



Prys House Farm

Hurst, Richmond

Carter Jonas

Prys House Farm Hurst Richmond North Yorkshire DL11 7NW

Attractive upland grass farm.

- Desirable Grade II Listed Dales Farmhouse
- Opportunity to refurbish and extend farmhouse subject to planning.
- Ring-fenced parcel of productive grassland.
- Picturesque ghyll featuring derelict cottage, old mine works and waterfall.
- Opportunity for environmentally focused purchasers offering potential for habitat creation and tree planting.
- Just outside the Yorkshire Dales National Park

In all extending to 104.20 acres (42.16 hectares).

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

Lot 1 - Farmhouse and ring-fenced parcel of grassland extending to approx. 18.28 acres (7.40 hectares).

Lot 2 - ring-fenced parcel of meadow and pasture land extending to approx. 85.92 acres (34.77 hectares).



Introduction

Prys House Farm comprises an attractive upland grass farm situated just outside the Yorkshire Dales National Park which will appeal to a variety of purchasers including conventional livestock producers, lifestyle purchasers and environmental purchasers motivated by habitat creation, tree planting and landscape enhancement.

Location

Prys House Farm comprises an attractive upland farm situated in a desirable location just outside the Yorkshire Dales National Park.

The popular market town of Richmond is situated approximately 10 miles to the east whilst Leyburn and Barnard Castle are situated 10 miles to the south and 14 miles to the north respectively.

Access to the A66 and A1(M) are each within a 25 minute drive whilst access to the east coast main line is available at Darlington which provides excellent access to London Kings Cross.

Farmhouse

Prys House Farmhouse comprises a detached Grade II listed property of stone construction under a stone flag roof and benefitting from a southerly aspect.

The living accommodation extends to approximately 1,206 ft² and provides well-balanced family living accommodation over two floors.

The accommodation includes rear hallway, bathroom, kitchen, living room and study to the ground floor with three bedrooms to the first floor.

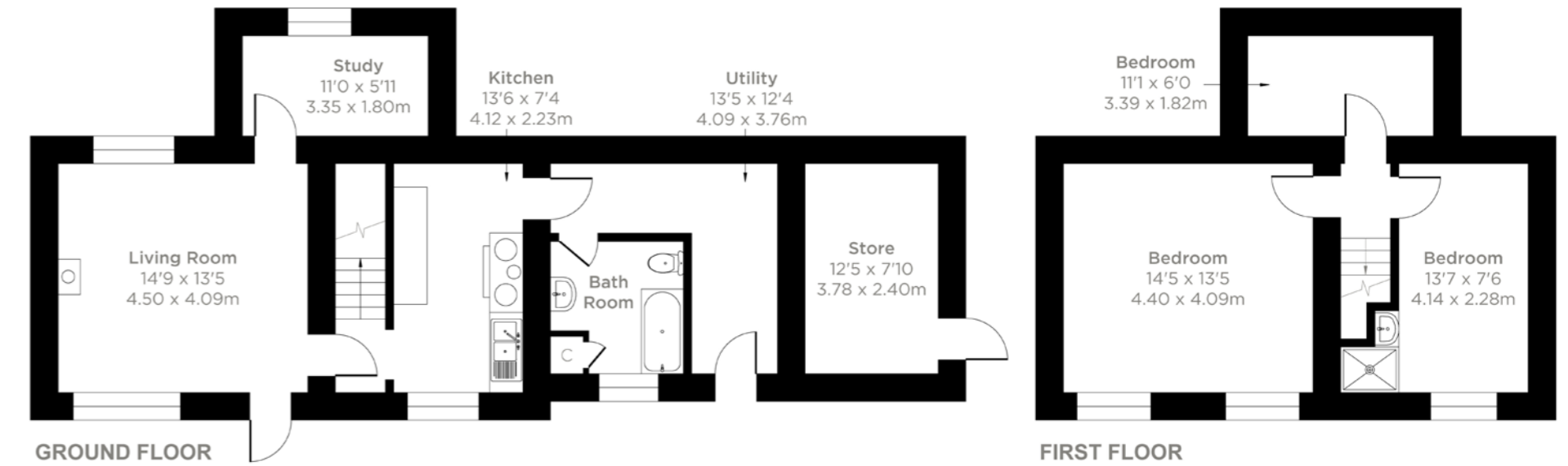
The property does provide scope to extend the living accommodation subject to obtaining the necessary planning consents.

Externally, there is ample parking to the front elevation together with an enclosed south facing garden laid to lawn.



Floor plan

Prys House Farm
Hurst
Richmond
North Yorkshire
DL11 7NW



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

Farm Buildings

The farm benefits from a useful stone barn which offers potential to provide ancillary living accommodation subject to the necessary planning consents.

A former 4-bay timber frame barn with lean-to cattle yard has collapsed following storms however, it offers a footprint for a modern general purpose building to be erected subject to planning.

The vendor reserves the right to remove the timber stables situated to the west of the farmhouse prior to exchange of contracts and are therefore excluded from the sale.



Land

Prys House Farm extends in all to approximately 104.20 acres (42.16 hectares) and comprises a mixture of sound pasture situated to the north of the farmstead and hill pasture to the south of the farmstead.

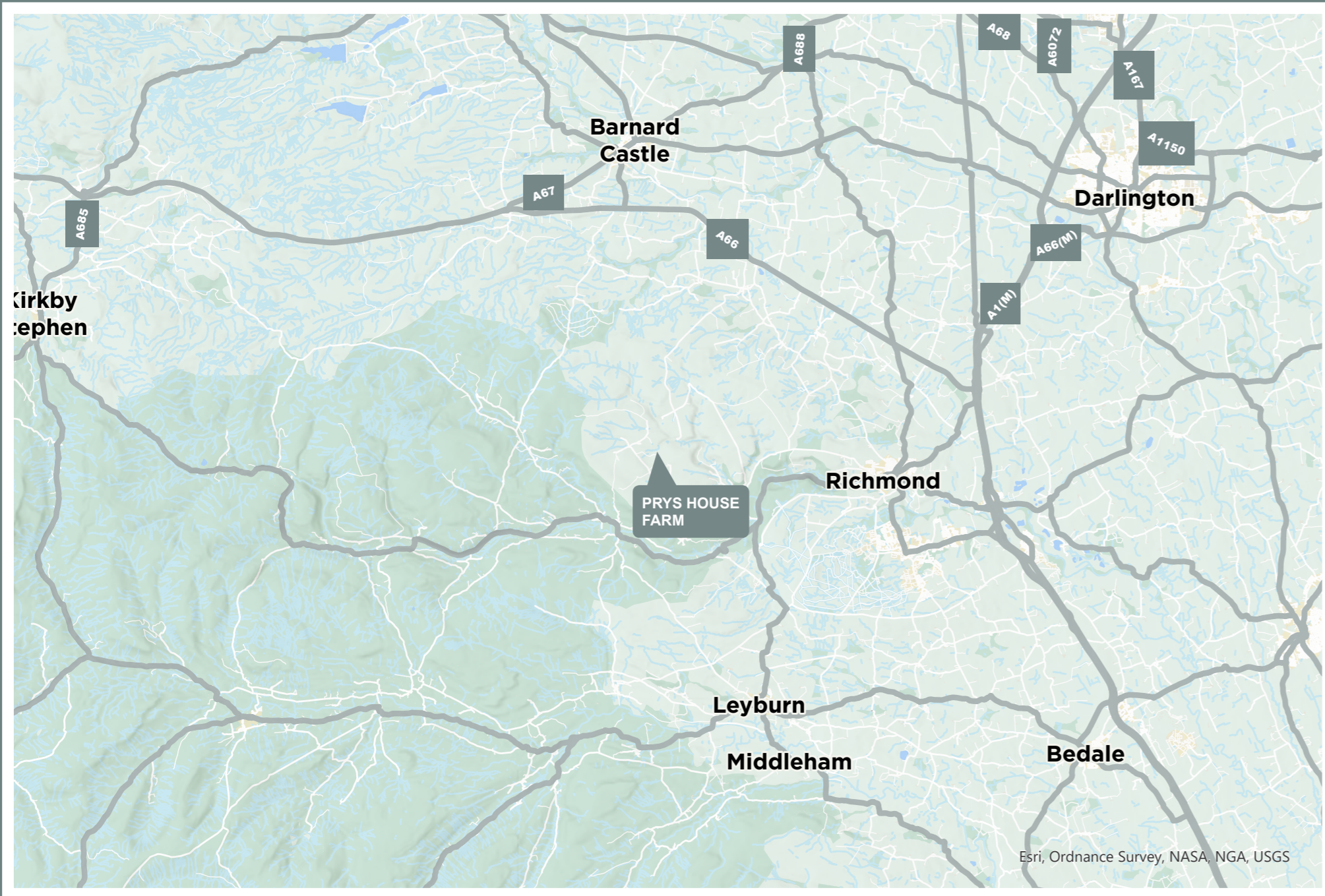
A particular feature of Prys House Farm is a steep ghyll situated on the northern boundary. The ghyll has a picturesque tree-lined waterfall, the remnants of former mine workings and the remnants of a former cottage (46' x 21').

The land is classified as being Grade 5 under the former MAFF land classification system.

The land is undulating in nature rising from approximately 250 metres above sea level in the bottom of the ghyll on the northern boundary to 350 metres above sea level on the southern most boundary.

The property is accessed over a private right of way. A public bridleway follows the route of the access track and travels through the farmstead whilst a public footpath follows the bottom of the ghyll. It is understood that a private right of way follows the eastern boundary of the southern most parcel.





Method of sale

The property is offered for sale by private treaty as a whole or in up to two 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 available 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

There are no environmental stewardship schemes pertaining to the land.

Services

Mains electricity is connected to the farmstead.

Foul drainage

Foul drainage is to a septic tank which is not considered to be compliant with the General Binding Rules.

The vendors have sourced quotes for a compliant installation and further details are available from the selling agent.

Water

Water is supplied by means of two spring-fed supplies which are not considered to be wholly reliable.

There are two main springs that serve the farmstead which drain into an above ground collection tank. One spring, known as Frankland spring, rises on third party land situated to the north-east of the farm at Tongue Hill and a second spring rises on the property on the southern extent situated above the collection tank.

The property is considered to be suitable for the siting of a borehole for which the vendors have sourced a quotation and further details are available from the selling agent.

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.

The Property benefits from a private right of way taken over the main farm access track which connects with the public highway as shaded brown on the site plan.

A public bridleway follows the route of the farm access track. A public footpath branches off the farm access track and follows the Ghyll.

A private right of way exists along the eastern boundary of OS field 3634 in favour of neighbouring landowners.

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 in hand with the exception of the land in the Ghyll, where the sporting rights, to the east of the footbridge (on both sides of Shaw Beck) and to the west of the footbridge (on the northern side of Shaw Beck), are reserved to a third party.

Mineral Rights

The mines and minerals are excluded from the sale in favour of a third party with the exception of field parcel OS 3634 where they are included with the sale.

EPC Ratings

Current - G (19)

Potential - A (103)

Local Authority

North Yorkshire Council

www.northyorks.gov.uk

Viewings

Viewings are strictly by appointment only through the selling agent.

Directions

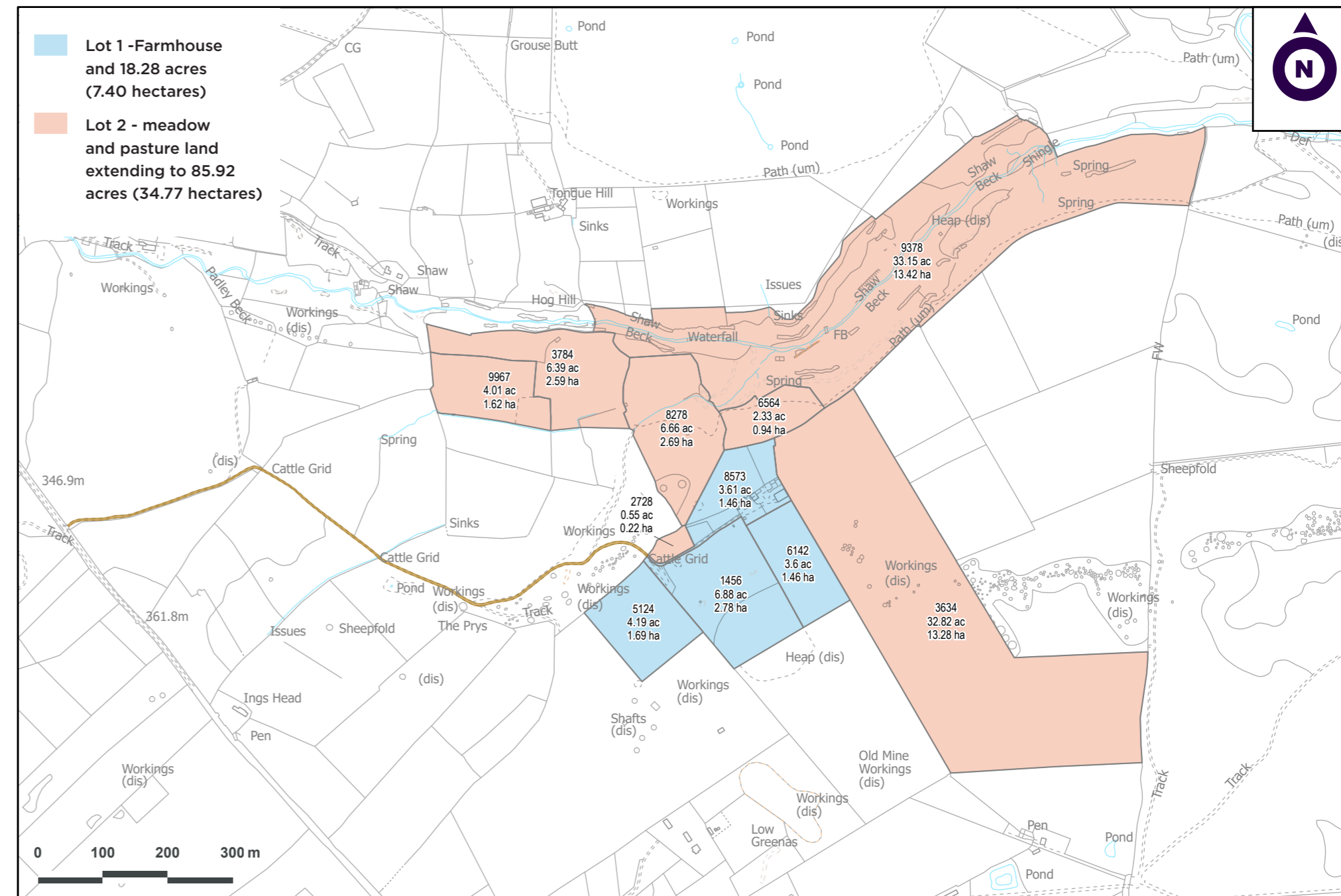
From Richmond: take Hurgill Road towards the village of Marske. Continue through the village of Marske and travel past Marke Hall and Marske Hall Stables on your left hand side. Proceed along Hard Stiles Road for approx. 2 miles before turning right on to Stelling Road. After approx. 2 miles, the access track to Prys House Farm is situated

on the right hand side. The farmstead is situated approx. 0.75 mile along the access track.



/// foremost.blazing.asked (farmstead)

/// croutons.flagpole.airfields (access track)





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