



Wrench Green Farm

Scarborough, North Yorkshire

Carter Jonas

Wrench Green Farm Hackness Scarborough North Yorkshire YO13 9AB

Attractive mixed farm situated within the picturesque North York Moors National Park.

The sale of Wrench Green Farm offers an excellent opportunity to acquire an attractive mixed farm situated within picturesque North York Moors National Park and in close proximity to the popular coastal resort of Scarborough. The Property benefits from a well-presented farmhouse providing extensive yet flexible living accommodation, a well-balanced range of farm buildings together with productive arable and improved grassland which is complimented by grazing pastures and woodland.

In all extending to 203.80 acres.

For sale by private treaty as a whole or in up to four lots.



At a Glance

Lot 1: Wrench Green Farmhouse (approx. 5.99 acres)

- Substantial Victorian farmhouse (approx. 3,750 ft² / 350 m²)
- 6 bedrooms, 3 reception rooms, orangery, large kitchen with Aga
- Triple garage with office/games room and workshop
- South-facing formal gardens, orchard, and frontage to the River Derwent
- Paddock with field shelter and stable

Lot 2: Grade II Listed Traditional Buildings

- Historic stone barns and former stables arranged around a walled foldyard
- Includes granary barn, cart shed, cowhouses and loose boxes
- Additional general-purpose building

Lot 3: Main Farm (approx. 183.94 acres)

- Ring-fenced block of arable, improved grassland, pasture and woodland
- Modern farm buildings including Dutch barn, livestock housing and grain storage
- Approximate land breakdown:
 - Farmstead: 1.59
 - Arable: 40.54 acres
 - Improved grassland: 47.91 acres
 - Pasture: 65.28 acres
 - Woodland: 28.62 acres

Lot 4: Off-lying Grassland (approx. 15.70 acres)

- Ring-fenced block of improved grassland
- Good road frontage
- Bounded by the River Derwent

Location

Wrench Green Farm occupies an enviable location within the hamlet of Wrench Green and situated approximately 1.5 miles to the south of the picturesque village of Hackness, within the North York Moors National Park.

The popular coastal resort of Scarborough is situated approximately 7.2 miles to the east and provides a full range of professional services, amenities together with the award-winning beach - Scarborough North Bay.

The A170 is situated approximately 3.8 miles to the south which connects the property with the A19 at Thirsk and in turn provides good access provisions to the service centres of the north-east.

The area benefits from a range of independent schools including Ampleforth and Scarborough College.

The centre of the historic City of York is situated within 1 hour's drive providing excellent shopping and amenities together with an east coast mainline connection to London Kings Cross within 2 hours.



Lot 1

Situated at the south-eastern extent of the farm, Wrench Green Farmhouse is a detached property of Victorian style which occupies an enviable position benefitting from a southerly aspect.

The farmhouse provides approximately 3,750 ft² (350 m²) of generously proportioned and well-balanced living accommodation which lends itself as much to relaxed family living as it does to formal entertaining.

A large reception hallway leads onto a cosy snug which in turn flows through to an open plan kitchen. The kitchen is well-suited to modern living, providing a dining and sitting area which benefits from a log burning stove and French doors leading to a garden terrace perfect for relaxed alfresco dining and entertaining. The kitchen itself has a 2-oven Aga and provides ample storage with base and wall units and a central preparation island. Leading from the kitchen there is a utility/boot room and access to the garaging.

From the reception hall, access is also taken to an open plan sitting room with log burning stove and formal dining area. The orangery beyond enjoys a southerly aspect which opens onto formal gardens and is a space that can be enjoyed all year round.

To the first floor, there is a principal bedroom suite enjoying a double aspect together with en-suite facilities and walk-in wardrobe. A second double bedroom also offers en-suite facilities.

To the second floor, there are four further bedrooms together with a bathroom.

Adjoining the farmhouse, the property benefits from a triple bay garage off which there is an office or games room together with a garden store/workshop. The access track leads to a courtyard which provides ample parking and a circulating area

Externally, formal gardens laid to lawn complete with herbaceous borders enjoy a south-facing aspect whilst informal gardens including an orchard are situated to the eastern elevation which enjoy frontage to the River Derwent.

Lot 1 also benefits from a paddock bounded by timber post and rail fencing and complimented by a timber clad field shelter and stable. In all, Lot 1 extends to approximately 5.99 acres.

Lot 2

The traditional buildings are Grade II Listed and are offered as a separate Lot (Lot 2). The buildings are of stone construction under pan tile roofs and comprise a two storey barn and cart shed with granary over, single storey range of stables, cowhouses and loose boxes all arranged around three sides of a walled foldyard.

The farm buildings included with Lot 2 more specifically comprise:

1. Traditional range (Lot 2) of stone under pantile providing granary barn, former stables, cowhouses and loose boxes all arranged around a central covered foldyard (752 m²).
2. General purpose building of steel portal framed construction under a steel box profile clad roof with shuttered concrete wall and close board timber cladding to eaves with double sliding close boarded timber clad doors (128 m²).

Lot 3

The modern buildings comprise a versatile range of steel and concrete portal framed structures providing grain storage, livestock accommodation and workshop/machinery storage.

The farm buildings included with Lot 3 more specifically comprise:

3. 7-bay Dutch barn of steel portal frame construction under a corrugated profile clad roof with earth floor (379 m²)
4. General purpose building of steel portal frame under corrugated profile clad roof with concrete block walls and corrugated profile clad to eaves with concrete floor (247 m²).
5. Livestock accommodation comprising concrete portal frame under corrugated profile clad roof and part concrete block walls with Yorkshire boarding to eaves (290 m²).

6. Lean-to of portal frame construction under a corrugated profile clad roof (159 m²).

7. Livestock accommodation comprising steel portal frame under corrugated profile clad roof and part concrete block walls with Yorkshire boarding to eaves with open feed barrier to north-eastern elevation (491 m²).

Lot 3 comprises a partially equipped ring-fenced parcel of productive agricultural land extending to approximately 183.94 acres (74.45 hectares).

The land comprises arable land extending to approximately 40.54 acres (16.41 hectares), improved grassland extending to 47.91 acres (19.38 hectares), pasture land extending to 65.28 acres (26.45 hectares), woodland extending to 28.62 acres (11.57 hectares) with the farmstead extending to approximately 1.59 acres (0.64 hectares).

The land is classified as being Grade 6 under the former MAFF land classification with the underlying soil type being summarised as being part of the Wharfe series being a deep stoneless permeable fine loamy soil summarised as being suitable for cereals and permanent grassland.

The land is bound predominantly by mature hedgerow interspersed with timber post and wire fencing which provide stockproof boundaries.

The land has an easterly aspect rising from approximately 60 metres above sea level on the eastern boundary to 180 metres above sea level on the western boundary.

An access track leads from the farmstead and provides good access provisions to the arable land and improved grassland beyond whilst the public highway known as Lang Gate bounds the southern boundary which provides access to the land situated to the west of the farmstead.

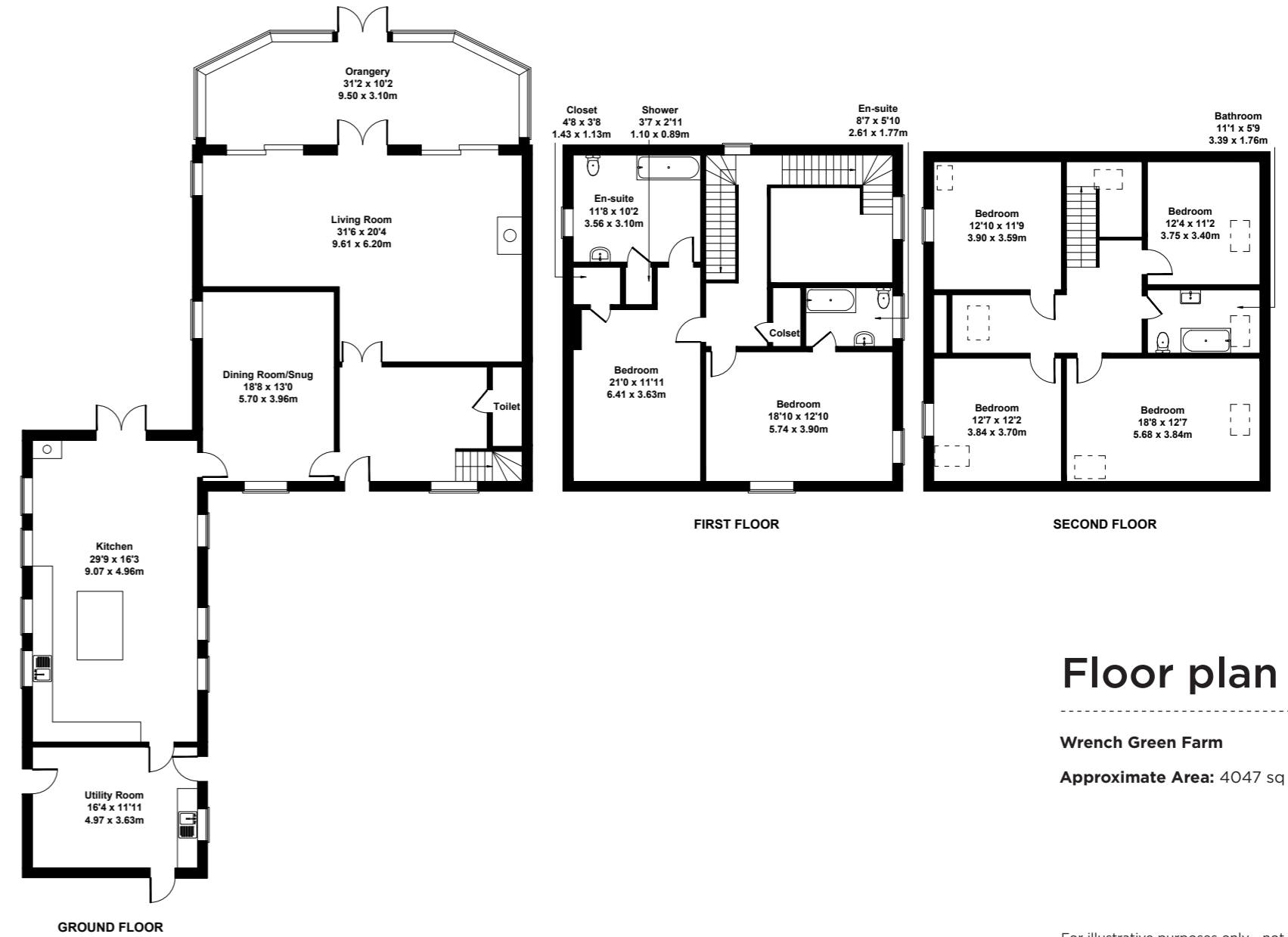


Lot 4

Lot 4 comprises an off-lying ring-fenced parcel of improved grassland extending in all to approximately 15.70 acres (6.36 hectares).

The land has a westerly aspect rising from approximately 50 metres above sea level on the western boundary where it meets the River Derwent to approximately 60 metres above sea level on the eastern boundary.

Access is taken from the public highway known as Mowthorp Road with a secondary access also available from the unnamed public highway that bounds the land to the north.

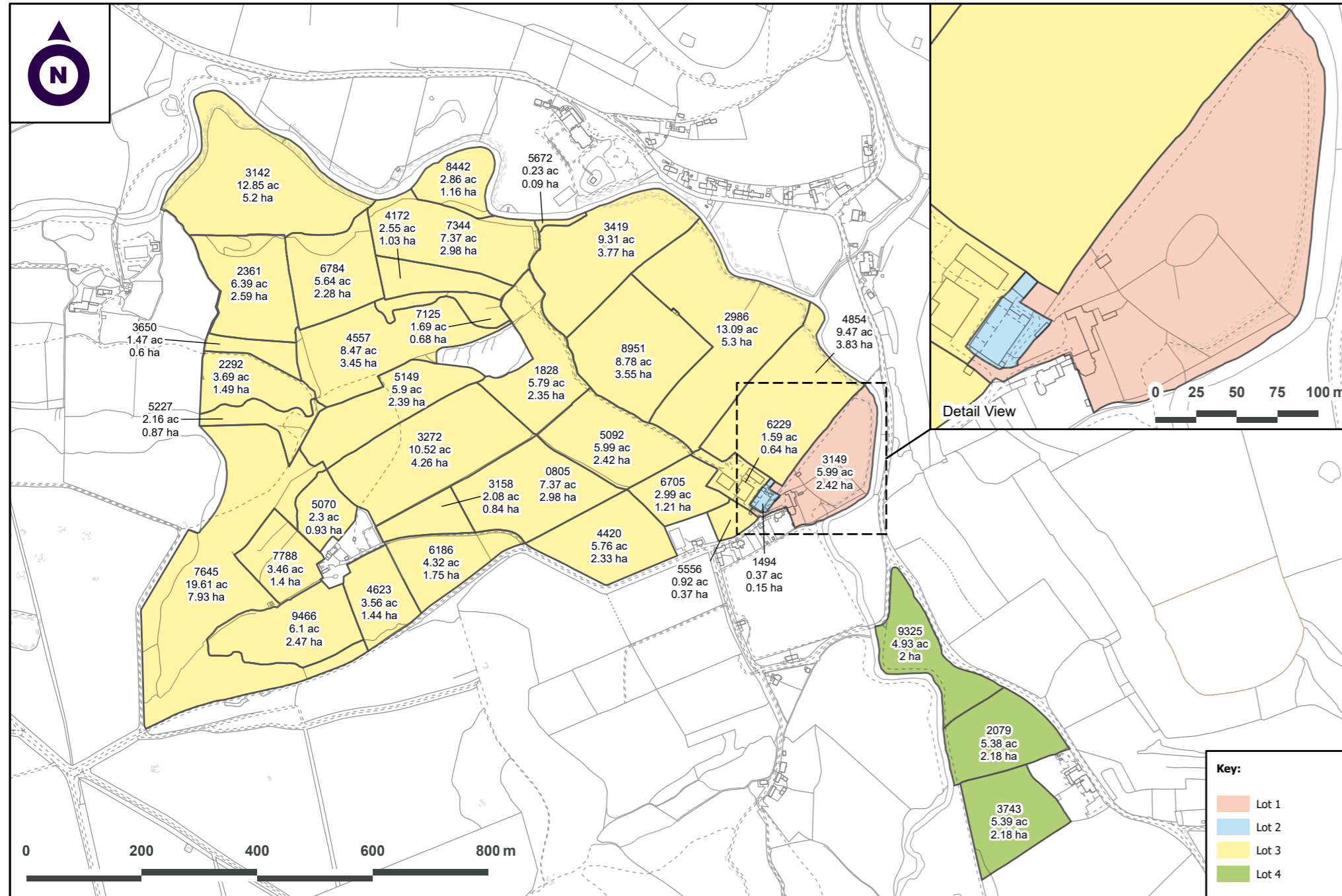


Floor plan

Wrench Green Farm

Approximate Area: 4047 sq ft / 376 sq m

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



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Method of Sale

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

If you have downloaded these particulars, please register your interest with the selling agent.

Tenure & Possession

The property is offered for sale freehold with vacant possession of Lots 1 and 2 available on completion.

Lot 3 is let by virtue of a Farm Business Tenancy (FBT) which expires on 30th September 2026.

Lot 4 is let on a grazing licence and vacant possession will be provide on completion.

Basic Payment Scheme

The land has been registered on the Rural Land Register and all de-linked payments will be retained by the vendor.

Environmental Schemes

The land is currently entered into a Countryside Stewardship (Middle Tier) Agreement. Further details are available from the selling agent.

Listing Status

The traditional farm buildings (Lot 2) are designated as being Grade II Listed - a copy of the Listing is available from the selling agents.

Designations

With the exception of Lot 4, the farm is situated within a Nitrate Vulnerable Zone (NVZ).

Ingoing Valuation and Holdover

In the event that the sale completes after the 2026 harvest, the purchaser(s) will be obliged to take over and pay for all growing crops, including cultivations, seeds, fertilisers, sprays, lime, new leys and acts of husbandry at cost or market value (whichever is higher) where applicable.

Additional Information

An additional information pack is available from the selling agents.

Services

Wrench Green Farm benefits from connections to mains water and electricity. Drainage is to a private septic tank. Heating and hot water is provided by an oil fired boiler with secondary heating provided by multi-fuel stoves.

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.

- A public footpath follows the riverbank of the river Derwent.
- A public footpath follows the access track of Coomb Slack Farm and continues north before branching west through Wood House Plantation.
- In the event that Lot 2 is sold in isolation, a private right of way will be granted through the farmyard to provide access rights to the northern elevation of the buildings.

Restrictive Covenants

Wrench Green Farm is sold subject to various restrictive covenants that were imposed upon the title by the Hackness Estate when the property was purchased by the Vendors and include (but are not limited to):

- Not to use the property for any other purpose than a farm in pursuit of agriculture.
- Not to use the outbuildings for any purpose other than as farm buildings.
- Not to erect any new building without the approval of the Hackness Estate.

Further details are available from the selling agent.

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.

Sporting Rights

The sporting rights are reserved to a third party and are excluded from the sale.

Mineral Rights

The mineral rights are included in the sale subject to a leasehold interest (due to expire September 2086) of the mines and minerals comprising evaporites including potash, polyhalite, salt and intermingled minerals lying below a depth of 800m from the surface.

Fishing Rights

The fishing rights are reserved to a third party and are excluded from the sale.

EPC Ratings

Current: E(47)
Potential: C(77).

Local Authorities

North Yorkshire Council
www.northyorks.gov.uk

North York Moors National Park
www.northyorkmoors.org.uk

Viewings

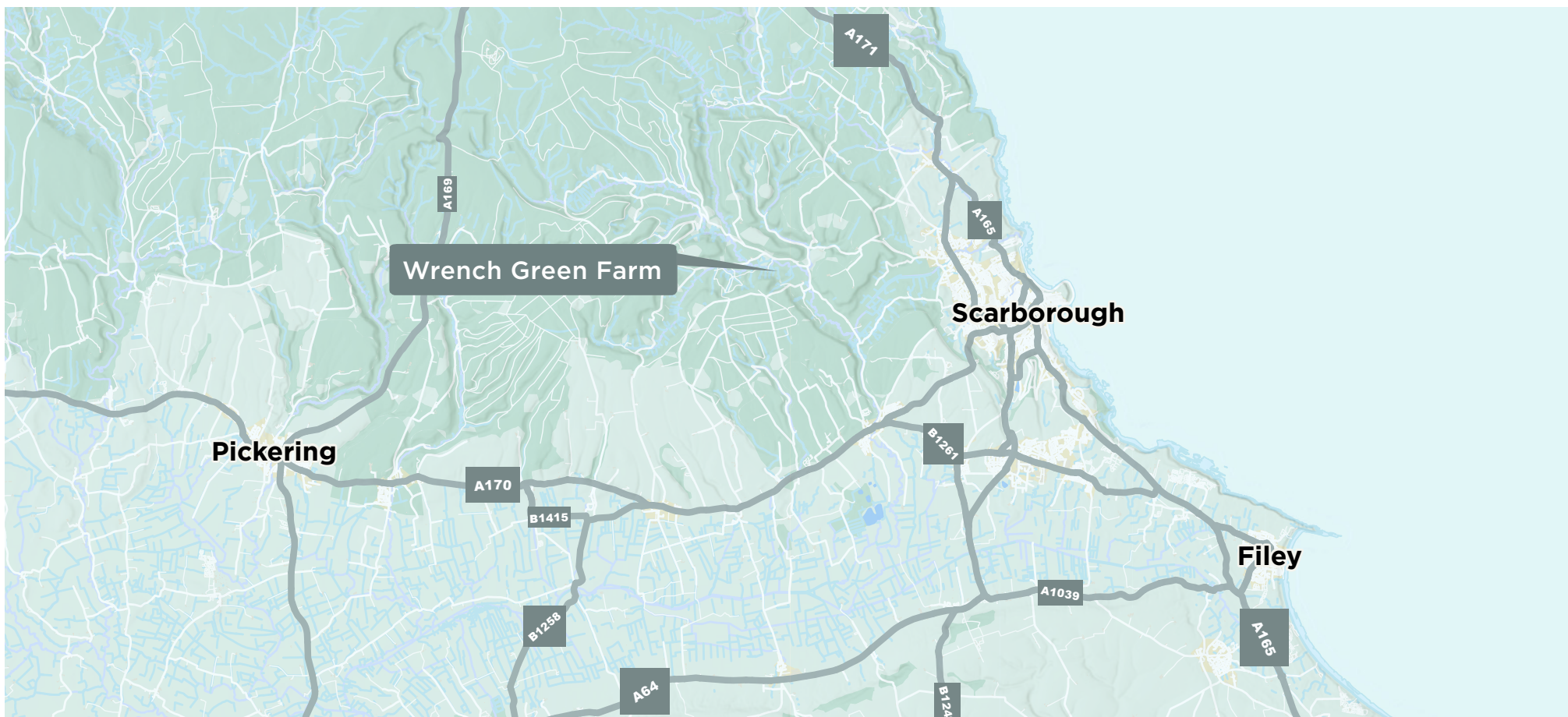
Viewings are strictly by appointment only through the selling agent.

Directions

From the A170: on entering the village of East Ayton, opposite the Shell Filling Station, turn onto Castlegate (signposted Forge Valley, Hackness). Proceed for approximately 2 miles and continue as the road bears left and becomes Mowthorp Road. Continue for a further 1.5 miles and turn left signposted Wrench Green. Continue over the bridge that crosses the River Derwent and turn right at the T Junction onto Lang Gate and then turn left into the hamlet of Wrench Green. The farmhouse is situated at the end of the track. Postcode: YO13 9AB



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Important Information

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