

KIRBY HALL ESTATE



OUSEBURN, YORK

498.89 Acres (198.26 Hectares)

THE KIRBY HALL ESTATE

Ouseburn, York, YO26 9SN

489.89 Acres - For sale as a whole or in 7 lots

“An important Country Estate on the River Ure between York & Harrogate”

BROCHURE 1

LOT 1 – KIRBY HALL & PARK

- ◆ Grade II listed Hall, Riding School, Laundry House, Stable Yard with Clock Tower
- ◆ 112.33 acres
- ◆ Walled Kitchen Garden
- ◆ 9 acre Lake with Iron Bridge
- ◆ Wrought iron carriage gates

LOT 1 A – Old Lodge

- ◆ Grade II listed dwelling
- ◆ Ice House

LOT 1 B – New Lodge

- ◆ Grade II Listed dwelling

BROCHURE 2

LOT 2 – 17.55 acres Arable Land, Boat Lane

LOT 3 – 91.62 acres Arable, Woods & Parkland, Boat Lane

LOT 4 – 50.93 acres Arable Land, Boat Lane

LOT 5 – Northlands Farm, Boat Lane

- ◆ 163.65 acres Arable, Grass & Wood land
- ◆ Farmhouse
- ◆ Range of buildings

LOT 6 – 20.41 acres Grass and Woodland, Great Ouseburn

LOT 7 – 33.40 acres Arable, Thorpe Green Lane



Lot 1 & 3

Kirby Hall Estate – A Brief History

The manor of Chirchbie (Kirby) was recorded in Domesday and there seems to have been a substantial house on the site ever since.

In 1684 the estate was purchased by Stephen Thompson whose family invested in Portugal and prospered from its trade. One of the daughters married into the Croft dynasty, and the production of port wine in Porto.

In 1747 building started on the new mansion designed by Lord Burlington, the prince of Palladian architecture, and executed by John Carr of York. It cost £13,500 and a further £1,500 to furnish.

Sadly this magnificent country house was demolished in 1920, the estate was sold and subsequently purchased by the current owners.

What now remains is the grand Nursery Wing built in 1857 over 3 storeys and covering 3,726 sq ft; and it was at the same time that the clock tower was added to the stable courtyard, the riding school constructed and New Lodge built as a 'gamekeeper's house'.

It is thought the Old Lodge and the Stable Block are Georgian structures put up with the Hall.

There are many other charming features on the property including the very fine entrance gates at the west end which lead down to the Iron Bridge (1845) over the lake; the kitchen garden with its original gardener's cottage and indeed the lake itself formerly with boat house and cascade.

Kirby Hall Estate reflects the country seat of a wealthy Yorkshire family in Georgian times and was the home of Lord Knaresborough in the Victorian era.



SR
Est. 1871

LOT 1 — KIRBY HALL - (edged and shaded red)

York 13 miles, Harrogate 13 miles, Leeds 26 miles, A1(M) 6 miles,
Leeds/Bradford Airport 23 miles.

Kirby Hall, as it now stands, is a handsome Grade II listed 3 storey house built in 1857 but very much in the Palladian style of the original mansion.

Built in limestone with some rendering under a slate roof, the Hall faces south overlooking the original gardens and the lake. The hipped slate roof supports four decorative chimney stacks and all the windows are sliding sash with stone cills with window shutters.

Largely unaltered, the accommodation over 3 floors extends to 3,726 sq ft and connects to the adjacent Laundry House which could ideally be incorporated into the main dwelling subject to appropriate planning consents.

ACCOMMODATION

To the ground floor:

Rear Entrance / Store - 3.38m x 2.49m (12'7" x 8'2") (Laundry House floor plan)

With York stone floor. This opens to a passage with York stone floor off which has a WC with high flush suite, log store, coal house (door to rear garden). Within the house there is a central passage with cloak rails.

Front Inner Hall with staircase and understairs cupboard.

Kitchen – 3.81m x 2.46m (12'6" x 8'1")

York stone floor, units with stainless steel sink. Up two steps to:-

Dining Room – 5.92m x 3.66m (19'5" x 12')

With York stone floor, tiled hearth to fireplace recess and with panelling over, solid fuel room heater / boiler.

Store – 6.99m x 4.37m (22'11" x 14'4")

With York stone floor, old fireplace, beams with bacon hooks, fitted shelves.

Living Room – 5.92m x 4.24m (19'5" x 13'11")

With impressive carved white marble fireplace relocated from the original mansion; fitted bookshelves.

Study – 4.11m x 3.53m (13'6" x 11'7")

With corner white marble and tiled fireplace with cast iron basket grate.

To the first floor:

Landing with staircase to second floor

Passage to cloakroom with high flush WC, sluice room adjoining with deep glazed sink.

Bedroom 1 – 5.92m x 4.01m maximum (19'5" x 13'2")

With cast iron fireplace with slate surround

Bedroom 2 – 5.92m x 4.01m maximum (19'5" x 13'2")

With cast iron fireplace with slate surround

Bedroom 3 – 4.14m x 3.56m (13'7" x 11'8")

With cast iron fireplace with slate surround.

Bedroom 4 – 5.82m x 4.37m (19'1" x 14'4")

With cast iron fireplace and slate surround, recessed cupboards.

To the second floor:

Galleried Landing – 5.54m x 5.61m (18'2" x 18'5")

With storage cupboards

Bedroom 5 – 3.56m x 4.17m (11'8" x 13'8")

With corner cast iron fireplace

Bedroom 6 (front) – 5.94m x 4.01m (19'6" x 13'2")

With cast iron fireplace with surround.

Bedroom 7 / Store (rear) – 5.94m x 3.99m maximum (19'6" x 13'1")

With cast iron fireplace with surround.

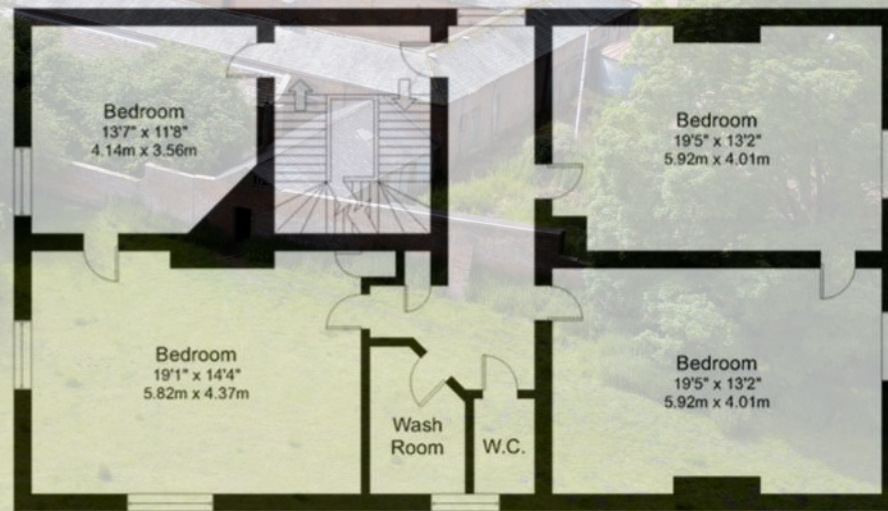
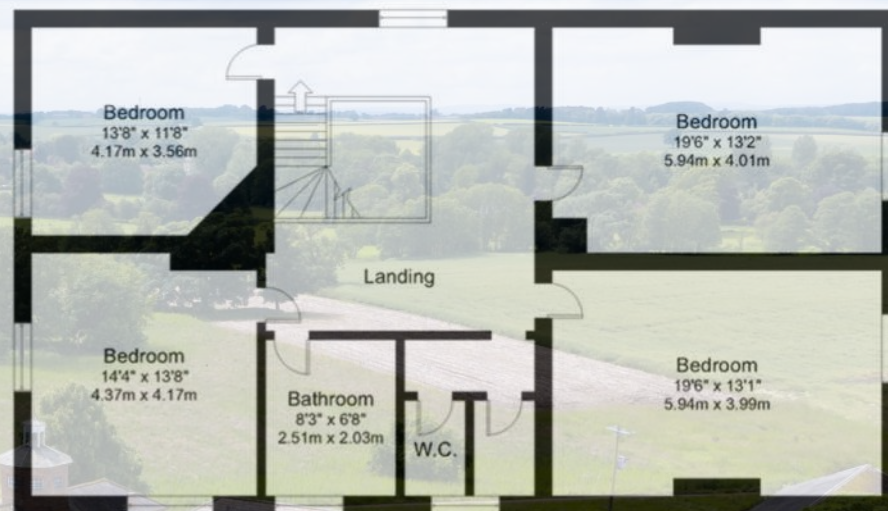
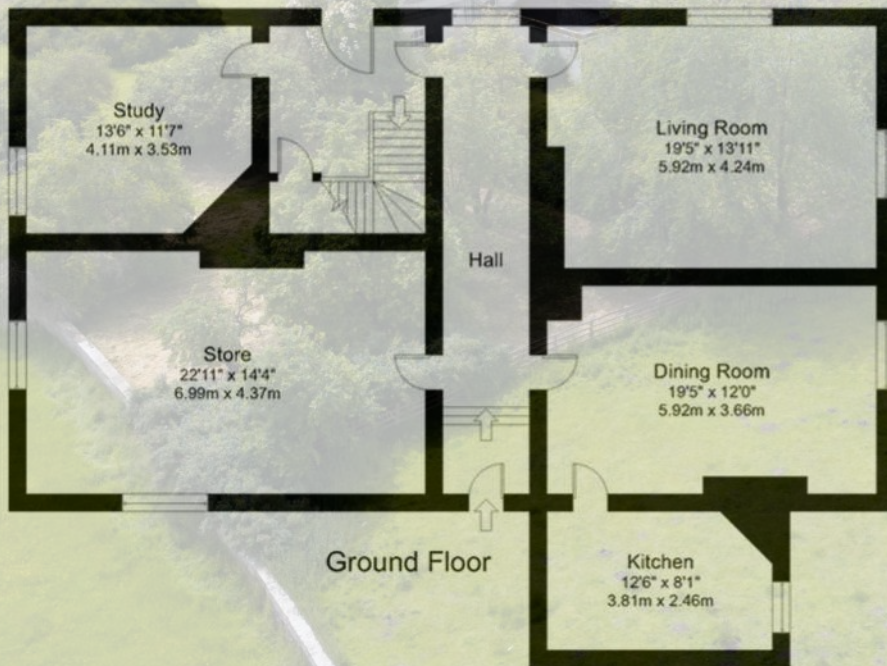
Store – To the rear of the built in cupboard is a store (former WC) and separate high flush WC.

Bathroom (rear) – 2.51m x 2.03m (8'3" x 6'8")

White cast iron bath, walls tiled to half height, heated towel rail

Bedroom / Store (rear) – 4.17m maximum x 4.37m (13'8" x 14'4")

With cast iron fireplace and surround.



Not to Scale. Copyright © Apex Plans.
 Gross internal floor area excluding Store (approx.): 346.1 sq m (3,726 sq ft) For illustrative purposes only.





Kirby Hall Gardens

The gardens and parkland surrounding the Hall were landscaped by the Georgian architect, J.B. Papworth.

To the south and east of the house is a good sized lawned garden with mainly original boundary walls along the eastern edge and planted with several fruit trees.

To the northeast and north of the house is a further lawned area and immediately north of the Laundry Block is a small walled garden.

Further south lies an area of amenity grassland which leads to the ornamental Lake over which there is a timber bridge passing through a former arboretum set with a number of specimen trees including sequoia.

At the end of the walkway is the large walled Kitchen Garden.

Kitchen Garden

Nestling approximately 200 metres from the Hall is the walled kitchen garden.

The brick walls, are built of orange red brick in Flemish bond approximately 3.66m (12ft) high; and on the eastern side lies a small 2 storey gardener's cottage.

The cottage or bothy is in very poor order but extends on the ground floor to approximately 14.32m x 2.44m overall, and comprises a Living Room with cast iron fireplace, Bedroom/Store and Bedroom with cast iron fireplace.

To the north are a range of single storey brick / slate potting sheds.



LOT 1 – Layout of Buildings:

No. on Plan	Description
1	Kirby Hall
2	Laundry House
3	Clock Tower
4	Stable Block
5	Riding School
6	General Purpose Agricultural Buildings
7	Summerhouse



LAUNDRY HOUSE (Point 2 on the Buildings Plan)

Off the rear passage of the Hall is a lean-to timber / slate covered walkway which connects to the Laundry House, a two storey brick construction beneath a hipped blue slate roof.

The Laundry House is a substantial building perfectly located to provide an extension to the Hall subject to planning.

The accommodation to the ground floor comprises:

Store – 5.49m x 3.22m (18' x 10'7")

With York stone and concrete floor

Drying Room – 5.49m x 3.27m (18' x 10'9")

Boiler Room – 5.59m x 3.27m (18'4" x 10'9")

With six tracked dryers and cast iron oven.

Stone steps lead up to the first floor store approximately 10.16m x 5.59m (33'8" x 18'4") with York stone floor.

To the rear and adjoining is a brick built, single storey store with half-hipped roof approximately 10m x 4.32m (32'10" x 14'2") with slate roof and York stone floor.





Laundry House



First Floor



Ground Floor



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2137 SQ FT / 198.55 SQ M - (Excluding Lean to & External Space)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.

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SUMMERHOUSE (Point 7 on the Buildings Plan)

The Grade II listed 18th Century Summerhouse is of orange-red brick construction with six stone columned open front and slate roof, built in the Ionic temple style.

There are semi-circular niches at each end and decorative dentilled cornices to the entablature and pediment.

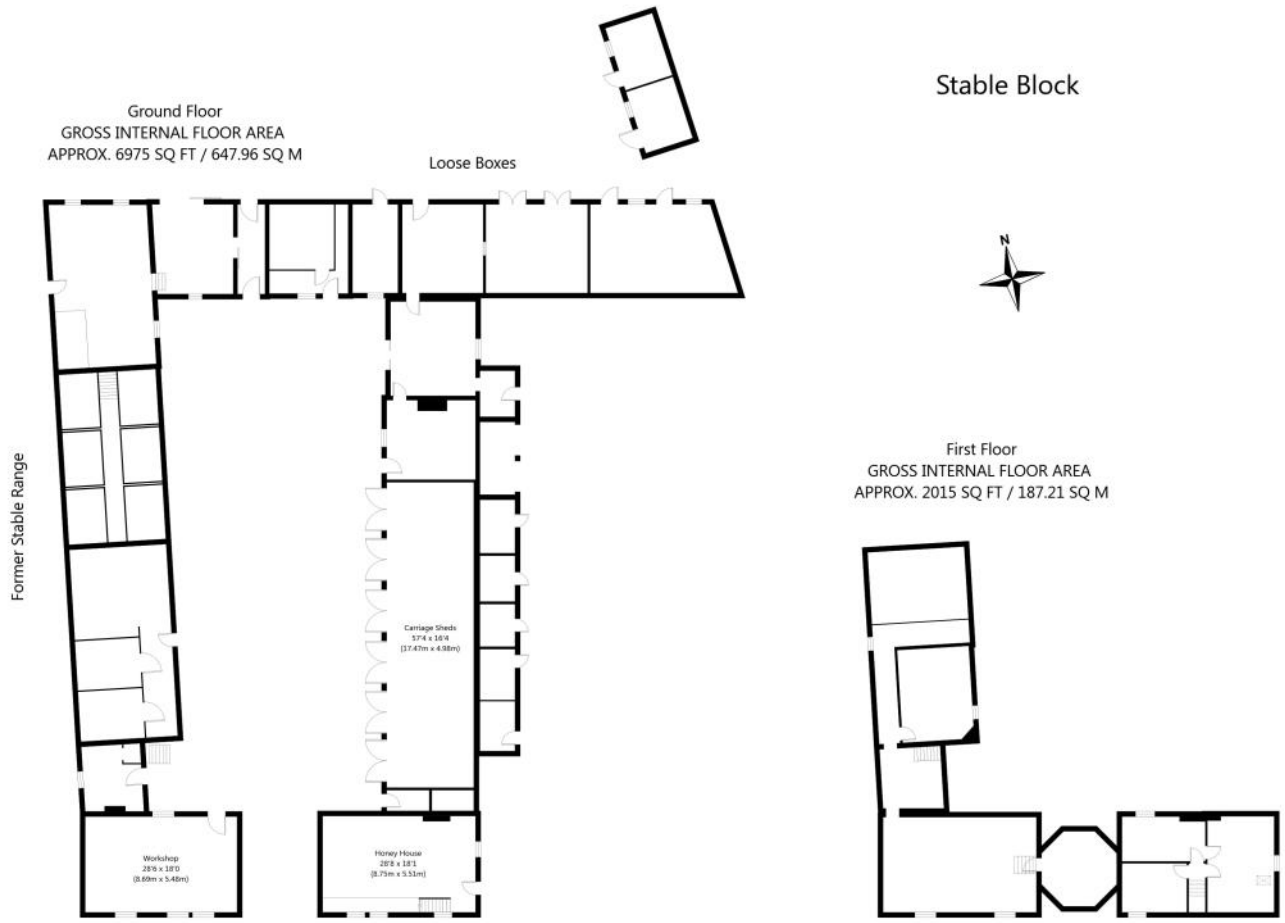


Stable Block (Point 4 on the Buildings Plan)

Constructed along with the Hall circa. 1755 and later altered by John Carr, the Stable Block comprises a quadrangle of buildings surrounding an open courtyard and approached through the carriage arch beneath the Victorian clock tower.

The Stable Block is constructed of orange-pink mottled brick in Flemish bond with sandstone band, gauged brick arches, and a slate roof.

There is a full-height central carriage arch, sash windows to each side, moulded eaves cornice, hipped roof with central stone-banded octagonal cupola and clockface in moulded surround, open lantern and weathervane.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 9218 SQ FT / 856.35 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Kirby Estate I15

Riding School (Point 5 on the Buildings Plan)

Approximately 27.43m x 9.14m (90' x 30')

The Riding School is believed to have been added by Richard Thompson in the early 19th century and comprises a double height, 9-bay building of brick construction with sandstone band, gauged brick arches, and a number of lunette windows.

The centre bay is enlarged to allow a full-height entrance. Over alternate bays, open-brickwork panels provide ventilation.

General Purpose Livestock Shed (Point 6 on the Buildings Plan)

Approximately 36.57m x 20.73m (120' x 68')

Sitting directly north of the Riding School is a semi-modern general purpose livestock shed of steel portal frame construction with brick walls, fibre cement cladding and roof with a part concrete floor and a central feeding passage.

2 precast concrete silage clamps sit to the west of the general purpose livestock shed.



Western Approach and Carriage Gates

Adjacent to New Lodge, facing the Main Street of Little Ouseburn, stands the impressive Carriage entrance to the Estate.

The wrought iron gates are hung on limestone piers with ball and pedestal finials.

Pedestrian gates have been added to the side and the whole is linked by cast iron railings.



The Park and Woodland

In all, Kirby Hall is offered for sale in a block of 112.33 acres, including approximately 66.93 acres of mature parkland, 22.83 acres of woodland, the historic kitchen garden and the lake.

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

Field 5505 forms a part of an existing Countryside Stewardship agreement. See note in General Information section.

Woodland:

American Wood consists of mixed native broadleaves, some mature yew and an interesting range of wet woodland habitats providing high biodiversity and amenity value.

Mature mixed conifer and yew surround the walled garden.



A small block of mature mixed conifers have been planted to the north east of Kirby Hall (Field 9613).

Access

Currently the access drive to the Hall is from the Northern gateway adjacent to the Old Lodge and a 40m wide strip of land has been reserved with Lot 1.

The original main approach was via the Western entrance gates, crossing the park and over the Iron Bridge.

Land Schedule:

NG Ref	Description	Area	
		Ha	Ac
	The Old Lodge	0.30	0.73
	The New Lodge	0.08	0.20
2803	Grassland	1.02	2.52
5287	Wood	1.84	4.54
	Lake	1.72	4.24
4579	Kirby Hall Park	9.48	23.42
9753	American Wood	4.94	12.21
	Lake	2.03	5.01
9567	Walled Kitchen Garden	0.54	1.33
7967	Walled Kitchen Garden	0.06	0.16
9753	Wood	1.46	3.62
2161	Wood	0.18	0.44
0874	Parkland	8.51	21.03
9081	Parkland	4.94	12.20
9613	Wood	0.82	2.02
8809	Parkland	0.85	2.09
Pt. 9718	Track	0.10	0.24
8204	Parkland	0.85	2.09
	Hall Yard	1.65	4.07
Pt. 5505	Parkland	2.47	6.10
	Arable	1.12	2.76
	Drive & Avenue	0.53	1.32
Total:		45.43	112.33



LOT 1A — OLD LODGE

(edged and shaded red)

Old Lodge is a Grade II listed dwelling located north of Kirby Hall on Boat Lane and was constructed in early 19th Century reputedly designed by Robert Lugar for R.J. Thompson; and with a 20th century extension.

The Lodge is of limestone ashlar construction with slate roof and a 1-bay front projecting porch with round-arched windows.

The land included with The Old Lodge encompasses the Ice House, approximately 80 metres north-east of the dwelling. The Grade II Listed 18th Century Ice House is of brick construction and was restored in the 20th Century. A barrel-vaulted tunnel leads to a circular ice chamber with domed roof, sunk in the ground. Formerly covered in earth for insulation the Ice House is now visible.



Accommodation

To the ground floor, The Old Lodge comprises:

Entrance Hall – 3.81m x 3.81m (12'6" x 12'6")

Sitting Room – 3.81m x 3.81m (12'6" x 12'6")

With corner tiled fireplace, recessed bookshelves and high level display niche.

Bathroom – 1.83m x 1.83m (6' x 6')

Complete with a white bathroom suite of high-flush WC, bracket wash basin and electric shower over bath.

Utility Room / Rear Entrance – 2.84m x 1.52m (9'4" x 5')

With deep glazed sink, wall cupboards, cloaks rail and door to boiler house containing oil fired boiler.

Dining Kitchen – 3.78m x 3.45m (12'5" x 11'4")

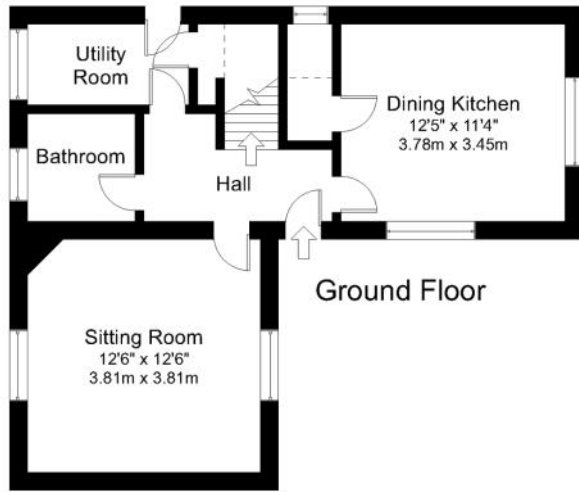
With base and wall cupboards and walk in pantry with fitted shelves.

To the first floor

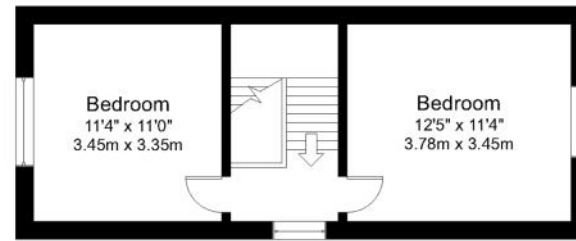
Landing – with high level storage cupboard.

Bedroom 1 – 3.45m x 3.35m (11'4" x 11')

Bedroom 2 – 3.78m x 3.45m (12'5" x 11'4")



Ground Floor



First Floor

Gross internal floor area (approx.): 78.2 sq m (842 sq ft)

For illustrative purposes only.
Not to Scale. Copyright © Apex Plans.



To the outside:

A covered portico entrance of stone construction, cast iron railings along the roadside, gravelled driveway / parking area accessed from the main drive to Kirby Hall.

Lawned gardens surround the house.
Walled passage entrance from the garden to a large cellar and coal store beneath the dwelling.

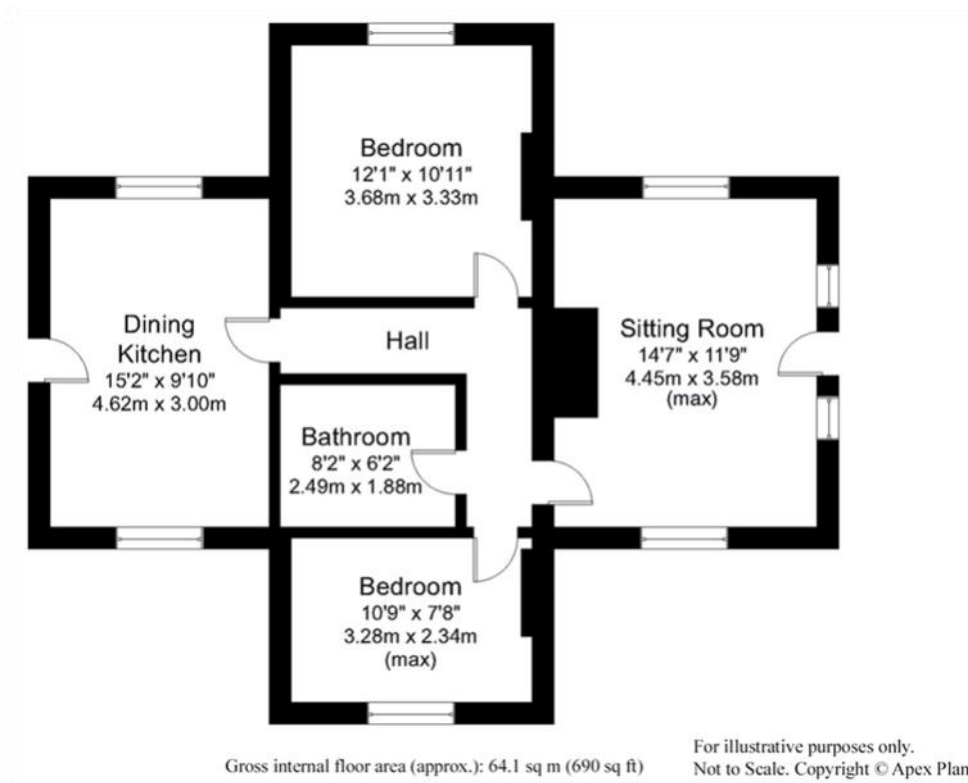


LOT 1B — NEW LODGE

(edged and shaded red)

New Lodge is a Grade II Listed dwelling located to the west of Kirby Hall on Church Lane and was constructed in the mid-19th century for Sir H. Meysey-Thompson of limestone ashlar with slate roof.

The dwelling comprises a single storey, 3-bay front, with projecting centre bay and includes a Tuscan portico with pediment, panelled front door and narrow recessed sash windows.



Accommodation

A classical four column covered portico to the front of the property.

Dining Kitchen – 4.65m x 3.02m (15'3" x 9'11")

With oak base units, wall cupboards and Grant oil fired boiler.

Inner Hall / Passageway

Bedroom 1 – 3.3m x 2.33m (10'10" x 7'8")

Bedroom 2 – 3.33m x 3.66m (10'11" x 14'8")

Lounge – 3.58m x 4.47m (11'9" x 14'8")

With chimney recess, two arched windows and front door.

Bathroom – 2.49m x 1.88m (8'2" x 6'2")

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

To the outside:

Sheltered by mature trees, there is a gravelled driveway to the north side of New Lodge with parking for two cars.

A lawned garden wraps around the lodge to the south and east and is contained within iron railings. To the east, the New Lodge enjoys views over the adjacent parkland forming a part of Lot 1.



GENERAL INFORMATION

Address

The postcode for the residential dwellings are as follows:

- ◆ Kirby Hall — YO26 9SN,
- ◆ Old Lodge off Boat Lane — YO26 9SJ
- ◆ New Lodge off Church Lane — YO26 9SH

Tenure

Kirby Hall and the land are freehold with vacant possession on completion.

Old Lodge and New Lodge are freehold subject to Assured Shorthold Tenancy Agreements with further information available upon request from the Agents.

Entry to the Land

The Purchaser is to be given entry to the Land following completion and after the 2025 harvest.

Method of Sale & Lotting

Kirby Estate is offered by sale as a whole or as any combination of 8 lots by Private Treaty. The Vendor reserves the right to conclude the sale by any means.

Lot 1	Kirby Hall Estate extending to approximately 112.33 acres
Lot 1A	Old Lodge
Lot 1 B	New Lodge
Lot 2	17.55 acres of arable land
Lot 3	91.62 acres of arable, woods & parkland
Lot 4	50.93 acres of arable land
Lot 5	Northlands Farm extending to approximately 163.65 acres
Lot 6	20.41 acres of grass and woodland
Lot 7	33.40 acres of arable land

Vendor's Solicitor

Matthew Featherstone of Wrigleys, 3rd Floor, 3 Wellington Place, Leeds, LS14AP
t: 0113 204 1104 e: matthew.featherstone@wrigleys.co.uk

Sporting and Mineral Rights

These are included with the sale, so far as they are owned.

Access

Lot 1: Access is predominately via the drive to the south of Old Lodge off Boat Lane. The historic entrance gates to the parkland sit adjacent to New Lodge opposite the junction to Little Ouseburn.

New Lodge is accessed directly from the public highway and Old Lodge off the main Hall drive.

Basic Payments Scheme

The Vendors claimed the 2023 Basic Payment (2023) and will continue to receive and retain any future de-linked payments under the Basic Payment Scheme.

Drainage Rates / Outgoings

Those areas adjacent to Ouse Gill Beck are within the Ainsty IDB.

Nitrate Vulnerable Zone (NVZ)

We have checked the Environment Agency NVZ map which confirms the land lies within an NVZ which will limit excessive fertiliser application.

Cropping & Documents

Further information is available upon request from the Selling Agents, including 5-year cropping history.

Plans and Measurements

The plans and measurements provided are for guidance only and are 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 lie.

Local Authority

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD.
Tel: 0300 1312131

Rights and Reservations

The Vendors may need to reserve and grant certain rights and reservations which will be agreed with each purchaser as a when a sale is agreed.



Boundaries

The Vendors and Vendor’s Agent will do their best to specify the ownership of boundaries, hedges, fences and ditches but will not be bound to determine these. For existing boundaries the Purchaser shall rely on their own inspections and the information contained within the Land Registry title deeds (if any). For new boundaries that are being created as a result of lotting the boundary obligations will be set out as a part of the sale process.

Viewing and Registration

Strictly by appointment through the Selling Agents, StephensonRural, only.

Please note if you have downloaded these particulars from our website, you must contact the office to register or you will not be included on further mailings regarding this sale.

Please also register at www.stephenson.co.uk for regular email updates.

Wayleaves & Easements

The property is sold subject to all wayleaves and easements whether mentioned in these sales particulars or not.

Mains water is laid to the Hall (Lot 1) from the main road across Field 5505 (Lot 2) and the south west corner of Field 8632 (Lot 3) for which an easement will be reserved.

Mains water to Northlands Farm (Lot 5) comes off the Hall supply from a junction and meter adjacent to the drive; and then crossing Fields 8632 (Lot 3) and 3286 (Lot 4) into the Northlands Homestead (Lot 5).

An easement will be reserved for the supply of water from Kirby Hall to Northlands Farm.

Flooding

Those areas directly adjacent to Ouse Gill Beck and the Lake at Kirby Hall lie within Flood Zone 2 & 3 meaning there is an increased risk of flooding in those parts.

Public Rights of Way

The property is sold subject to all rights of way , public or private, whether mentioned in these sales particulars or not.

The Vendors’ are not aware of any public rights of way crossing Lot 1.

Anti-Money Laundering Regulation

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 buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

Environmental Land Management Schemes

Field 5505 forms a part of an existing Countryside Stewardship agreement with 2 hectares being included under option GS4 Legume and Herb Rich Swards.

A copy of the agreement and management requirements is available from the selling agent.

If the purchaser does not wish to take on the Countryside Stewardship agreement then the Vendors will absorb cancellation.

Guide Prices

Lot 1 – Kirby Hall & Park Guide Price £2.5 million

Lot 1A – The Old Lodge Guide Price £375,000

Lot 1B – New Lodge Guide Price £375,000

The Estate as a whole extending To 489.89 acres (198.26 hectares) included in Brochure 1 & 2. Guide Price £6,940,000

Property	Tenure	Electricity	Water	Drainage	Heating	Listing	EPC	EPC Expiry	Council	EICR
Kirby Hall	VP	Mains	Mains	Septic Tank	Electric	Grade II	G	8 May 2034	G	N/A
Old Lodge	AST	Mains	Mains	Septic Tank	Oil	Grade II	E	30 April 2034	C	01/05/2024
New Lodge	AST	Mains	Mains	Septic Tank	Oil	Grade II	E	18 May 2034	D	21/05/2024

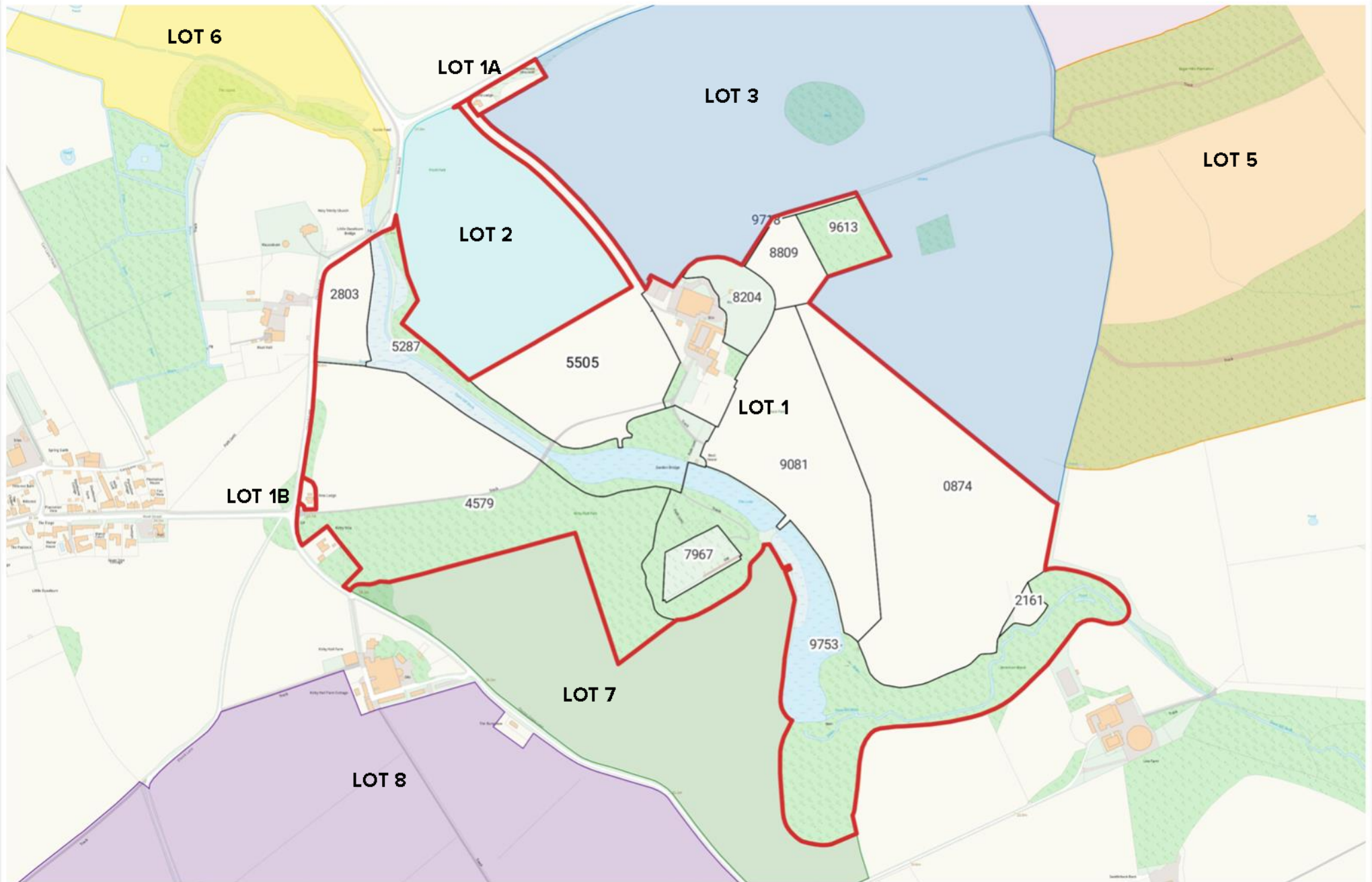


Lot 1, 7 & 8

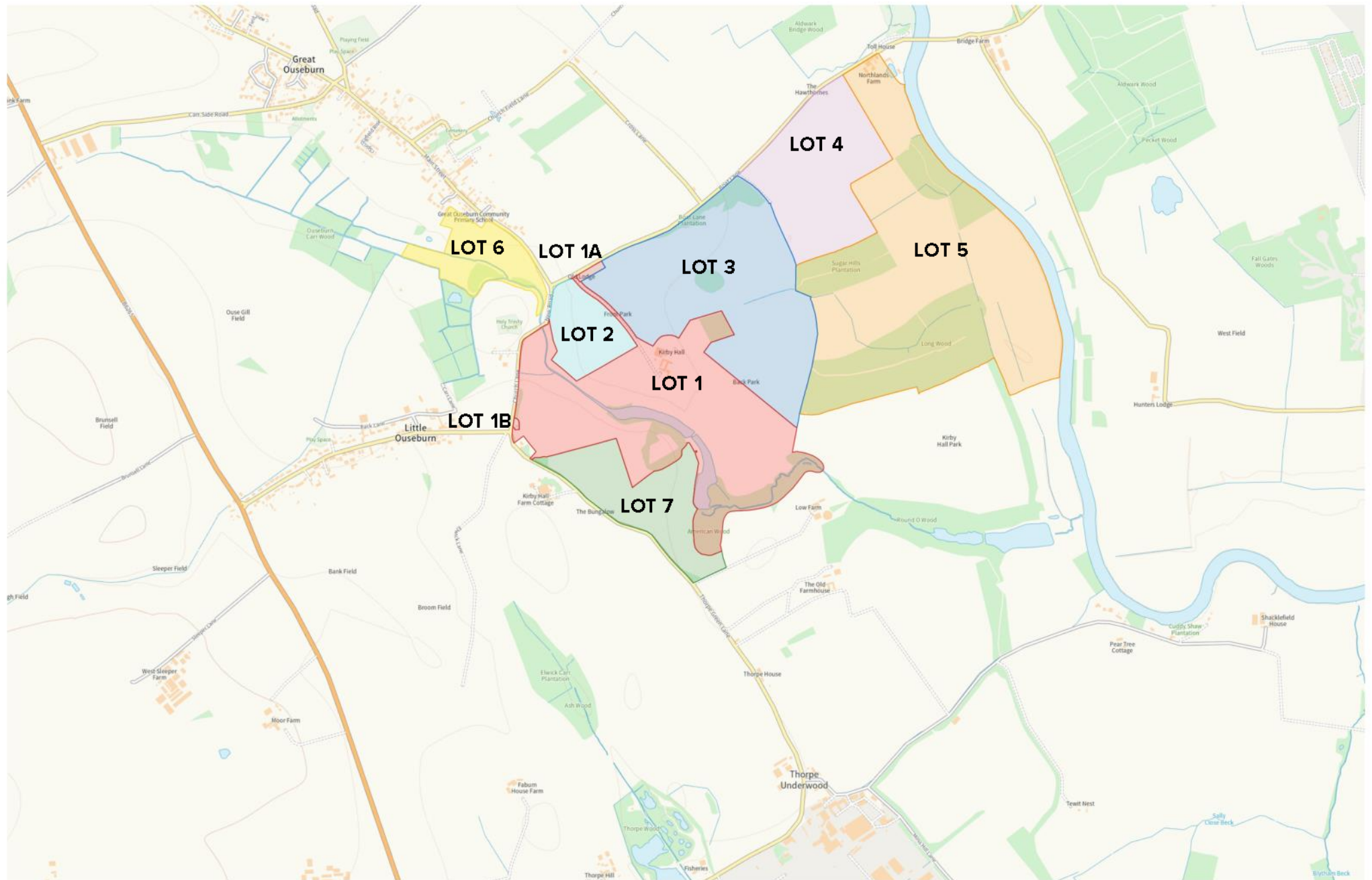


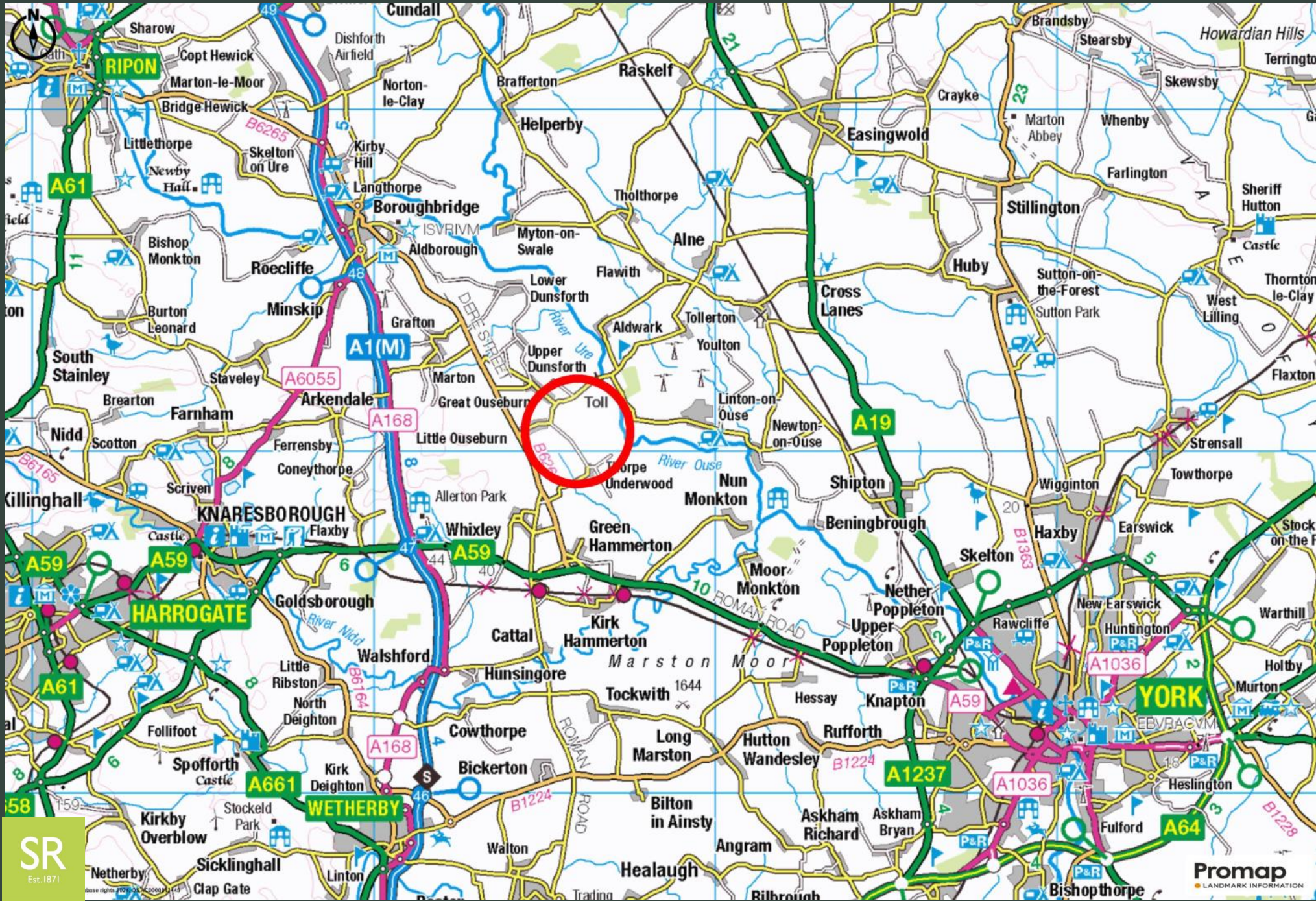
Lot 1, 2 & 3

Lot 1 Pan



Kirby Hall Estate Plan





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LANDMARK INFORMATION

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Consumer Protection from Unfair Trading Regulations 2008

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