



Centre Farm

| BATTERSBY, NORTH YORKSHIRE

| **Carter Jonas**

**CENTRE FARM
BATTERSBY
MIDDLESBROUGH
TS9 6LU**

**Rural development
opportunity to create
three individual dwellings
situated within the North
York Moors National Park.**

Centre Farm represents a superb and increasingly rare residential development opportunity with full planning permission granted to create three individual dwellings, in a village setting within the North York Moors National Park.

Centre Farm currently comprises the original farmhouse together with a range of traditional stone buildings each benefitting from generous outdoor space with the opportunity to add further land.

The site extends in all to approximately 3.42 acres (1.39 hectares).

For sale as a Whole or in Lots.



Carter Jonas



LOCATION

Centre Farm is situated in an accessible rural location in the heart of the North York Moors village of Battersby, approximately 5 miles to the east of the popular market town of Stokesley. The County Town of Northallerton is situated approximately 20 miles to the south-west, providing a wide range of amenities and services.

The A19 trunk road is situated within 12.5 miles thereby providing excellent access to the service centres of the north-east.

Northallerton railway station provides an east coast mainline connection to London Kings Cross and Edinburgh.

Teesside International Airport is approximately 30 minutes away.

The area benefits from an excellent choice of state schools and independent schools including Ampleforth College, Queen Mary's and Cundall Manor.

LOT 1 - CENTRE FARM FARMHOUSE

The Farmhouse comprises a detached property with full planning consent (Ref: NYM/2019/0688/FL) and Listed Building Consent (Ref: NYM/2019/0689/LB) for alterations, demolition of store, construction of link extension and conversion of redundant Listed buildings to form additional living accommodation together with creation of domestic curtilage, parking and turning area and landscaping works.

The accommodation which will extend to approx. 2,283 ft² will provide kitchen, utility, two reception rooms, office, snug, sun room and bedroom to the ground floor with four bedrooms to the first floor.

A particular feature of this particular unit is the link extension to the rear which will provide a sun room leading onto an office space.

Externally, the property benefits from independent access which connects with the public highway with enclosed gardens to the front and side of the property and ample parking to the rear, set in approximately 0.35 acre (0.14 hectare).



LOT 2 - BYRE

Grade II Listed farm building with Full Planning Consent (NYM/2019/0686/FL) and Listed Building Consent (Ref: NYM/2019/0687/LB) for conversion to provide living accommodation that will extend in all to approximately 2,364 ft².

The proposed accommodation will provide breakfast kitchen, open plan living/dining room, master bedroom suite, utility room, cloakroom, two further bedrooms and house bathroom together with a self-contained one bedroom annex.

Externally, the property benefits from generous garden space and ample off-street parking with independent access taken from the public highway, set in approximately 0.44 acre (0.18 hectare).

LOT 2A - REAR PADDOCK

The Purchaser of Lot 2 will be offered the opportunity to purchase, by separate negotiation, a grass paddock adjoining the curtilage to the north and extending to approximately 0.75 acre (0.30 hectare).

LOT 3 - GRANARY

Grade II Listed traditional granary barn with Full Planning Consent (NYM/2019/0684/FL) and Listed Building Consent (Ref: NYM/2019/0685/LB) for conversion to provide living accommodation that will extend in all to approximately 2,370 ft².

The proposed accommodation will provide dining kitchen, living room, utility room, master bedroom suite and further en-suite bedrooms.

Externally, the property benefits from a generous walled garden with ample off-street parking.





Lot 3

LOT 4

A village garth laid to grass accessed from the public highway over a private right of way and extending in all to approximately 0.32 acre (0.13 hectare).

LOT 5

A hedged paddock extending in all to approximately 0.80 acre (0.32 hectare) with access available from either Lot 1 or Lot 3.

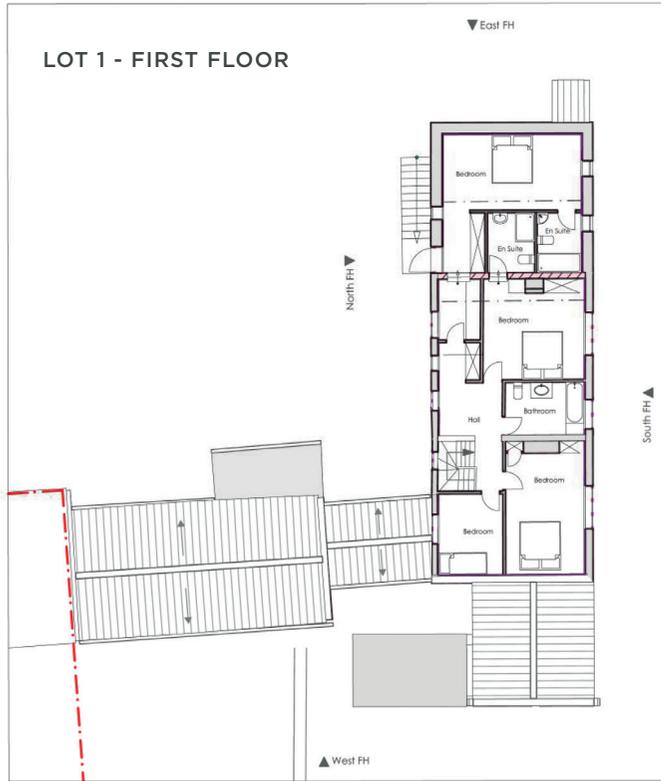


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LOT 1 - FIRST FLOOR



Key

-  Existing walls Lined with max 60mm Insulated Lime Plaster
-  Existing walls Lined with 120mm Insulation and Plaster Board
-  Existing internal walls to be re-pointed, cleaned and made good
-  Proposed New Internal Walls



LOT 2 - GROUND FLOOR

LOT 1 - GROUND FLOOR

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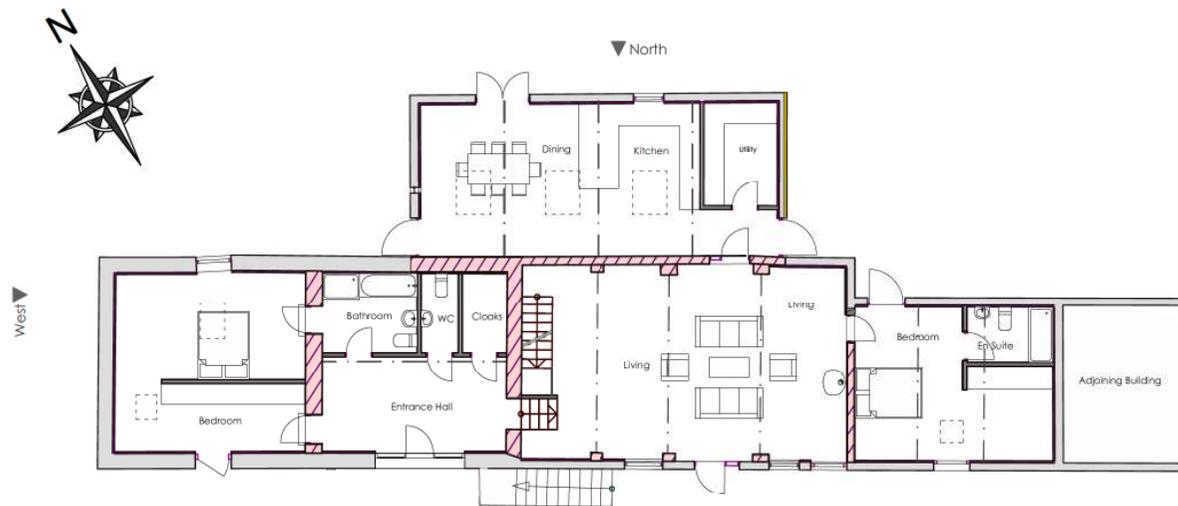
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FLOOR PLANS

CENTRE FARM
 BATTERSBY
 MIDDLESBROUGH
 TS9 6LU



LOT 3 - FIRST FLOOR

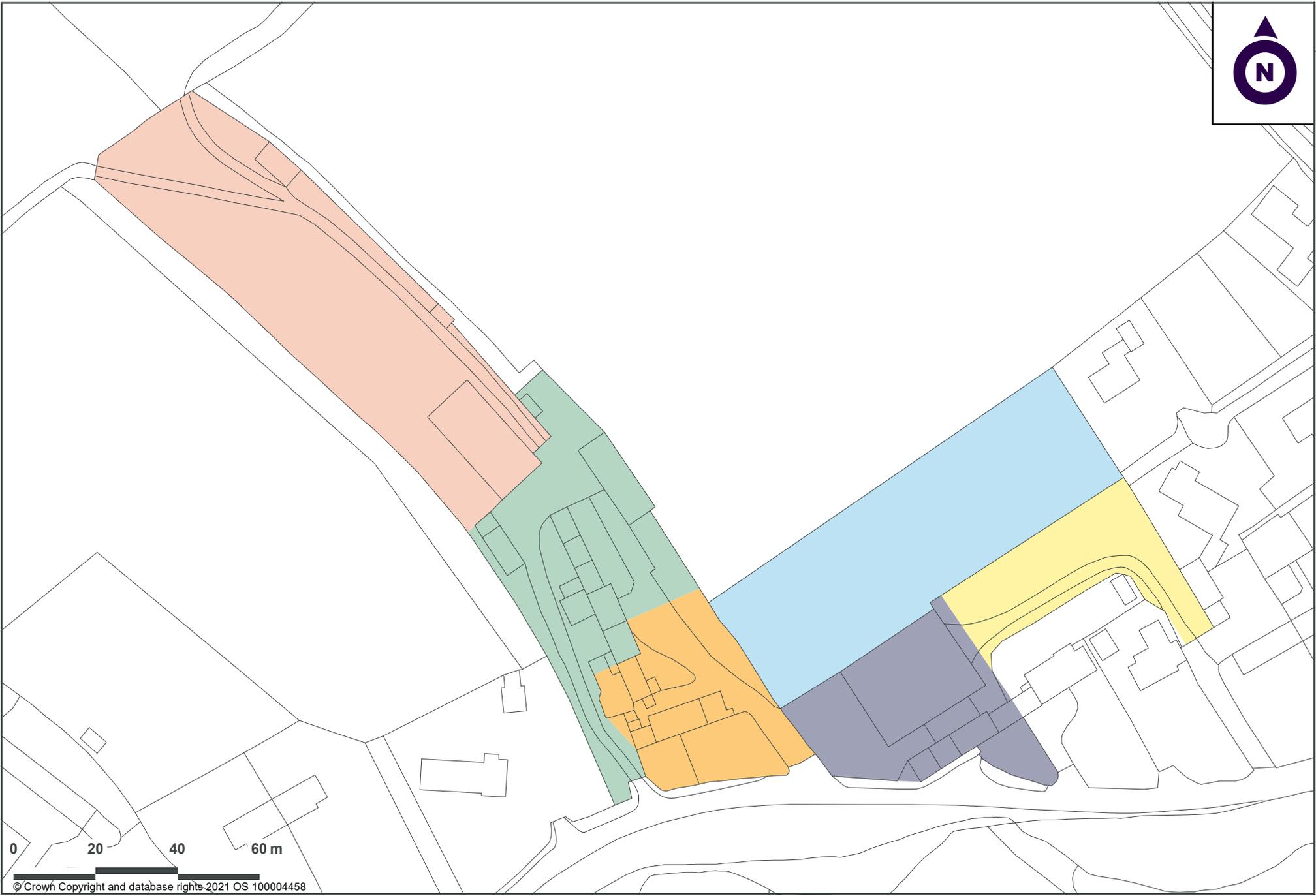


LOT 3 - GROUND FLOOR

For Planning Purposes only!

Key

-  Existing walls Lined with max 60mm Insulated Lime Plaster
-  Existing internal walls to be re-pointed, cleaned and made good
-  Proposed New Internal Walls



0 20 40 60 m

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LAND PLAN

-  LOT 1
-  LOT 2
-  LOT 2A
-  LOT 3
-  LOT 4
-  LOT 5

METHOD OF SALE

The property is offered for sale a by private treaty as a whole or in up to 5 lots.

The Vendor reserves the right to conclude the sale by any other means at their discretion.

If you have downloaded the particulars, please register your interest with the Harrogate office so you can be kept fully informed as to how we propose to conclude the sale.

TENURE & POSSESSION

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

PLANNING

A full record of approved plans and associated planning documents can be accessed via the public access section of the North York Moors National Park Authority's website (<http://planning.northyorkmoors.org.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx>) using the following references:

Lot 1 - NYM/2019/0688/FL and NYM/2019/0689/LB

Lot 2 - NYM/2019/0686/FL and NYM/2019/0687/LB

Lot 3 - NYM/2019/0684/FL and NYM/2019/0685/LB

The Planning Consent in respect of the Barns for Lots 2 and 3 are subject to a planning condition limiting the occupation to that of a principal residential dwelling which shall be occupied by the main occupant for at least 80% of the calendar year and shall not be occupied as a second home.

Full details of the planning condition are contained in the respective planning decision notices Refs: NYM/2019/0686/FL (Lot 2) and NYM/2019/0684/FL (Lot 3).

OVERAGE

Lots 4 and 5 are sold subject to an overage agreement for a term of 25 years whereby

if planning consent is granted for any use other than agricultural, equine or forestry, a clawback of 30% will be due in favour of the Vendors which will be triggered on the implementation of, or sale with planning consent, whichever occurs first.

DESIGNATIONS

The property is within the North York Moors National Park.

SERVICES

Clean water supply - The Purchaser(s) will be granted a right to connect to the private spring fed water supply and will be obliged to install a holding tank to store and serve their property with clean water from the private supply, the consumption of which will be subject to a standing charge.

Electric - Mains electric is available on site however, the purchaser of the individual lots will be responsible for establishing their own independent connection and should make their own enquires of Northern Power Grid.

Drainage (foul water) - There is no public foul water sewer and it is proposed that foul water drainage for each development would be to an independent Biotreatment plant (Klargester or similar), discharging to existing outlet pipe and discharging to existing watercourse.

Drainage (surface water) - To existing on site system, discharging to existing watercourse.

Heating - there is no mains gas supply. The approved plans do not specify the means by which these dwellings will be heated e.g., oil, LPG, ground or air source heat pumps. Any of these may be possible but should be confirmed with North York Moors National Park prior to installation.

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 sale of Lot 4 is subject to a private right of way to a third party to access the garages.

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. In the event that the sale of the property or any part of it or any right attached to it becomes chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

LOCAL AUTHORITIES

Hambleton District Council
www.hambleton.gov.uk

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

VIEWINGS

Viewings are strictly by appointment through the selling agent.

DIRECTIONS

From Stokesley proceed west on the A173 for approximately 0.6 miles before turning right towards Eastby. Proceed east for 4.0 miles onto Battersby Avenue. The property is on the right. Postcode: TS9 6LU



/// opened.farm.arriving



HARROGATE

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LONDON

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18 Davies Street, Mayfair, London, W1K 3DS

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Interested parties must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

CENTRE FARM, BATTERSBY, NORTH YORKSHIRE, TS9 6LU

For Sale by Informal Tender

TENDER FORM AND CONDITIONS OF SALE

Offers should be submitted to the Selling Agent (Sam Johnson / Tom Hind) no later than
12:00 NOON on FRIDAY 25th March 2022
by email or post.

It is recommended that you contact the receiving office to ensure that your offer has been received prior to the closing date and time.

Your attention is drawn to the following Conditions of Sale:

- 1) All offers will be based on the Particulars of Sale (or as may be varied by any further information which may be notified) and will be subject to contract.
- 2) All offers are to be expressed as a specific sum and as an uneven figure in order to avoid identical bids and shall be stated in Pounds Sterling.
- 3) A contact name and telephone number should be provided for a financial reference to accompany your offer and state whether it is Cash, Subject to Finance or subject to the sale of another property.
- 4) The name and address of your solicitors who will deal with the contract should be supplied and the successful Offeror will be expected to exchange contracts and pay a 10% deposit within 28 days of acceptance, with a completion date to be mutually agreed thereafter.
- 5) Offers will be reported to the Vendors immediately and we endeavour to respond to you as soon as possible confirming our client's decision.
- 6) The Vendors do not undertake to accept the highest or indeed any offer.
- 7) Offers made by email should be submitted under the subject heading "CENTRE FARM, BATTERSBY"
- 8) Offers should be submitted in an envelope with "CENTRE FARM, BATTERSBY" written in the top left hand corner.

Offers should be completed and submitted on the form attached overleaf.

Subject to Contract
TENDER FORM

To be returned to Selling Agent's Harrogate Office
by 12:00 NOON on FRIDAY 25th March 2022

Carter Jonas LLP
Regent House, 13-15 Albert Street
Harrogate
North Yorkshire
HG1 1JX

sam.johnson@carterjonas.co.uk
thomas.hind@carterjonas.co.uk

Tel: 01423 523 423
Fax: 01423 521 373

Name

Address

.....

Email

Telephone

Offer

OFFER DESCRIPTION	GUIDE OFFER
Lot 1 Farmhouse & Grade II listed barn with consent to refurbish and extend.	£350,000
Lot 2 Grade II listed barn for conversion to 3 bedroom house and 1 bedroom annex	£175,000
Lot 2A Grass paddock extending to 0.75 acres* <i>*Your bid must be in conjunction with purchasing Lot 2</i>	£30,000
Lot 3 Grade II listed barn for conversion to 3 bedroom house with walled garden	£175,000
Lot 4 Village garth extending to 0.32 acres	£15,000
Lot 5 Grass paddock extending to 0.80 acres	£25,000

My / Our offer is: a Cash purchase
(delete as applicable)
Subject to Finance
Subject to the sale of other property

If the purchase is subject to any conditions such as survey, planning or timescale please give full details.

.....
.....

Financial Reference (if applicable):

Name
Address
.....
Telephone

Solicitor

Name
Address
.....
Telephone

Please state if the offer is subject to the sale of a property or land giving outline details such as value, anticipated timescales and any other relevant details on a covering letter.

Signed Dated

Print name

**TO BE RETURNED TO CARTER JONAS
ON OR BEFORE 12:00 NOON ON FRIDAY 25th March 2022**



Sam Johnson
sam.johnson@carterjonas.co.uk

Tom Hind
thomas.hind@carterjonas.co.uk