



Wiganthorpe Farm Estate  
Wiganthorpe, Nr Terrington









St. Michael's House, Malton  
North Yorkshire YO17 7LR

t: 01653 692151

e: [reception@boultoncooper.co.uk](mailto:reception@boultoncooper.co.uk)

[boultoncooper.co.uk](http://boultoncooper.co.uk)



#### Solicitors

Crombie Wilkinson

Forsyth House, 3 Market Place, Malton YO17 7LP



# BoultonCooper

## Wiganthorpe Farm Estate Wiganthorpe, nr Terrington, North Yorkshire

A superb country property offering flexibility and scope for development (subject to the appropriate consents) within the heart of the Howardian Hills National landscape.

Wiganthorpe Farm Estate comprises a detached bungalow (subject to an Agricultural Occupancy Clause), with substantial gardens and grounds, together with adjoining farmland and woodland extending in all to 115.07 acres (46.57 hectares) or thereabouts.

Treetops is the principal dwelling and provides four bedroom accommodation with substantial gardens and grounds. In addition, the property includes a detached garage and workshop and is conveniently situated within the hamlet village of Wiganthorpe, on the edge of the of the Howardian Hills between Hovingham and Terrington. It is well-located, within easy reach of the City of York and Leeds further afield, and their superb transport connections. The farmland is situated to the north and south of the homestead and comprise a commercial block of arable, grass and wood land.

Wiganthorpe Farm Estate is offered for sale as a whole or in four separate lots.

In all 115.07 acres (45.57ha) or thereabouts

**Guide Price £1,550,000 (the whole)**

**BC**  
Est. 1801





## TREETOPS: THE PRINCIPAL RESIDENCE

### ACCOMMODATION

#### ENTRANCE PORCH

1.55m x 0.84m (5'1" x 2'9")

uPVC double glazed opaque entrance door and internal door.

#### UTILITY ROOM

3.04m x 2.41m (10' x 7'11")

uPVC double glazed window to the front, fitted base and wall mounted units, Belfast sink, plumbing for washing machine, airing cupboard housing the hot water cylinder.

#### CLOAKROOM/SHOWER ROOM

1.98m x 1.09m (6'6" x 3'7")

Double shower cubicle with chrome fittings and sliding door, wc and wash hand basin, tiled walls, extractor fan.

#### BREAKFAST KITCHEN

4.53m x 4.27m (14'10" x 14')

uPVC double glazed window to the front, range of fitted base and wall mounted units, 1.5 bowl stainless steel sink and drainer with chrome mixer taps over, NEFF double oven and grill, 4 ring electric hob with extractor hood over, integral dishwasher, Creda electric storage heater, with Pantry cupboard off (6'6" x 4'7").

### HALLWAY

14'3" x 9'4" plus 15'7" x 4'8"

External door to rear, Creda electric storage heater, linen cupboard off, decorative cornicing.

### SITTING ROOM (NW)

5.87m x 4.52m (19'3" x 14'10")

uPVC double glazed window to the front, timber framed double glazed window to the side, gas fireplace with marble hearth and surround, decorative timber mantelpiece, 2 no. Creda electric storage heaters. Open arch to:

### DINING ROOM (SW)

4.54m x 3.78m (14'11" x 12'5")

uPVC double glazed sliding sash window to the front, Creda electric storage heater.

### INNER HALL

#### BEDROOM 1 (NE)

4.54m x 3.64m (14'11" x 11'11")

uPVC double glazed window to the rear, fitted dressing table, Creda electric storage heater.

#### BEDROOM 2 (SE)

4.56m x 3.65m (14'11" x 12')

uPVC double glazed window to the front, Creda electric storage heater.





### BEDROOM 3 (N)

4.56m x 2.70m (14'11" x 8'10")

uPVC double glazed window to the front, built-in wardrobe with dressing table, Creda electric storage heater.

### STUDY / BEDROOM 4 (N)

2.40m x 2.26m (7'10" x 7'5")

uPVC double glazed window to the rear, electric radiator.

### FAMILY BATHROOM

3.66m x 2.82m (12' x 9'3")

uPVC double glazed window to the side, four piece suite comprising double shower cubicle with electric shower and glazed screen, corner bath, pedestal wash hand basin and low flush wc, tiled walls, extractor fan and chrome heated towel rail.

### OUTSIDE

The property is accessed from a shared driveway leading to a private, brick set turning and parking area with central herbaceous border. There are lawned gardens which wrap round the sides leading to terraced landscaped gardens to the north, which drops down to a timber gateway on the patio area to the north. The formal gardens are substantial and established, together with evergreen and deciduous tree planting.

### DOUBLE GARAGE

6.34m x 4.97m (20'9" x 16'4")

Twin roller shutter doors with personnel door to the rear.



### ADJOINING WORKSHOP

5.28m x 1.75m (17'4" x 5'9")

### THE LAND

The agricultural farmland once formed part of Wiganthorpe Hall Farm Estate before the property was redeveloped to create the current settlement. The farmland and ancillary land extends in all to 115.07 acres (46.57 hectares) and comprises a mixture of arable, grass and woodland. The farm land is currently occupied under two separate Farm Business Tenancy Agreements.

All the land is accessed from the shared private driveway, which also provides access to Treetops. There is also access to the north western block of land from the adopted highway, which forms part of the northern boundary of the subject property. There is a public bridleway which crosses part of the land, travelling east to west through field no. NG2400.

According to the Agricultural Land Classification Maps, the farmland is Grade III. The soil type is identified as being the Rivington 1 Series characterised as well drained, coarse loamy soils over sandstone, ideal for arable rotations and grassland management. The land is situated outside an existing Nitrate Vulnerable Zone (NVZ).







## GENERAL INFORMATION

### SERVICES

We understand that the property is connected to mains electricity and water, with 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 property.

### TENURE

Treetops is freehold with vacant possession on completion. The agricultural land is sold freehold subject to two separate Farm Business Tenancy Agreements which terminate on 6<sup>th</sup> April 2026 and 17<sup>th</sup> October 2026. Further details are available from the selling agents.

### RIGHTS OF WAY

The property is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not.

The principal private driveway to the village of Wiganthorpe remains owned by the owners of Wiganthorpe Farm Estate, subject to rights of way granted to the owners of properties at Wiganthorpe who, with permission, have created a management structure to maintain the driveway.

## PLANNING

Please note that Treetops is sold subject to an Agricultural Occupancy Clause in accordance with Decision No. 3/133/13G/FA dated 6th July 1967. Under Clause 4 of this Decision Notice *"The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture or in forestry including any dependents of such a person residing with them or a widow or widower of such a person"*.

## WAYLEAVES AND EASEMENTS

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

## SPORTING AND MINERAL RIGHTS

Sporting and mineral rights are included with the sale so far as they are owned.

## NITRATE VULNERABLE ZONE (NVZ)

We have checked the Environment Agency NVZ map which confirms the property does not fall within an NVZ.

## VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel: 01653 692151.





### WHAT3WORDS

///swells.teardrop.treetop

### COUNCIL TAX BAND

Treetops 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 E. The full EPC can be viewed online ([www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate)) or at our Malton Office.

### 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.

### METHOD OF SALE

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

### SOLICITOR

Crombie Wilkinson  
Forsyth House, 3 Market Place, Malton YO17 7LP.

### GUIDE PRICE

The land is available as a whole or in 4 separate lots as set out below.

### Wiganthope Farm Estate, comprising:

#### **The Whole: Treetops, adjoining arable, grass and wood land, extending to 115.07 acres or thereabouts.**

Guide Price: £1,550,000 (one million, five hundred and fifty five thousand pounds).

#### **Lot 1: Treetops; 4 bedroom detached bungalow, detached garage and workshop, extensive gardens and grounds and land. In all 16.5 acres.**

Guide Price: £575,000 (five hundred and seventy five thousand pounds).

#### **Lot 2: Block of arable land. In all 48.82 acres.**

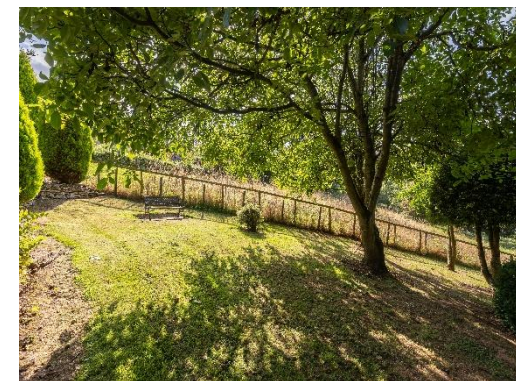
Guide Price - £475,000 (Four hundred and seventy five thousand pounds).

#### **Lot 3: Block of arable and grassland. In all 37.23 acres.**

Guide Price - £375,000 (Three hundred and seventy five thousand pounds).

#### **Lot 4: Block of arable and grassland. In all 12.52 acres.**

Guide Price - £125,000 (One hundred and twenty five thousand pounds).







## 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.

## KEY CONTACT

Henry Scott MSc MRICS m: 07739 983806;  
e: [henry.scott@boultoncooper.co.uk](mailto:henry.scott@boultoncooper.co.uk).

## BOULTON COOPER - ABOUT US:

BoultonCooper is the region's most established estate agency, offering a dynamic and highly professional services. We provide the largest independent network of offices in the Ryedale area (with offices in Malton, Pickering, and Helmsley), together with offices in York, Haxby, Easingwold, Boroughbridge, Knaresborough and Selby which assists in making our properties available to as wide a captive audience as possible. We specialise in the sale of town and country properties and have a significant mailing list of registered parties who are actively looking for this type of property in this locality.

Do register with us at [sales@boultoncooper.co.uk](mailto:sales@boultoncooper.co.uk).

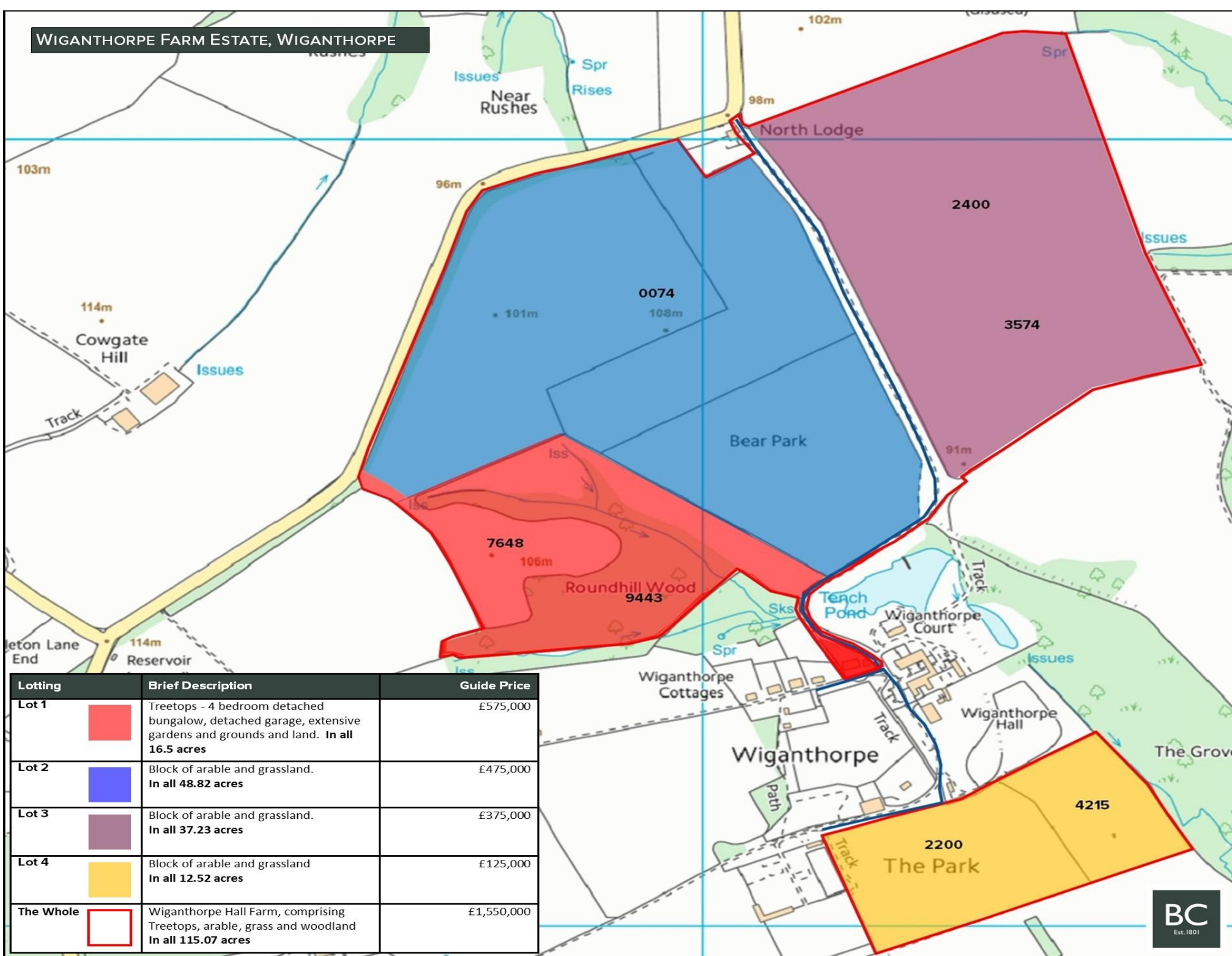
## Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

[WWW.EPC4U.COM](http://WWW.EPC4U.COM)



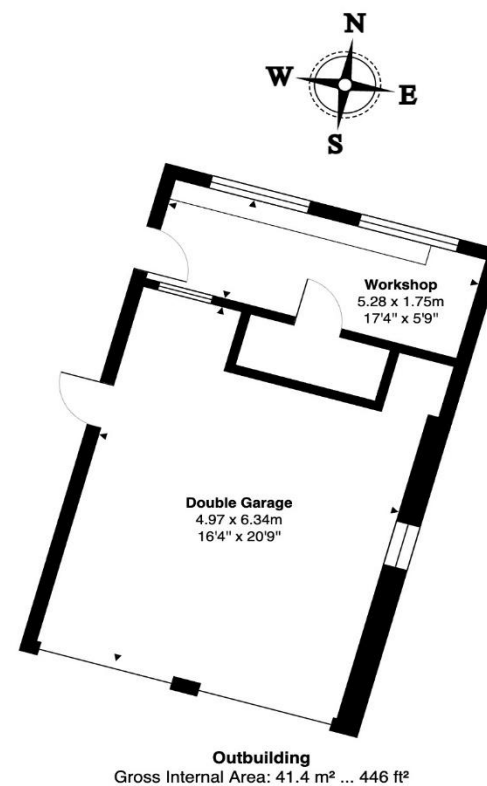
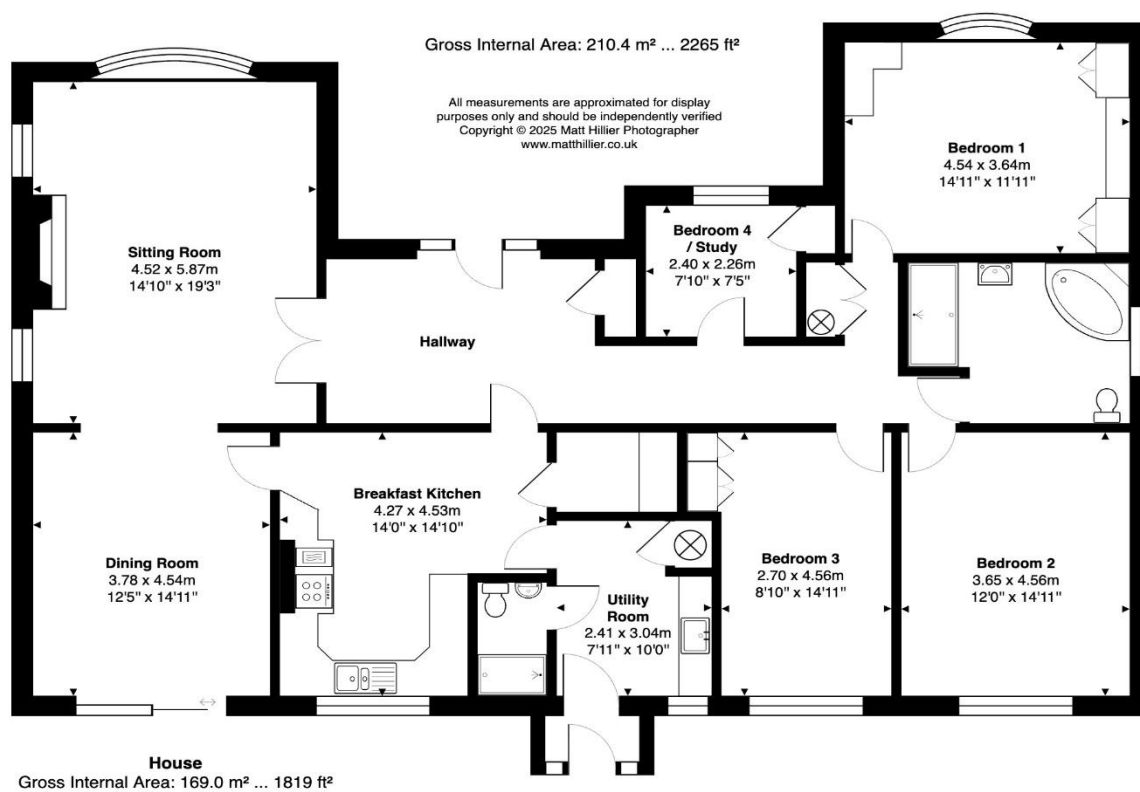
# WIGANTHORPE FARM ESTATE, WIGANTHORPE



Lotting		Brief Description	Guide Price
Lot 1		Treetops - 4 bedroom detached bungalow, detached garage, extensive gardens and grounds and land. <b>In all 16.5 acres</b>	£575,000
Lot 2		Block of arable and grassland. <b>In all 48.82 acres</b>	£475,000
Lot 3		Block of arable and grassland. <b>In all 37.23 acres</b>	£375,000
Lot 4		Block of arable and grassland <b>In all 12.52 acres</b>	£125,000
The Whole		Wiganthorpe Hall Farm, comprising Treetops, arable, grass and woodland <b>In all 115.07 acres</b>	£1,550,000



# Treetops, Wiganthorpe, Terrington, YO60 6NU





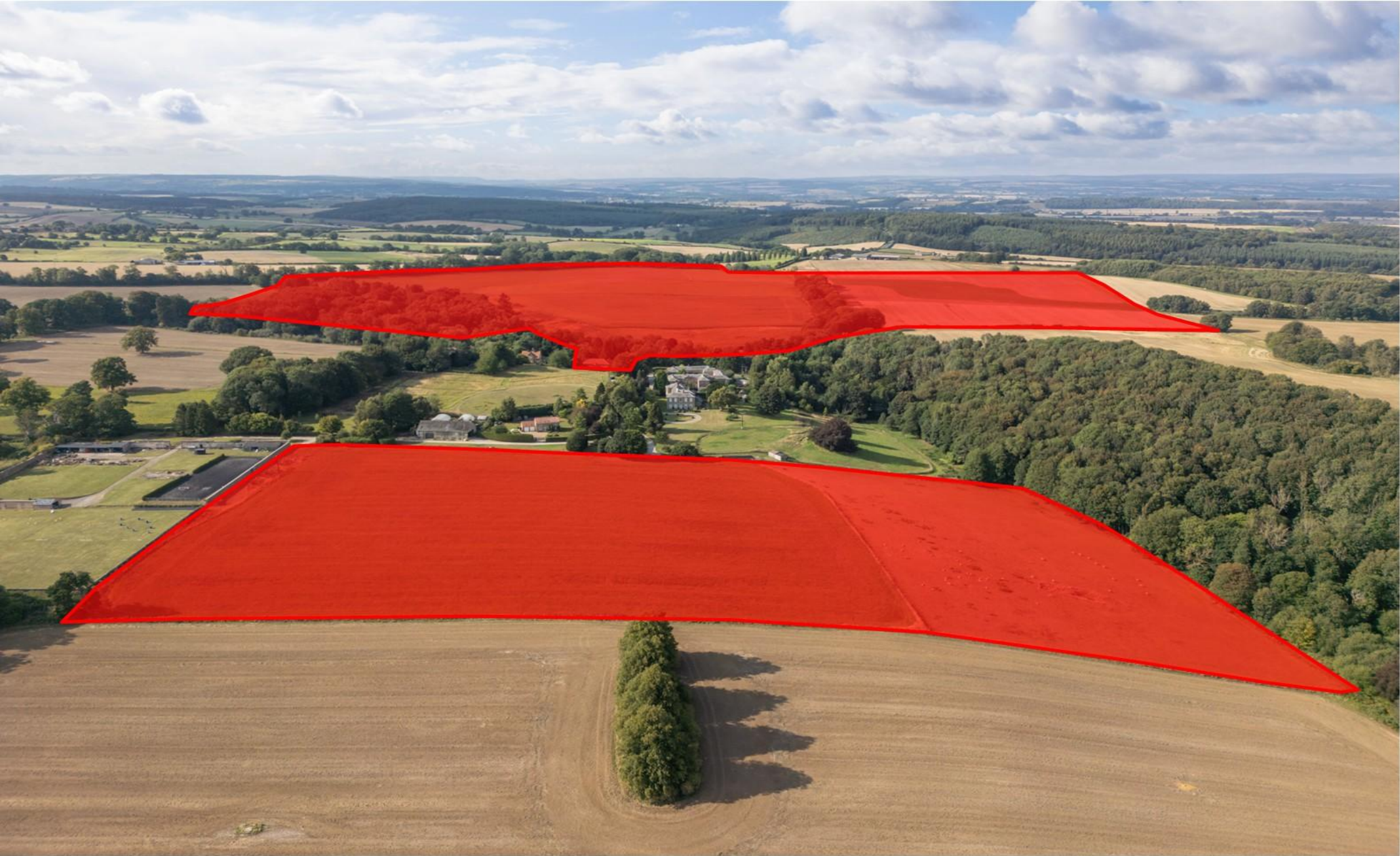


**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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.

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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