



MANOR HOUSE
FARM

MANOR HOUSE FARM
Ryton, North Yorkshire YO17 6RY

Boulton & Cooper
Stephensons



St Michael's House
1 Market Place
Malton
YO17 7LR
Tel: 01653 692151

Website: www.boultoncooper.co.uk
Email: agric@boultoncooper.co.uk

Solicitors
Pearsons and Ward
2 Market Street
Malton
YO17 2AS
Tel: 01653 692447

MANOR HOUSE FARM, RYTON, NORTH YORKSHIRE

An opportunity to acquire a mixed farm which has been occupied by the Raines Family since 1733, located conveniently within Ryedale and just outside the North York Moors National Park.

The main farm is offered with 5.69 acres of grassland with the option to purchase an additional 2 Lots comprising 7.29 acres of arable and 20.11 acres of grassland.

The farmhouse provides five bedrooms and spacious living accommodation. The farm benefits from a range of traditional and modern buildings, with the potential for conversion and alternative uses, subject to obtaining the necessary consents.

Manor House Farm would be of interest to those seeking to expand on existing farming operations as well as those with equestrian and small holding interests.

For Sale by Private Treaty

GUIDE PRICE:

**LOT 1: Farmhouse, buildings and land
extending in all to 7.46 Acres
£710,000 - £770,000**

**LOT 2: Approx. 7.29 Acres of arable land
£60,000 - £80,000**

**LOT 3: Approx. 19.81 Acres of grassland
£80,000 - £100,000**

**AS A WHOLE
£850,000 - £950,000**



General Information

Foreword:

Manor House Farm, as a whole, offers an opportunity to purchase a mixed farm extending to 34.56 acres (13.99 ha). The property is available for sale as a whole or in 3 separate Lots.

Manor House Farm has been occupied by the Raines Family since 1733, with the main farmhouse having been built in 1821 from the remains of the former Manor House.

The farmstead provides a 5 bedroom dwelling offering spacious family accommodation and has been maintained throughout. There is a useful range of both traditional and modern farm buildings. The traditional range would offer the potential for conversion opportunity and alternative uses, subject to obtaining the necessary consents.

Directions from Malton:

Leave Malton on the Old Malton Road towards Pickering. At the roundabout take the second exit on to the A169 towards Pickering. Take the first exit at the next roundabout onto Eden House Road and continue forward to the T junction. Turn right towards Ryton and continue for approximately 1.4 miles. Turn left at Ryton Rigg Road and continue forward for approximately 0.6 miles where Manor House Farm will be identified by the Agents For Sale board.



Farmhouse:

The farmhouse enjoys a prominent position with a southerly aspect over open farmland and towards Malton.

The property was constructed in 1821 using the remains from the former Manor House.

The property is a stone-built dwelling under a slate roof with uPVC double glazed window units throughout. The farmhouse and grounds have been maintained but offers the opportunity for further improvement.

The accommodation briefly provides:

FRONT ENTRANCE DOOR:

With uPVC entrance door.

LOUNGE:

15'3" x 13'11" (4.64m x 4.23m) front aspect bay window, electric fire with tiled surround, double oak doors to Dining Room, and entrance to hallway.

DINING ROOM:

17'4" x 14'10" (5.28m x 4.53m) side and rear aspect windows, electric fire with stone surround and wooden mantle.

KITCHEN:

12' x 10'4" (3.66m x 3.14m) side and rear aspect windows, range of wall and base units, including sink and drainer and part tiled walls. Electric hob and extractor fan, AEG double oven and grill, double radiator, tiled floor.

REAR ENTRANCE HALL:

CLOAKROOM:

Low flush wc and wash hand basin.

UTILITY ROOM:

12'7" x 6'7" (3.84m x 2.01m) side aspect window, range of wall and base units, stainless steel sink and drainer, freestanding Belling cooker, single radiator, linoleum floor.

STUDY:

10' x 9'11" (3.05m x 3.02m) side aspect window, clad walls, access to utility, double radiator.

STORE:

10'2" x 6'7" (3.09m x 2m) shelving, linoleum floor.

DRAWING ROOM:

19'11" x 13'7" (6.06m x 4.14m) front aspect bay window, double radiator, door to main Hallway.

STAIRCASE TO FIRST FLOOR:

BEDROOM 1:

14'9" x 13'9" (4.32m x 4.31m) built-in wardrobe, front aspect window, shower cubicle with Mira electric shower.

BEDROOM 2:

14'2" x 11'3" (4.33m x 3.42m) front aspect window, double radiator.

BEDROOM 3:

14'3" x 11'11" (4.34m x 3.63m) rear aspect window, built in wardrobe, double radiator.

BEDROOM 4:

11'9" x 9'9" (3.58m x 2.98m) rear aspect window, single radiator.

PLAYROOM:

12' x 10'2" (3.65m x 3.10m)

BEDROOM 5:

12'4" x 12'1" (3.77m x 3.68m) rear aspect window, double radiator.

HOUSE BATHROOM:

Wash hand basin, low flush wc, heated towel rail, linoleum floor.

Outside & Courtyard Buildings:

COURTYARD GARDEN:

Courtyard garden beautifully and skillfully landscaped by the current owners. Laid to part lawn and part raised flower beds with large gravelled area.

ALLOTMENT & ORCHARD:

To the east of the farmhouse is an allotment area and orchard. The orchard produces an annual crop of apples, plums and cherries.

GARAGE AND WASH HOUSE (1):

5.36m x 6.69m brick built with a pantiled roof providing garage with up and over door, wash house, store and first floor loft over.

EAST RANGE (2):

19.08m x 4.73m single storey, stone built with pantiled roof providing store, workshop and loose housing.

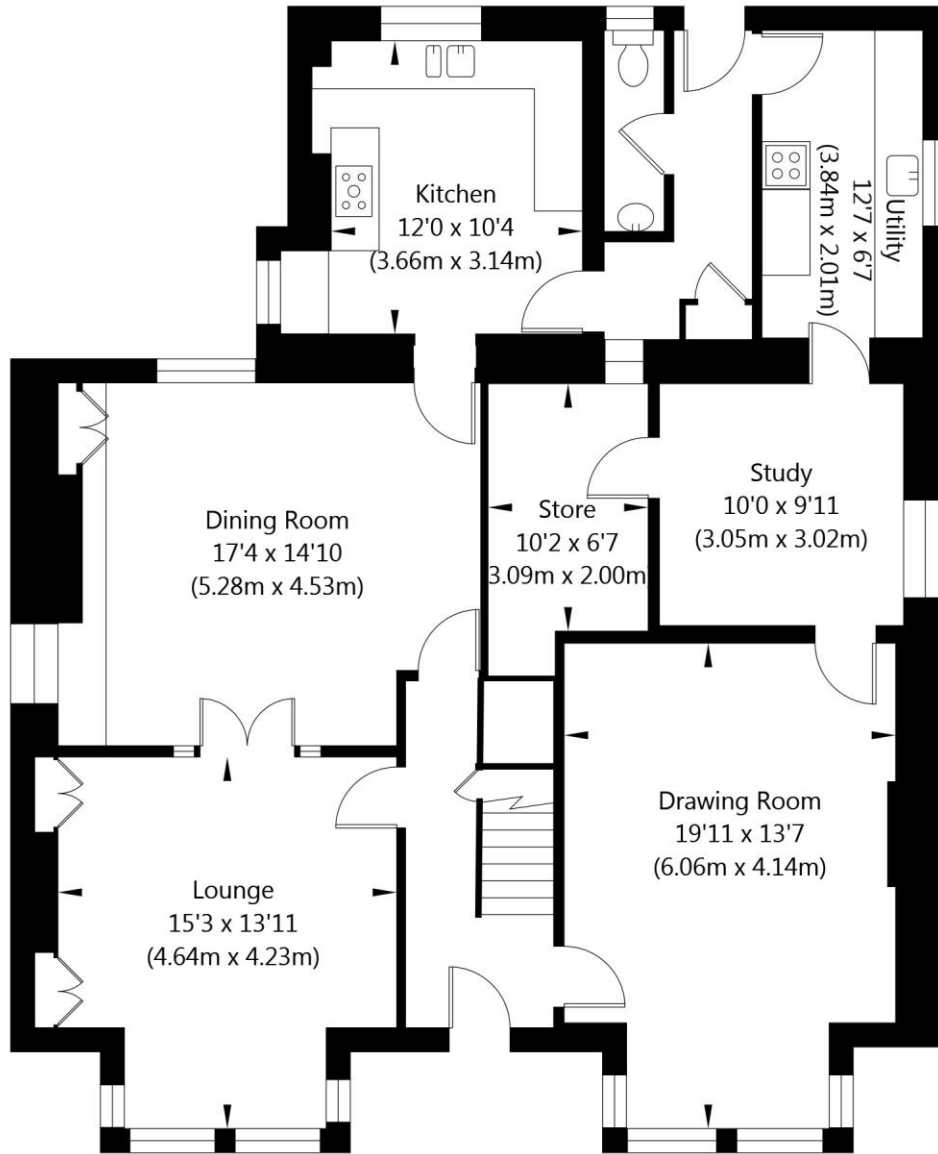
WEST RANGE (3):

24.81m x 4.42m single storey, stone built with pantile roof providing 4 loose boxes with concrete floor.

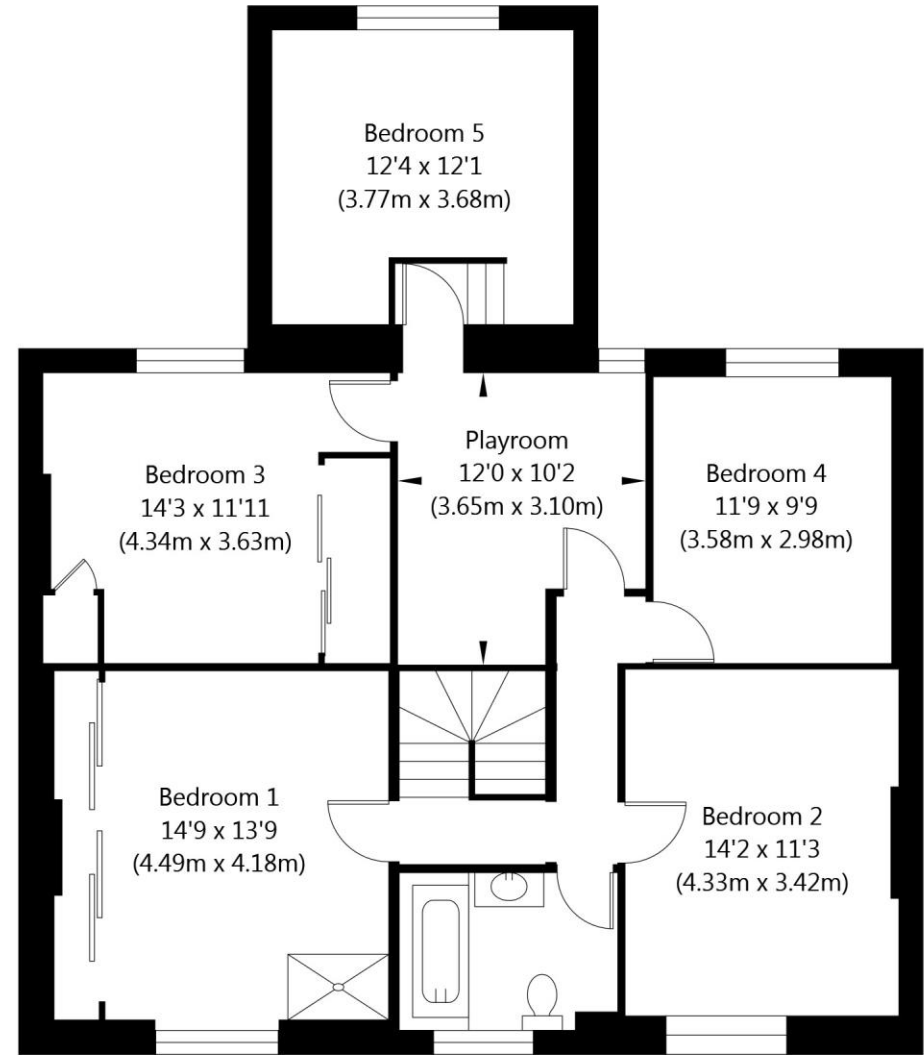
GARDEN ROOM (4):

8.49m x 4.26m brick pillar lean to construction with part pantile and part Perspex roof, with concrete floor.

Manor House Farm, Ryton, Malton, YO17 6RY



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1341 SQ FT / 124.55 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1094 SQ FT / 101.66 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 2435 SQ FT / 226.21 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

www.exposurepropertymarketing.com © 2019





Farm Buildings:

NORTH RANGE (5):

Approx. 37m x 5.70m

Two storey brick built granary with pantile roof, providing the following:

- Workshop
- 3 Bay Cart Shed
- Store
- Grain dryer
- Grain storage & drying area
- Loft

WAGON SHED (6):

9.93m x 5.43m

Brick construction with corrugated iron roof and concrete floor.

GRAIN STORE (7):

18.29m x 9.14m

4 bay building of steel construction with fibre cement roof and concrete floor, partially clad with box profile sheeting to the north and west elevation.

GRAIN STORE LEAN TO (E) (8):

18.29m x 3.66m

4 bay building of steel construction with corrugated iron sheeted roof and part concrete floor.

DUTCH BARN (9):

35.05m x 9.14m

8 bay building of steel construction with corrugated iron sheeted roof, and part concrete floor.

DUTCH BARN LEAN TO (E) (10):

18.29m x 9.14m (max)

8 bay building of steel construction with corrugated iron sheeted roof, and part concrete floor.

DUTCH BARN LEAN TO (W) (11):

18.29m x 5.03m

4 bay building of steel construction with corrugated iron sheeted roof.





The Land:

The entirety of the land sits in a ring fence surrounding the main farm house. The land is mainly laid to permanent grassland, but has a single field of productive arable land.

The predominant soil type across the land is classified as being in the Foggathorpe 2 Series being a slowly permeable seasonally water logged clayey soil suitable for winter cereals and grassland.

The land included in Lot 3 along the River Rye is identified as having a soil type within the Fladbury 3 Series described as being a clayey soil suitable for grassland.

SCHEDULE OF LAND:

Field	Description	Total Area		Claimable Area	
		Ha	Ac	Ha	Ac
LOT 1 – edged in red					
Farmstead	-	0.59	1.45	0.00	0.00
Grassland	Perm Pasture	2.30	5.69	2.30	5.69
Orchard	-	0.11	0.25	0.00	0.00
Allotment	Perm Pasture	0.02	0.05	0.00	0.00
SUB TOTAL LOT 1		3.02	7.46	2.30	5.69
LOT 2 – edged in blue					
1254	Arable	2.95	7.29	2.92	7.21
SUB TOTAL LOT 2		2.95	7.29	2.92	7.21
LOT 3 – edged in green					
2441	Perm Pasture	2.80	6.91	2.80	6.91
4240	Perm Pasture	0.27	0.67	0.27	0.67
1394	Perm Pasture	4.95	12.23	4.95	12.23
SUB TOTAL LOT 3		8.02	19.81	8.02	19.81
TOTAL		13.99	34.56	13.24	32.71



General Information

SERVICES:

The house benefits from mains water and electricity, septic tank drainage and oil fired central heating. The septic tank (S) is located in Lot 3 and, if sold separately, the necessary rights will be reserved in favour of the purchasers of Lot 1.

A 3 Phase electricity supply, a mains water connection and good access are provided to the buildings.

Mains water is laid to the majority of the fields which surround the main farmstead.

FIXTURES AND FITTINGS:

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

Additional items included in the sale:

- All grain storage bins
- All grain drying equipment

WAYLEAVES & EASEMENTS:

There is a single pole and overhead electricity line located in Lot 1 and Lot 3.

The property is sold including all Wayleaves & Easements whether mentioned in these particulars or not.

RIGHTS OF WAY:

There are no public rights of way crossing the property.

BASIC PAYMENT SCHEME:

The land is registered on the Rural Land Register for claiming the Basic Payment. There are no entitlements included in the sale. The current Tenants reserve the 2019 Basic Payment Scheme claim.

SHALE GAS EXPLORATION:

The land is within a PEDL Licensed Area in which INEOS have been given consent to carry out a Seismic Survey. Further details available from the Agent.

MINERAL RIGHTS:

The Mineral Rights are in hand and included in the sale as far as they are owned.

SPORTING AND FISHING RIGHTS:

The Sporting and Fishing Rights are in hand and they are included in the sale as far as they are owned.

ENERGY PERFORMANCE CERTIFICATE:

Assessed in band E. The full EPC report can be viewed at the Agent's office.

OUTGOINGS:

The Farm House is in Council Tax Band G.

TENURE:

The farm is offered for sale with vacant possession on the 1st October 2019.

The arable and grassland are let to two separate Tenants on a Farm Business Tenancy arrangement.

METHOD OF SALE

The land is offered for sale by Private Treaty, as a Whole or in 3 Lots.

LOCAL AUTHORITY:

Ryedale District Council, Ryedale House, Old Malton Road, Malton, North Yorkshire YO17 7HH.

VAT:

Any price quoted or discussed is exclusive of VAT. In the event that the sale of the property becomes a chargeable supply for VAT, such tax will be payable by the purchaser in addition to the purchase price.

VENDORS SOLICITOR:

Pearsons and Ward, 2 Market Street, Malton YO17 2AS. Tel: 01653 692247.

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 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.

AGENT CONTACTS:

Jack Ayres-Sumner MRICS FAAV

Boulton & Cooper

St Michael's House

Market Place, Malton

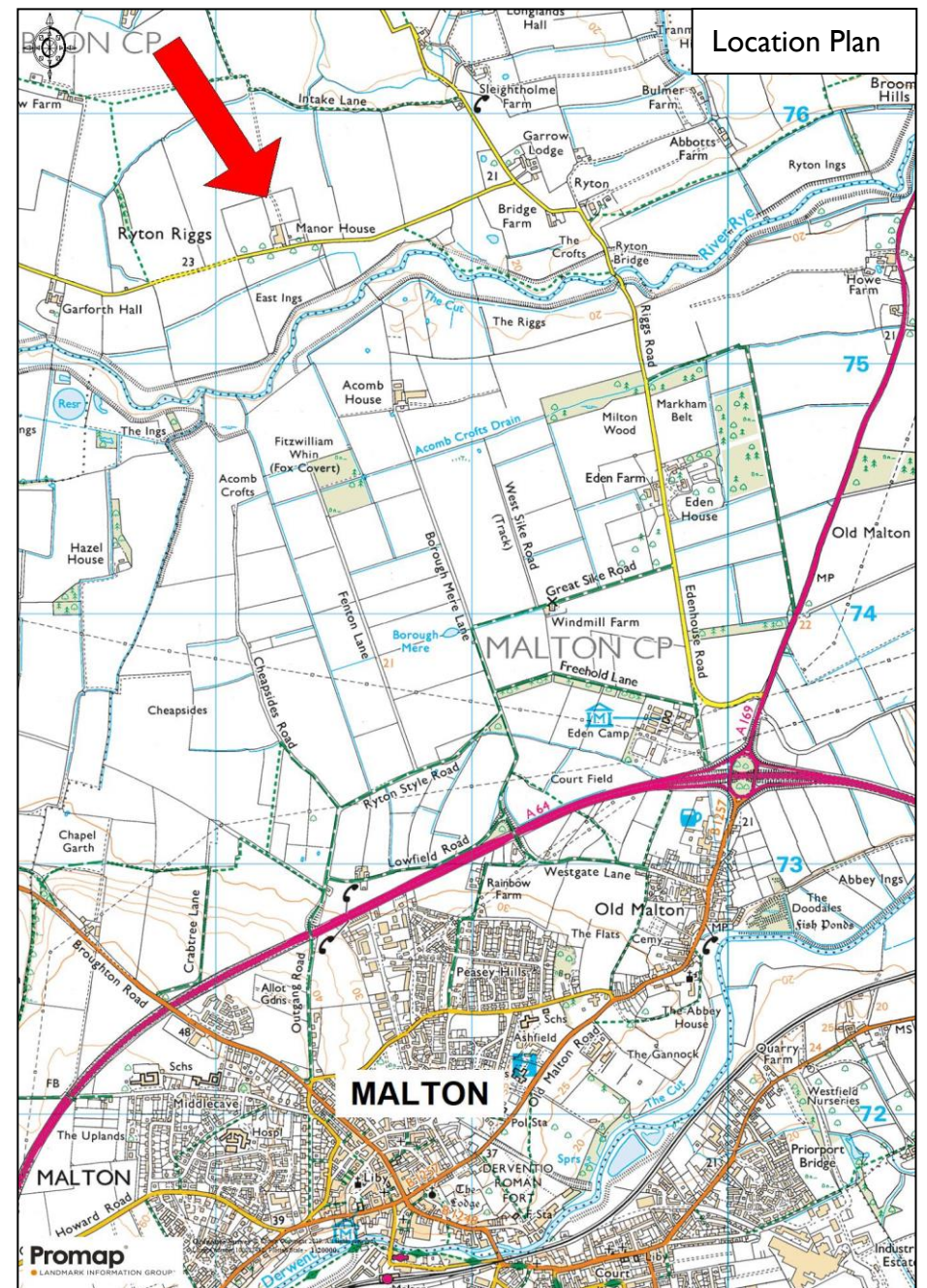
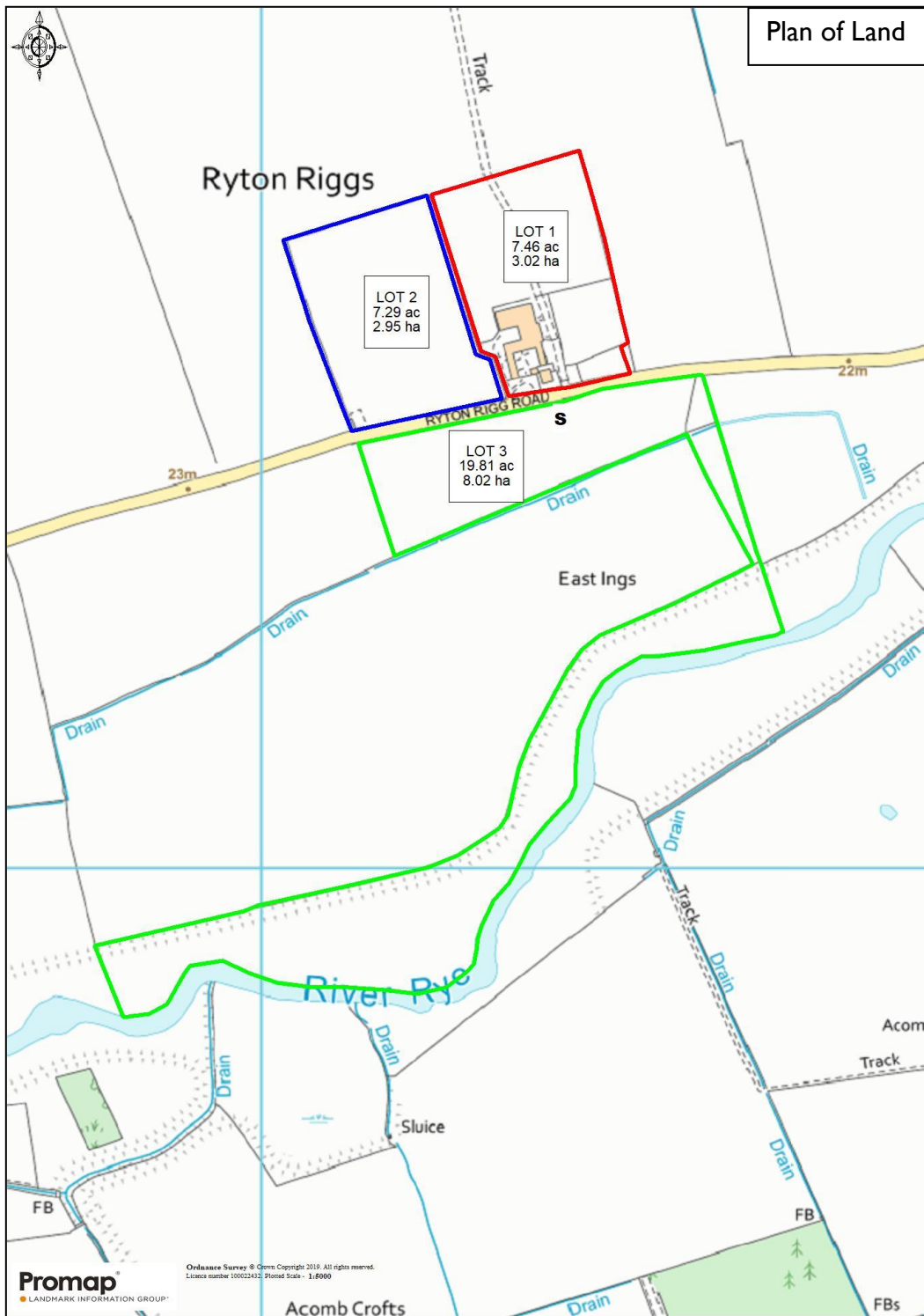
YO17 7LR

Tel: 01653 692151

Email: agric@boultoncooper.co.uk

Website: www.boultoncooper.co.uk

Photographs taken 6th March 2019.



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.

