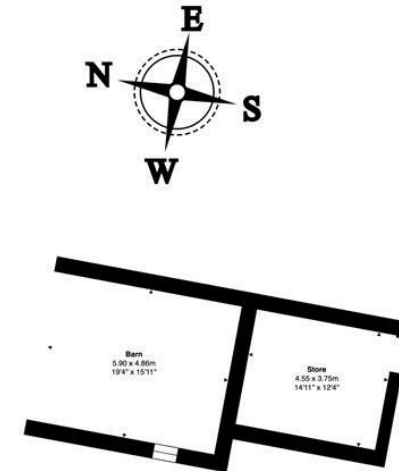
Gross Internal Area

House: 199.5m² ... 2,148ft²

Outbuildings: 338.6m² ... 3,644ft²

Total: 538m² ... 5,792ft²

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



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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 inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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