

An aerial photograph of a rural landscape. In the foreground, a cluster of farm buildings, including a large white house and several brick barns, is situated near a river. The river flows from the left towards the center. To the right of the buildings is a large, vibrant green field with visible mowing patterns. Further back, there are more fields, some of which are brown, suggesting they have been plowed. A road runs along the right side of the green field. The background shows a vast expanse of rolling green hills under a blue sky with scattered white clouds.

StephensonsRural

Northlands Farm, Ouseburn, York
214.58 Acres (86.84 Hectares)





Northlands Farm, Ouseburn, York, YO26 9SJ

An exciting opportunity to acquire an attractive farm with 163.65 Acres of land split between 99 Acres of arable and grass land, 63 acres of mixed woodland with a further 50.93 Acres of arable land available together or separately.

- The picturesque setting adjoining the River Ure provides the backdrop to a traditional homestead adaptable for renovation or conversion.

The property is available as a whole or in 2 lots as defined below:

- Northlands Farm comprising farmhouse, range of traditional buildings and extending in total to 163.65 Acres
Guide Price £1,700,000
- An additional area of arable land extending to 50.93 Acres
Guide Price £450,000

Guide Price: £2,150,000 (The Whole)

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York YO19 5GF

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3 Wellington Place, Leeds, LS1 4AP

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StephensonsRural

SR
Est. 1871

The Farmhouse

A two storey detached dwelling house of rendered brick construction under a mainly double pitched blue slate roof.

The property would benefit from internal refurbishment.

Accommodation

To the ground floor:

Utility room – 4.6m x 2.54m (15'1" x 8'4")

With beamed ceiling, cupboards, staircase and understairs cupboard.

Store (down three steps) – 3.38m x 3m (11'1" x 9'10")

With stone shelf.

Eaves storeroom – 4.6m x 2.54m (15'1" x 8'7")

Kitchen – 3.94m x 4.06m (12'11" x 13'4")

Quarry tiled floor, base and wall units, Grant Euroflame oil fired boiler.

Front entrance lobby to an inner hall

Dining room – 4.09m x 3.78m (13'5" x 12'5")

Double glazed timber casement window.

Sitting room – 4.11m x 5.46 (13'6" x 17'11")

Stone fireplace, double glazed timber casement windows.

Inner hall with staircase and understairs cupboards.

Office – 3.02m x 2.92m (9'11" x 9'7")

With recessed cupboards

WC – 1.42m x 3.38m (4'5" x 11'1")

Pedestal wash hand basin and WC.

To the first floor:

Galleried Landing / Passage

Bedroom 1 – 4.72m x 4.34m (15'6" x 14'3")

With timber double glazed casement windows.

Bedroom 2 – 4.34m x 3.89m (14'3" x 12'9")

With UPVC double glazed windows.

Bedroom 3 – 4.37m x 2.74m (14'4" x 9')

With UPVC double glazed windows.

Bedroom 4 – 4.34m x 2.72m (14'3" x 8'11")

With recessed wardrobe and UPVC double glazed windows.

Bathroom – 3.28m x 3.02m (10'9" x 9'11")

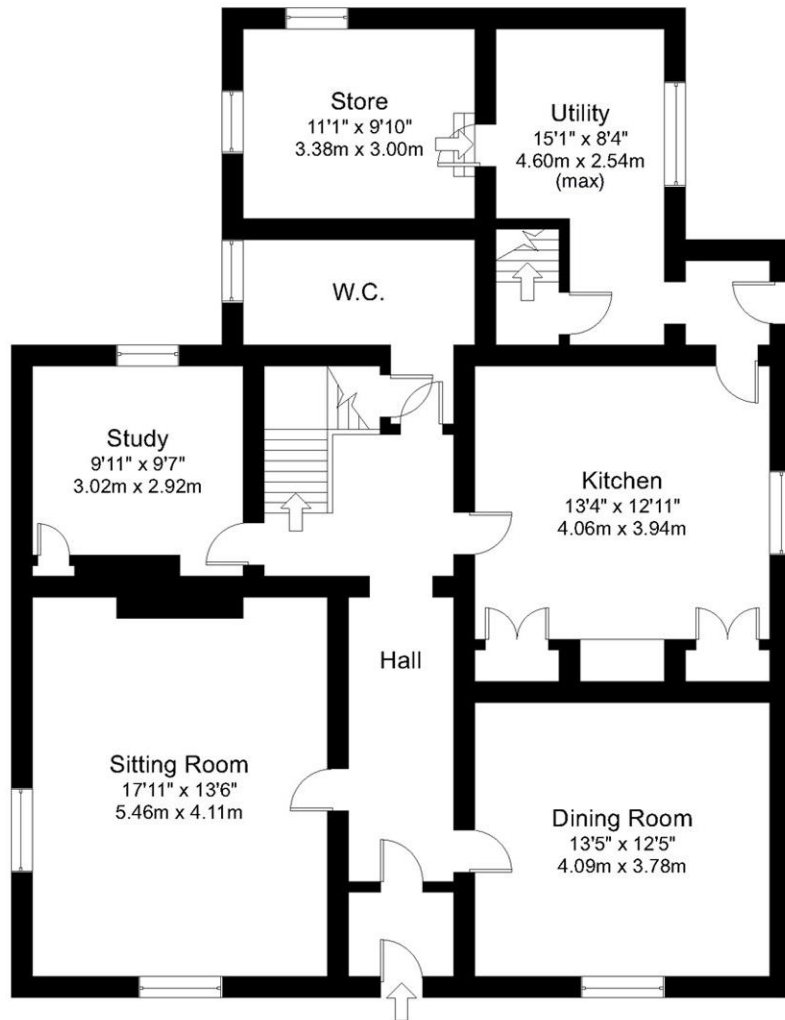
With a white suite comprising panelled bath, pedestal wash hand basin, low-flush WC, cubicle shower.

To the outside:

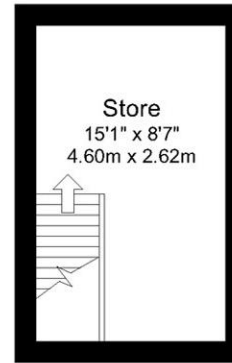
There is a gravelled gated driveway alongside of the property. There are good sized lawned gardens to the south, and also a small forecourt lawn behind a low boundary wall.

EPC:

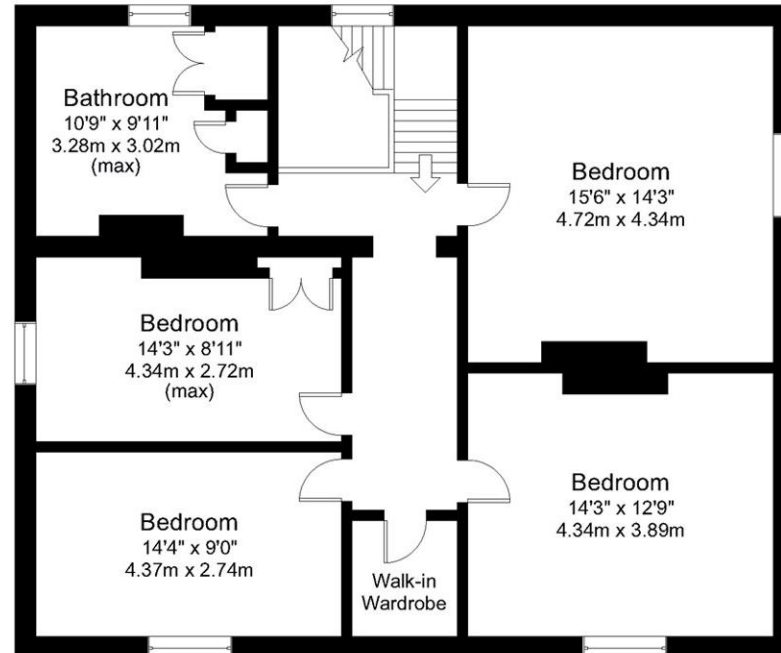
Northlands has an EPC rating E. A copy of the Certificate is available from the selling Agent.



Ground Floor



First Floor



First Floor

Gross internal floor area including Stores (approx.): 233.1 sq m (2,510 sq ft) For illustrative purposes only. Not to Scale. Copyright © Apex Plans.

Building Schedule:

No.	Description
1	Northlands Farmhouse
2	Old single storey meal house (very poor order)
3	Range of five brick built loose boxes
4	Large divided loose box with loft over
5	Three loose boxes
6	Former cow house with concrete stalls
7	Foldyard with concrete asbestos sheeted roof and four bay brick / pantilled yard leading off
8	Single storey divided loose box
9	Two storey height large barn with part staging
10	Store with pair of doors and hay loft over
11	Three bay open fronted cart shed
12	Tenant's field shelter
13	Brick store
14	Dutch barn range





Land Schedule:

Field No.	Description	Area	
		Ha	Ac
	Homestead	0.43	1.07
5406	Grass	0.02	0.05
5607	Grass	0.02	0.05
5300	Grass	0.41	1.02
5701	Grass	0.12	0.33
6199	Grass	0.42	1.04
5803	Grass	0.23	0.56
Pt. 3286	Arable	1.10	2.73
Pt. 4046	Arable	1.14	2.81
6488	Grass	1.40	3.47
5663	Arable	2.87	7.10
7866	Hawthorne Bank	4.68	11.56
7142	Arable	9.06	22.39
4235	Sugar Hills Plantation	4.75	11.74
8632	Track	0.05	0.12
5118	Arable	8.15	20.13
	Scrub	0.10	0.24
6303	Long Wood	16.03	39.61
	Track	0.04	0.1
0423	Grass	15.19	37.53
Total:		66.23	163.65
Pt. 3286	Arable	7.70	19.04
	Track	0.10	0.25
Pt. 4046	Arable	12.70	31.37
8632	Track	0.11	0.27
Total:		20.61	50.93
Total:		86.84	214.58

Land

Northlands Farm is offered for sale in a block of 163.65 acres, including approximately 55.16 acres of arable land, 43.95 acres of grass and pasture land and around 63.15 acres of mixed woodland.

The land is predominately classified as Grade 3, and lies within the Foggathorpe 2 Soil Series, being described as stoneless clayey and fine loamy over clayey soils.

The arable land has historically grown a rotation of cereal crops and beans and the grass land has been grazed.

The additional area of 50.93 Acres comprises two good sized arable field falling within the Grade 3 land classification and the soils within the Foggathorpe 2 Soil Series.

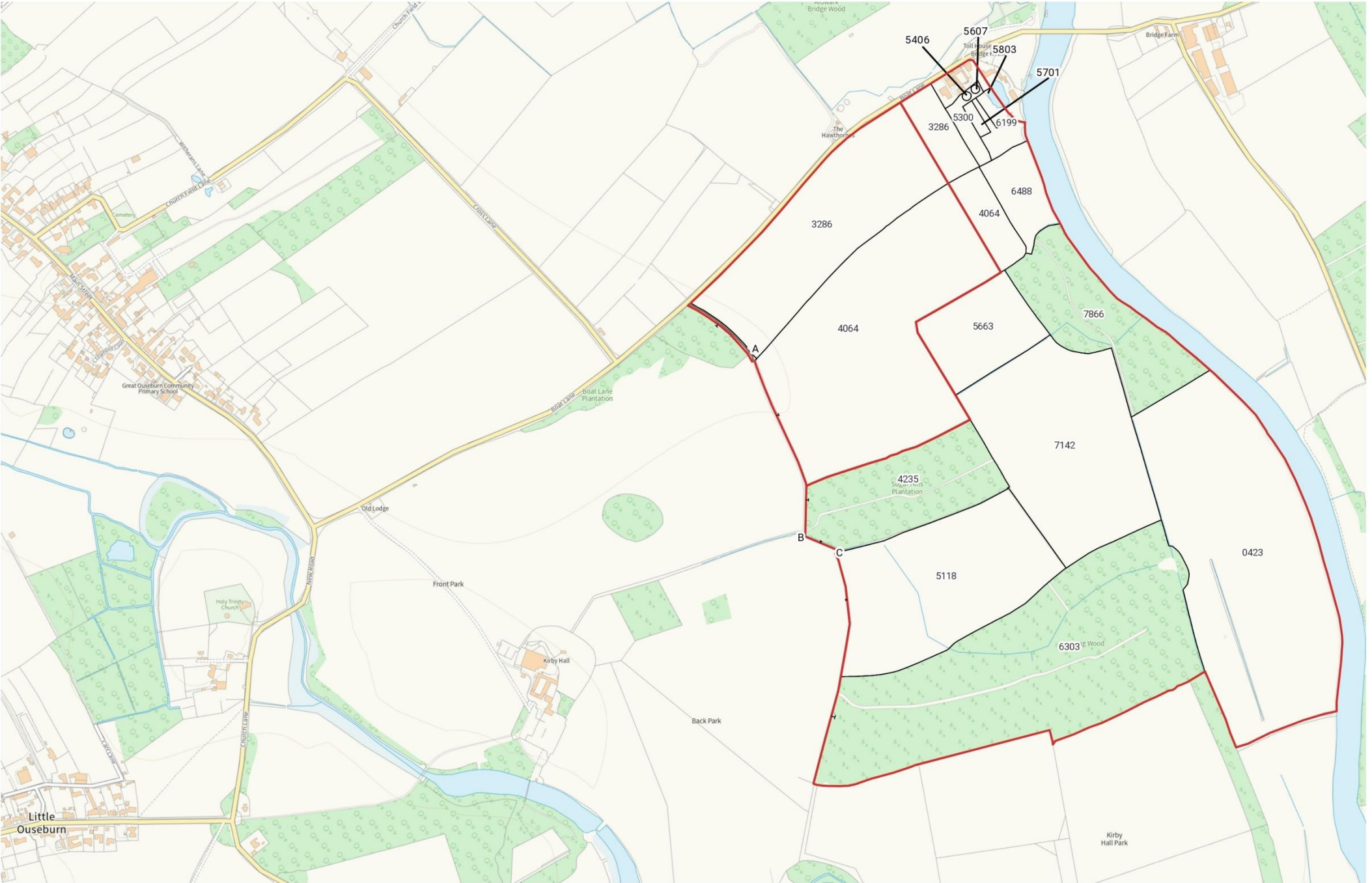
Woodland

Hawthorne Bank Plantation extends to 11.56 acres running adjacent to the River Ure. The wood is a lowland mixed ash and sycamore woodland with a scattering of other broadleaf species and a good understorey of hazel, sycamore and hawthorn. The woodland has high biodiversity value as well as the potential to be thinned to produce hardwood firewood and sawlogs.

Sugar Hills Plantation extends to 11.74 acres and contains a very fine crop of mature oak with some ash, beech and sycamore mixed amongst it. The crop has been well managed and is ready for further thinning.

Long Wood extends to 39.61 acres and is a fine example of a mixed lowland estate woodland which has been well managed and is now ready for further thinning or clear-felling. The western two thirds consist of nice stands of well thinned mature Norway spruce with a fringe of Scots pine along the southern boundary. The eastern third is stocked with mainly mature ash, some oak and other mixed broadleaves and an understorey of sycamore, wych elm and hawthorn, part of which is designated as Ancient Semi-Natural Woodland.

Many of the trees are self or stool grown. The western part of the wood comprises Scots pine planted in 1950.



GENERAL INFORMATION:

Services

Mains electricity and water are connected to the House and a number of the Buildings with private septic tank drainage.

Wayleaves and Easements

The property is sold including all wayleaves and easements.

The mains water supply for Northlands Farm comes from a junction and meter adjacent to the drive at Kirby Hall, crossing field 3286. An easement is retained for the purchaser of Northlands Farm.

Overhead electricity cable cross fields 3286, 4064, 5300 and 6199.

Rights of Way

A Bridleway runs along Mill Lane, south from Boat Lane, adjacent to the south eastern boundary of field 3286 and along the western boundary of parcel 6303 known as Long Wood. A right of access is also retained for the owner of Kirby Hall along Mill Lane between points A-B-C.

Basic Payment Scheme

The land is registered on the Rural Land Registry. The Vendors claimed the 2023 Basic Payment Scheme and will continue to receive and retain any future de-linked payments.

Nitrate Vulnerable Zone (NVZ)

The property is included within a Nitrate Vulnerable Zone which will limit excessive fertiliser application.

Sporting Mineral Rights

The sporting and mineral rights are included with the sale, so far as they are owned.

Tenure

Northlands Farm is offered for sale with vacant possession upon completion.

Flooding

Those areas directly adjacent to the River Ure/Ouse lie within Flood Zone 3.

Local Authority

North Yorkshire Council, County Hall, Racecourse Lane,
Northallerton
t: 03001 312 131

Method of Sale

The land is offered for sale by private treaty. The Vendor reserves the right to conclude the sale by any means.

VAT

It is understood that the property is not assessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

Anti-Money Laundering Regulations

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential Purchasers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

Viewing

Strictly by appointment through the Selling Agents only. Please note if you have downloaded these particulars from our website you must contact the office to register your interest or you will not be included on future mailings regarding this sale. Please also register at www.stephenson.co.uk for regular email updates.

Agent Contact

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Plans and Measurements

The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It must be the responsibility of any prospective Purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

Address and What3Words

Northlands Farm, Boat Lane, Great Ouseburn, York, YO26 9SJ
///watched.palettes.genetics



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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 inference drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. Stephenson's Rural for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Stephenson's Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.



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