



Willerby Grange Farm

| Staxton, Scarborough

Carter Jonas

# Willerby Grange Farm

## Staxton

## Scarborough

## YO12 4SF

**Versatile smallholding  
conveniently situated  
between Malton and  
Scarborough.**

In all extending to 6.21 acres (2.52 hectares).

For sale by private treaty as a whole.

**Carter Jonas**



### Location

Willerby Grange Farm is conveniently situated on the edge of the small village of Willerby which itself is situated approximately 1 mile to the west of the village of Staxton.

The seaside resort of Scarborough is situated approximately 8 miles to the north whilst the city of York is situated approximately 33 miles to the south-west both of which provide an excellent range of professional and leisure services.

Access to the A64 is available at Staxton which connects with the historic City of York where the East Coast mainline provides regular services to London in under 2 hours.

There is a wide range of independent schooling including Pocklington School, Queen Margarets at Escrick together with Bootham and St Peter's Schools, both being located in York.

Willerby Grange Farm comprises a desirable smallholding which includes an attractive barn conversion, a separate cottage subject to a holiday occupancy clause, a range of agricultural buildings and grassland paddocks extending to approximately 4.81 acres.

The vendors currently operate a diversified business from the property using the principle dwelling as a furnished holiday let which generates a turnover in the region of £30,000 per annum, an equine

laundry business together with a B&B pig enterprise with a capacity for approximately 800 pigs and a calf rearing enterprise with a capacity for 40 calves.

Please note that the sale excludes the steel portal frame building which the Vendor intends to relocate to another property.



## Farmhouse

Willerby Grange Barn is the principle dwelling and comprises a semi-detached barn conversion of brick construction under a pitched pantile roof.

The living accommodation extends to approximately 1,674 ft<sup>2</sup> and provides well-balanced family living accommodation over two floors.

The front door leads to an entrance hall off which the snug, cloakroom and breakfast kitchen are accessed. The traditional farmhouse kitchen benefits from exposed beams and an extensive range of base and wall units off which there is a convenient utility room with access to the rear. The back hallway leads to two double bedrooms and house bathroom. Stairs from the entrance hallway lead to the first floor where there is a principal bedroom with walk-in wardrobe

and ensuite facilities together with a large double aspect sitting room complete with pitched ceiling with exposed beams and log burning stove.

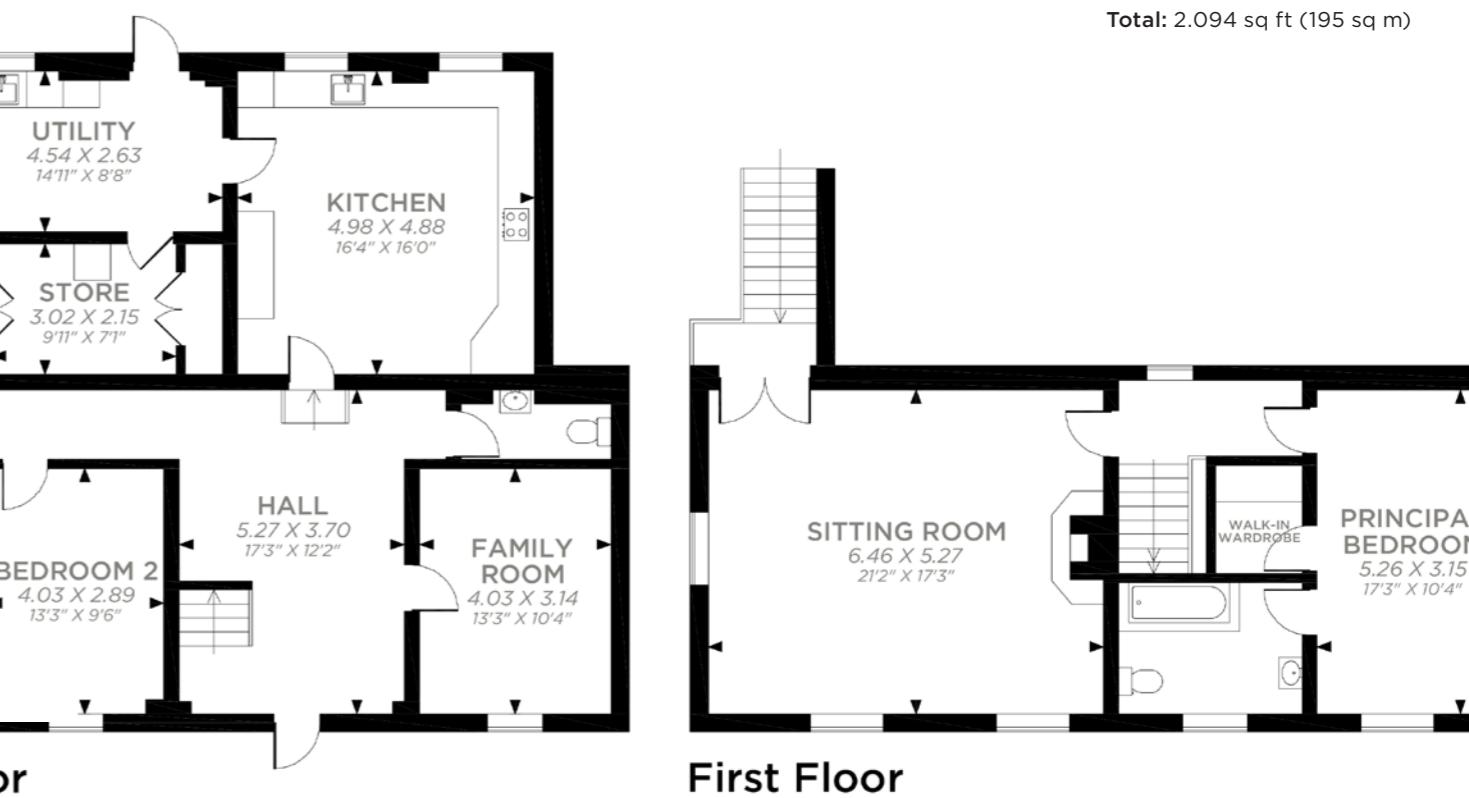
Externally, there is ample parking to the front elevation together with a garden area laid to grass and an enclosed paved courtyard to the rear elevation.



## Floorplan

Willerby Grange Farm  
Staxton  
Scarborough  
YO12 4SF

Total: 2,094 sq ft (195 sq m)



Ground Floor

First Floor

For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.



## Cottage

Willerby Grange Cottage comprises a semi-detached, single storey cottage of brick construction under a pantile roof.

The living accommodation extends to approximately 909 ft<sup>2</sup> which includes a sewing/packing room for the equine laundry business, utility, kitchen, sitting room, house bathroom and double bedroom.

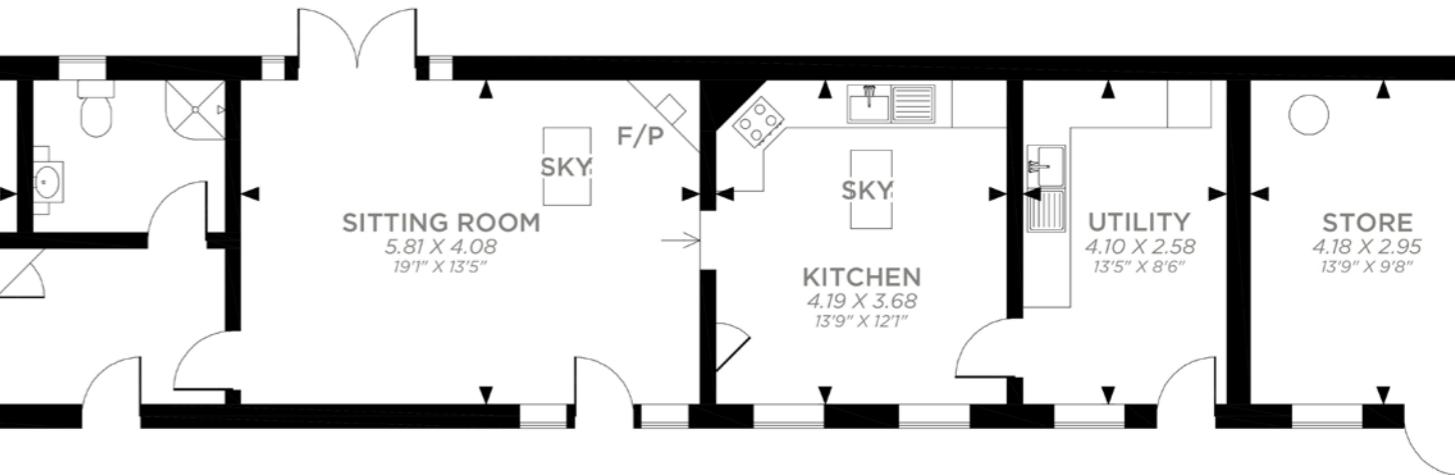
Externally, the property benefits from a flagged patio seating area and rear garden laid to lawn which also includes a timber frame mono-pitch building which accommodates the laundry for the equine laundry business.



## Floorplan

Willerby Grange Farm  
Staxton  
Scarborough  
YO12 4SF

Total: 965 sq ft (90 sq m)



For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.

## Buildings

The buildings at Willerby Grange Farm support B&B pig and calf rearing enterprises.

The buildings comprise:

General purpose building of timber frame construction under a fibre cement clad roof with concrete panel walls and Yorkshire boarding to eaves together with a concrete floor. The building has capacity for 800 pigs on a B&B basis. A lean-to of similar construction can accommodate 40 calves. In all, the building extends to approx. 6,800 ft<sup>2</sup>.

There is a 4 bay horse-walker which benefits from a track roof covering the outer ring.

Please note that the general purpose steel portal framed building (100'x50') situated on the southern extent of the farmstead will be removed by the Vendor.

## Land

The property extends in all to approximately 6.21 acres including the farmstead.

A parcel of grassland extending to approximately 4.81 acres is sub-divided into convenient grassland turnout paddocks which have a gentle northerly aspect.



## Method of Sale

The property is offered for sale by private treaty as a whole. The vendors reserve the right to conclude the sale by any other means at their discretion.

## Tenure & Possession

The property is offered for sale freehold with vacant possession available on completion.

## Planning

Planning Consent (06/00839/FUL) limits the use of the cottage to holiday letting purposes only.

## Covenant

The extent of the Property as hatched on the sale plan, is sold subject to an existing restrictive covenant whereby no structures can be erected.

## Services

The Property benefits from mains water and electricity connections. Foul drainage is to a private septic tank. The main house is heated by an oil-fired central heating system with the cottage served by an air source heat pump.

## Wayleaves Easements & Rights of Way

The land is sold subject to and with the benefits of all rights of way, water drainage, water courses and other easements quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

## Health & Safety

Please take care when viewing the property and be as vigilant as possible when making an inspection for your own personal safety.

## VAT

Any prices quoted are exclusive of VAT. Should the property, any part of it or right attached become chargeable supply for VAT, such tax will be payable in addition to the purchase price.

## Local Authority

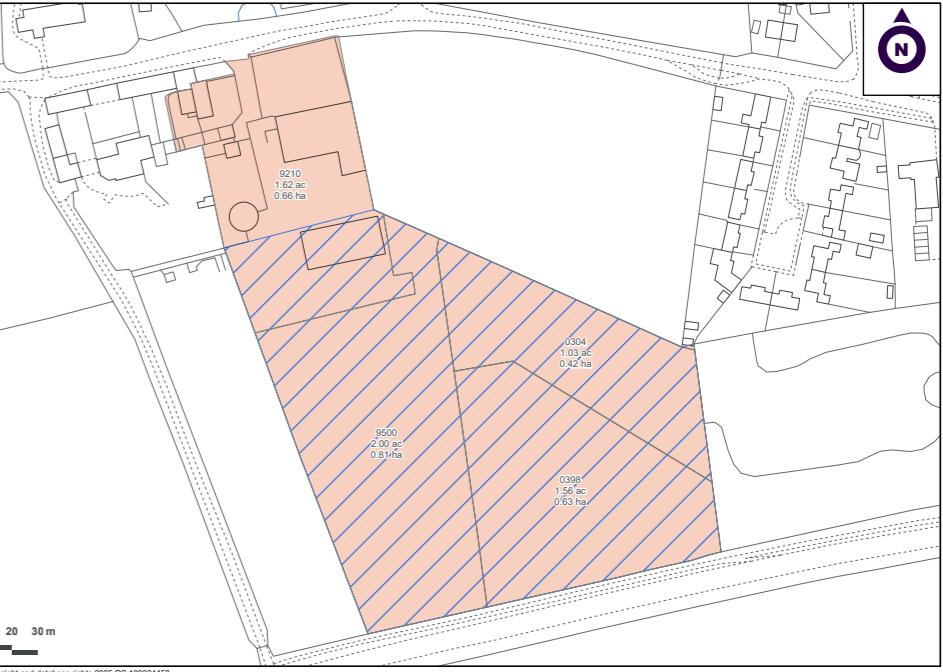
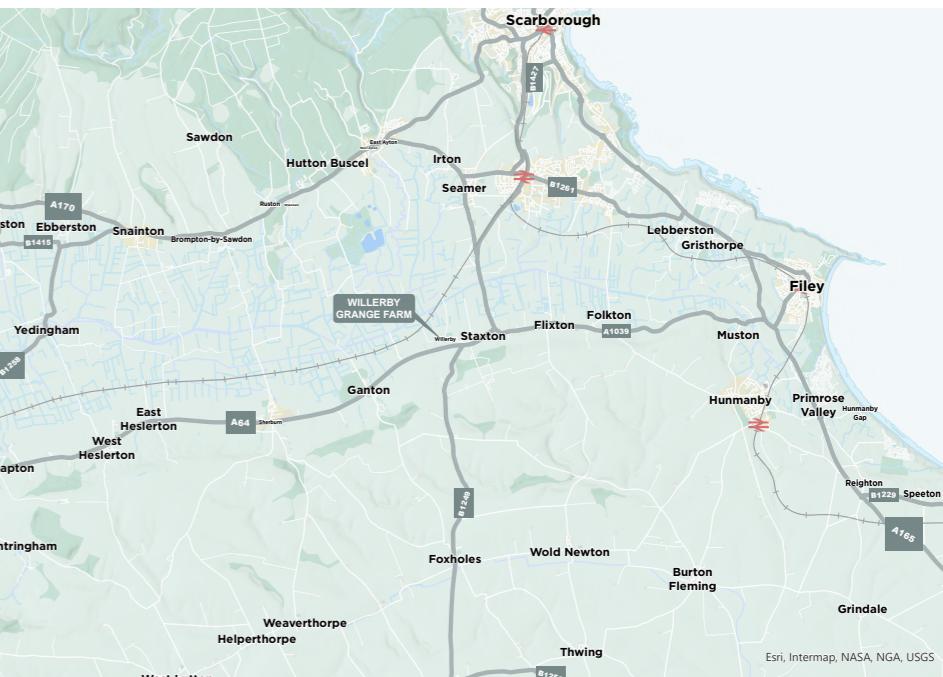
North Yorkshire Council  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

## Viewings

Viewings are strictly by appointment only through the selling agent.

## Directions

On the A64 travelling towards Scarborough, continue through the village of Sherburn and after approximately 4 miles turn left at the traffic lights signposted Staxton and Willerby. Turn left onto Wains Lane and continue for approximately 0.5 mile and Willerby Grange Farm is situated on the left hand side.



/// what3words

/// lamppost.popular.reserves



## Harrogate

07768 658217 | [Sam.Johnson@carterjonas.co.uk](mailto:Sam.Johnson@carterjonas.co.uk)  
Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

## National Rural Agency

07880 084633 | [andrew.chandler@carterjonas.co.uk](mailto:andrew.chandler@carterjonas.co.uk)  
18 Davies Street, Mayfair W1K 3DS

## Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.