

KIRBY HALL ESTATE



OUSEBURN, YORK

779.45 Acres (315.44 Hectares)

THE KIRBY HALL ESTATE

Ouseburn, York, YO26 9SN

779 Acres – For sale as a whole or in 8 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 – 33.4 acres Arable, Thorpe Green Lane

LOT 8 – 289.56 acres Arable and Woodland at Kirby Hall Farm

LOT 2 – 17.55 acres of arable land south of Boat Lane**(edged and shaded light blue)**

Ref	Description	Area	
		Ha	Ac
Pt. 5505	Arable – OSR	7.10	17.55
Total:		7.10	17.55

A single field of Grade 3 arable land extending to 17.55 acres. The land is located north west of Kirby Hall with a right of access being granted to the Purchaser over a section of the Hall drive off Boat Lane, opposite The Old Lodge.

The land is good medium loam suitable for root cropping with the soil falling in the Foggathorpe 2 Soil Series being described as stoneless clayey and fine loamy over clayey soils.

Mains water is laid to the Hall (Lot 1) from the main road across Field 5505 (Lot 2) for which an easement will be reserved.

LOT 3 – 91.62 acres of arable land south of Boat Lane**(edged and shaded dark blue)**

Ref	Description	Area	
		Ha	Ac
8632	Arable – OSR & Winter Barley	21.75	53.74
	Scrub	0.10	0.25
9859	Boat Lane Plantation	1.24	3.06
0461	Wood	0.99	2.44
9430	Wood	0.70	1.73
9718	Track	0.12	0.31
1604	Grass	12.18	30.09
Total:		37.08	91.62

A block of Grade 3 agricultural land located north of Kirby Hall with access directly from Boat Lane.

The land lies within the Foggathorpe 2 Soil Series and has historically grown a rotation of cereal crops.

Boat Lane Plantation contains some good quality mature oak with ash mixed amongst it and an understorey of sycamore and hazels as well as areas with a higher ash and sycamore content to the west.

The Roundel is a small landscape feature with a fringe of mature broadleaves and an area of pole stage restocked woodland in the centre.

The main water supply to the Hall (Lot 1) crosses the south west corner of Field 8632 (Lot 3).

Mains water to Northlands Farm (Lot 5) comes off the Hall supply from a junction and meter adjacent to the drive; and then crossing Field 8632 to the north side of Parcel 9430 and to the south of Parcel 0461.

LOT 4 – 50.93 acres of arable land south of Boat Lane**(edged and shaded pink)**

Ref	Description	Area	
		Ha	Ac
Pt. 3286	Arable – Winter Wheat	7.70	19.04
	Track	0.10	0.25
Pt. 4046	Arable – Winter Wheat	12.70	31.37
8632	Track	0.11	0.27
Total:		20.61	50.93

Two good sized arable fields falling within the Grade 3 land classification. The land lies within the Foggathorpe 2 Soil Series being described as stoneless clayey and fine loamy over clayey soils.

Access is directly off Boat Lane.

The mains water supply to Northlands Farm (Lot 5) crosses Mill Lane and follows the southern border of Field 3286 towards the Northlands Homestead.



LOT 1, 2 & 3

LOT 5 — NORTHLANDS FARM

(edged and shaded orange)

Northlands Farm offers an exciting opportunity for purchasing an attractive working farm with 163.65 Acres of land split between 99 acres of arable / grass and 63 acres of mixed woodland.

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

The Farmhouse

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

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) – 3.35m x 2.97m (11' x 9'9")

With stone shelf.

Eaves storeroom – 4.57m x 2.59m (15' x 8'6")

Kitchen – 4.32m x 4.06m (14'2" x 13'4")

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

Front entrance lobby to an inner hall

Dining room – 4.06m x 3.79m (13'4" x 12'5")

Double glazed timber casement window.

Sitting room – 4.09m x 5.49 (13'5" x 18')

Stone fireplace, double glazed timber casement windows.

Inner hall with staircase and understairs cupboards.

Office – 3.02m x 2.87m (9'11" x 9'5")

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 3.91m (14'3" x 12'10")

With UPVC double glazed windows.

Bedroom 3 – 4.38m x 2.76m (14'4" x 9'1")

With UPVC double glazed windows.

Bedroom 4 – 4.34m x 2.74m (14'3" x 9')

With recessed wardrobe and UPVC double glazed windows.

Bathroom – 3.27m x 3.05m (10'9" x 10')

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 north, and also a small forecourt lawn behind a low boundary wall.

The mains water supply for Northlands Farm (Lot 5) comes off the Hall (Lot 1) supply from a junction and meter adjacent to the drive; and then crossing Lot 3 and Lot 4 into the Northlands Homesteads. An easement will be retained for the Purchaser of Lot 5.



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	Fold yard with concrete asbestos sheeted roof and four bay brick / pantiled 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





LOT 5 – Land Schedule:

Ref	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	0.13	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

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.

Woodland

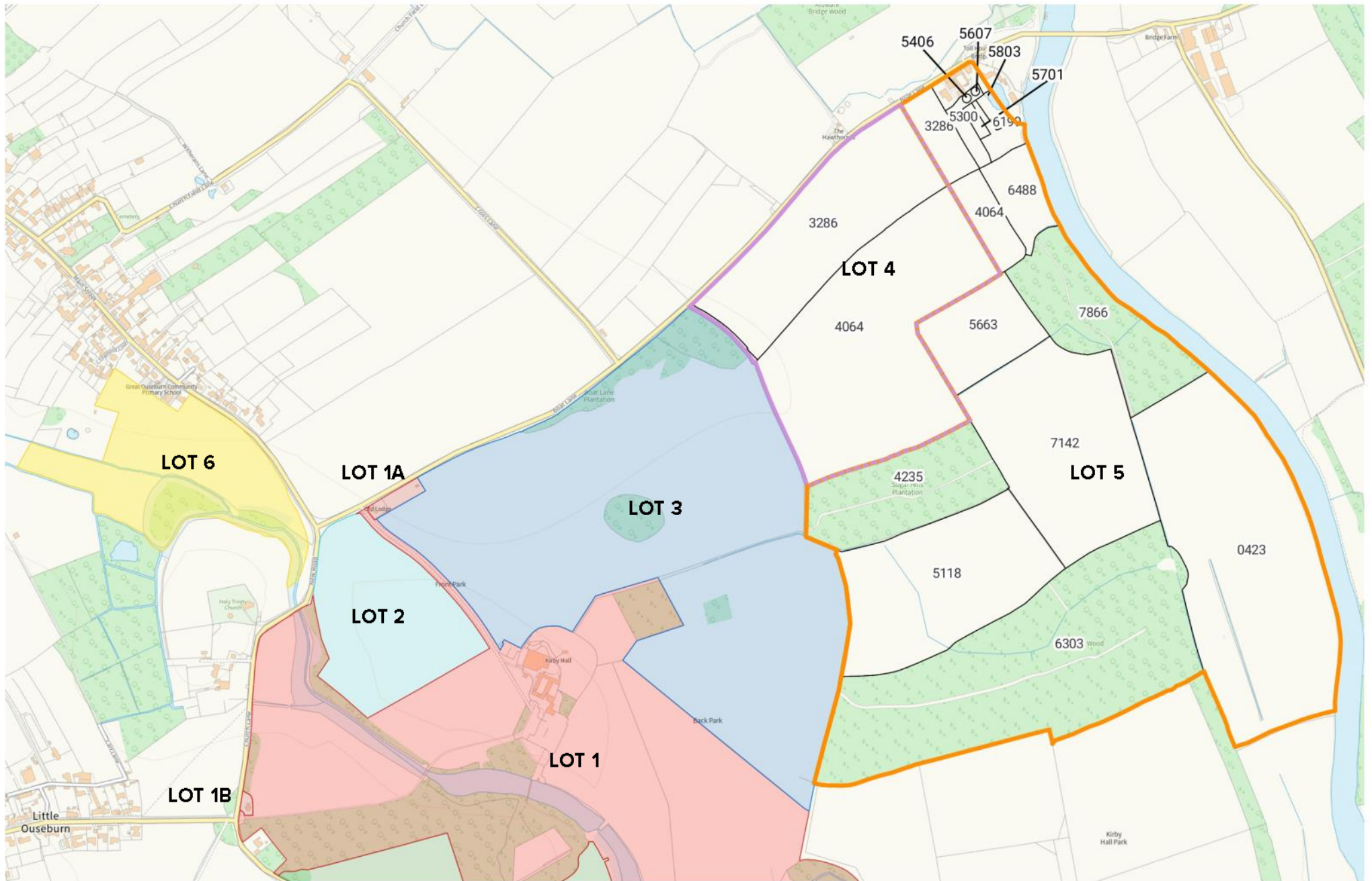
Hawthorne Bank Plantation extends to 11.56 acres running adjacent to the River Ure. The wood is a lowland mixed ash and sycamore woodland with a scattering of other broadleaf species and a good understorey of hazel, sycamore and hawthorn. The woodland has high biodiversity value as well as the potential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

LOT 4 & 5 PLAN



LOT 6 – 20.41 acres of grass & wood land south of Main Street

(edged and shaded yellow)

NG Ref	Description	Area	
		Ha	Ac
1542	Grass	4.70	11.62
9536	Grass	1.70	4.21
1932	Wood & Scrub	1.86	4.58
Total:		8.26	20.41

A block of 20.41 acres, adjacent to Great Ouseburn village, and comprising grass and woodland. The land is accessed directly off Main Street. Parcel 1932 comprises open grown wet woodland alongside Ouse Gill Beck with high conservation value.

LOT 7 – 33.40 acres of arable land north of Thorpe Green Lane

(edged and shaded green)

Ref	Description	Area	
		Ha	Ac
3465	Wood	0.15	0.36
7944	Arable – OSR	13.21	32.64
	Wood	0.04	0.10
8822	Wood	0.12	0.30
Total:		13.52	33.40

A block of 33.40 acres fronting Thorpe Green Lane and comprising 32.64 acres of arable with a further 0.76 acres of amenity woodland. The arable land is of good quality with versatile soils suitable for cereal cropping.

LOT 8 – 289.56 acres of arable, grass & woodland south of Thorpe Green Lane and fronting the B6265 road to Boroughbridge.

(edged and shaded purple)

NG Ref	Description	Area	
		Ha	Ac
5028	Arable – Potatoes	4.95	12.24
6014	Arable – Potatoes	4.95	12.23
7131	Arable – Rye	3.11	7.69
9320	Arable – Rye	5.98	14.77
2141	Arable – Winter Wheat	5.88	14.53
	Track	0.41	1.01
4741	Arable – Winter Wheat	3.39	8.37
2524	Arable – Winter Wheat	5.89	14.55
9699	Arable – Winter Wheat	5.94	14.69
7191	Arable – Winter Wheat & Barley	10.55	26.08
7558	Arable – Carrots	5.33	13.18
9865	Arable – OSR	9.53	23.55
1587	Arable – Carrots	6.33	15.64
4575	Elwick Carr Plantation & Ash Wood	10.21	25.25
5888	Arable – Rye	20.66	51.06
6624	Arable – Winter Wheat	7.08	17.5
3064	Arable – Rye	6.97	17.22
Total:		117.20	289.56

A block of predominantly Grade 2 arable land extending to 263.30 acres with a further 25.25 acres of woodland all in a ring fence and benefiting from a borehole in the centre of the land. The land is located to the south west of Kirby Hall, with access from Thorpe Green Lane, Elwick lane, internal tracks and the B6265.

The arable land is of good quality and suitable for root and cereal cropping.

The soils falls in the Escrick 2 Soil Series being described as deep well drained coarse loamy soils.

Ash Wood, to the south, as the name suggests, is an ash dominated Ancient Semi Natural Woodland which also contains oak, yew, sycamore, hawthorne, European larch and holly. It is of high biodiversity value as well as containing a useful crop of firewood.

Elwick Carr Plantation contains some fine mature oak and an understorey of sycamore. The crop has been well thinned in the past and is now ready for further thinning or clear-felling.



GENERAL INFORMATION

Address

The postcode for Northlands Farm is YO26 9SJ.

Tenure

Freehold with vacant possession on completion.

Northlands is freehold subject to an Assured Shorthold Tenancy for the house and a Common Law tenancy for the buildings and approximately 7 acres of grassland.

Entry to the Land

The Purchaser is to be given entry to the Land following completion and after the 2024 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
Lot 8	289.56 acre block of productive arable and woodland at Kirby Hall Farm

Sporting and Mineral Rights

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

Access

Lot 2: A right of access will be granted to the purchaser of Lot 2 over a section of the drive to the south of The Old Lodge off Boat Lane.

Lot 3: Access off Boat Lane directly to field 8632, a right of access will be retained over Mill Lane. Internal tracks along the eastern boundary of Lot 3 provide access to field 1604.

Lot 4: Access via Mill Lane (parcel 3286) directly off Boat Lane.

Lot 5: The homestead is accessed off Boat Lane, either through the farm buildings, or past the house. There are a number of internal tracks to access the land from the homestead.

Lot 6: Access off Main Street.

Lot 7: Access off Thorpe Green Lane.

Lot 8: Access from the east of the block off Thorpe Green Lane, access from the north via Elwick Lane. There are a number of private internal tracks. Access can also be gained to the track at the north of field 7558 off the B6265.

Basic Payments Scheme

The land is registered on the Rural Land Registry. 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 a 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.

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.

Overage

An overage provision is included in the sale of lot 6 and for a period of 30 years the Vendors will be entitled to receive 30% of the uplift in value on land on which planning consent has been granted for a use other than agriculture, equestrian, horticulture or forestry.

Wayleaves & Easements

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

Lot	NG Ref	Wayleaves/Easements
4	3286 & 4064	Overhead electricity cable.
5	Pt. 3286, 5300 & 6199	Overhead electricity cable.
6	1542	Overhead electricity cable.
8	2141, 2524, 1587, 9865, 5888 & 6624	Overhead electricity cable.

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.

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.

Lot	NG Ref	Public Rights of Way
3	8632, 1604 & 5118	A Bridleway runs along the eastern boundary of field 8632, along the north east edge of field 1604 and down the western boundary of field 5118.
4	3286	A Bridleway runs along Mill Lane, south from Boat Lane, adjacent to the south eastern boundary of field 3286.
5	6303	A Bridleway runs along the western boundary of parcel 6303, Long Wood.
8	9320, 6014, 7191, 2141, 9865 & 7558	A public footpath runs through the north of Lot 8 from Elwick Lane, along the track on the northern boundary of field 9320, continuing along the southern boundary of field 6014 and part of the western boundary of field 7191 to the B6265. A public footpath runs along the track 2141 continuing along the northern boundaries of fields 9865 and 7558.

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

Areas of Lot 5, 7 and 8 are included in an existing Countryside Stewardship Mid-Tier Agreement. in those parts.

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

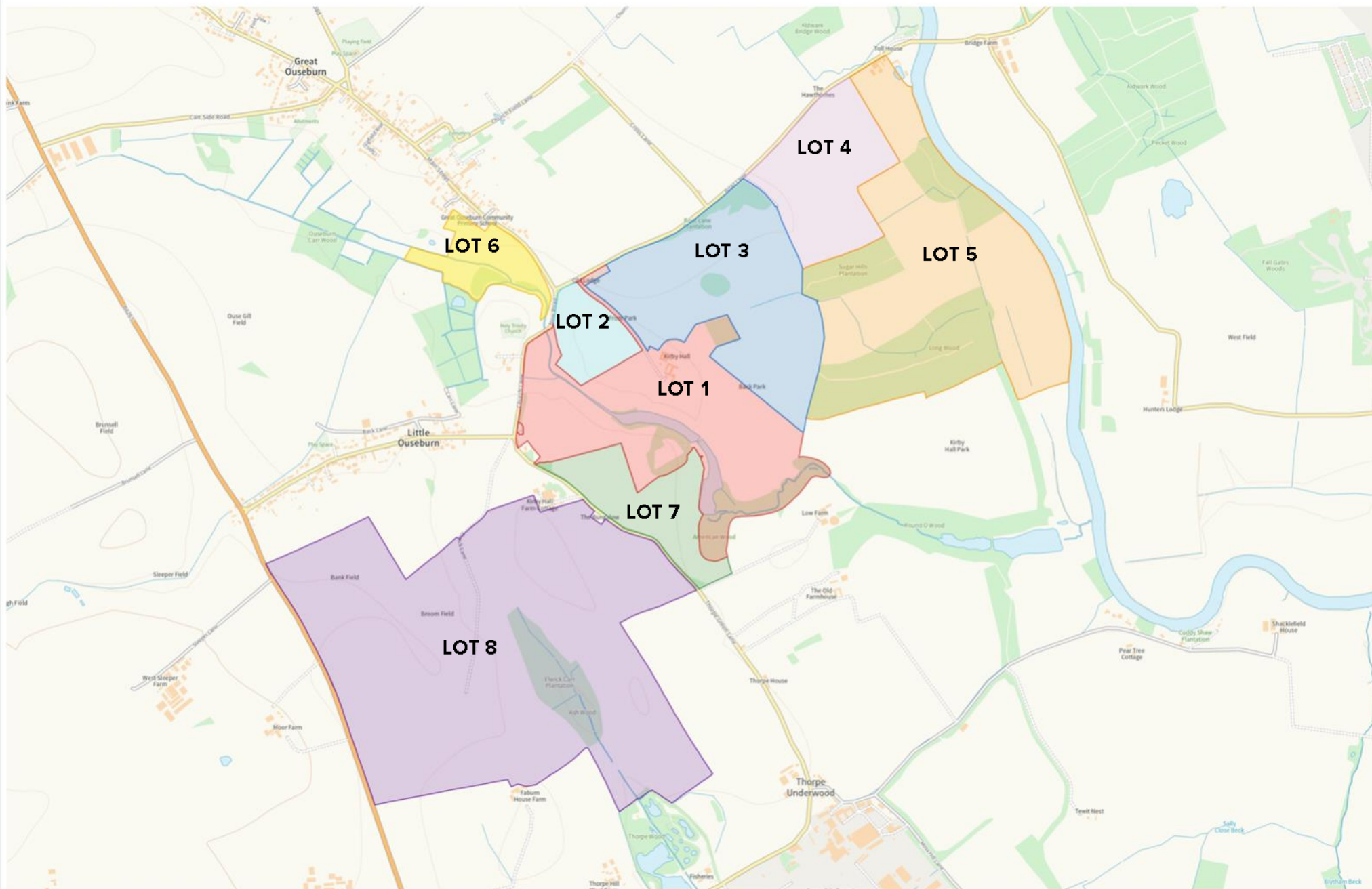
If the purchaser does not wish to take on the Countryside Stewardship agreement then the Vendor will absorb cancellation.

Guide Prices

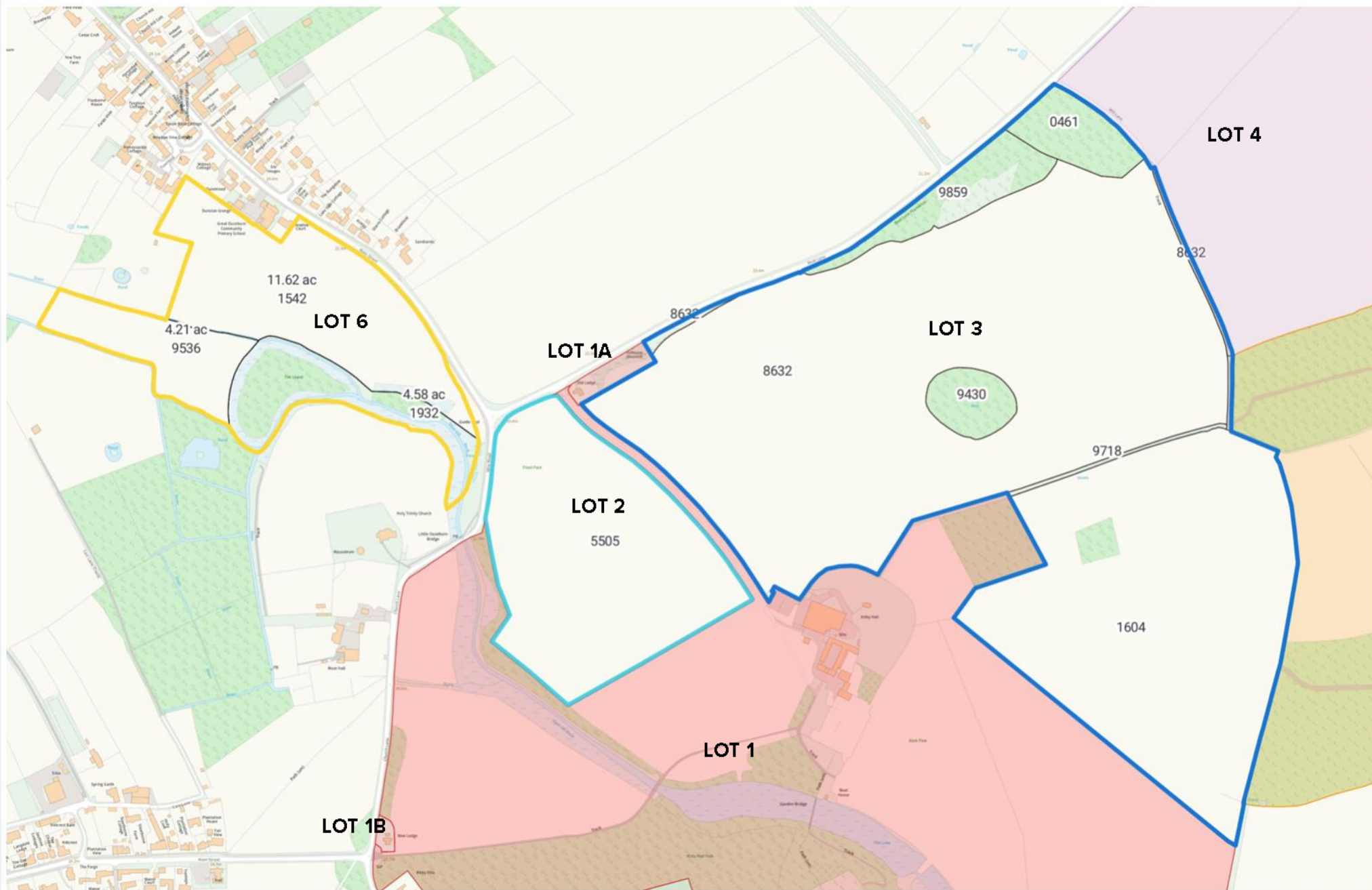
Lot	Description	Guide Price
2	17.55 acres of arable land off Boat Lane	£190,000
3	91.62 acres of arable land off Boat Lane	£750,000
4	50.93 acres of Arable Land off Boat Lane	£450,000
5	Northlands Farm with farmhouse, buildings and 163.65 acres of land.	£1,700,000
6	20.41 acres of grassland and woods off Main Street	£250,000
7	33.40 acres of arable land of Thorpe Green Lane	£350,000
8	289.56 acres of arable land and woods fronting Boroughbridge Road	£3,250,000
The Estate as a whole extending to 779.45 acres (315.45 hectares) included in Brochure 1 & 2.		£10,190,000

Property	Tenure	Electricity	Water	Drainage	Heating	EPC	EPC Expiry	Council Tax	EICR
Northlands	AST &	Mains	Mains	Private	Oil	E	27 June 2031	G	20/09/2023

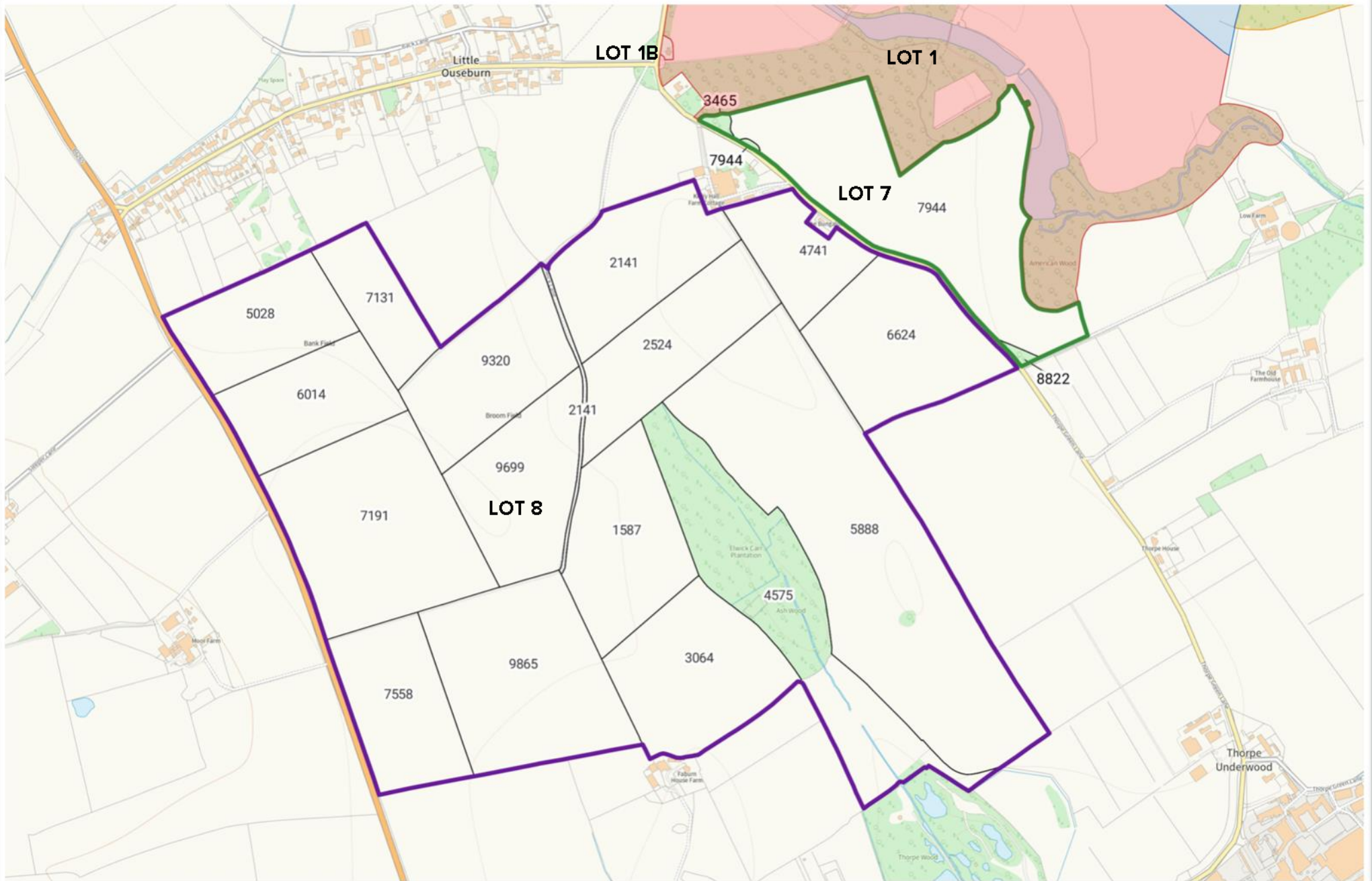
KIRBY HALL ESTATE PLAN



LOT 2, 3 & 6 PLAN



LOT 7 & 8 PLAN

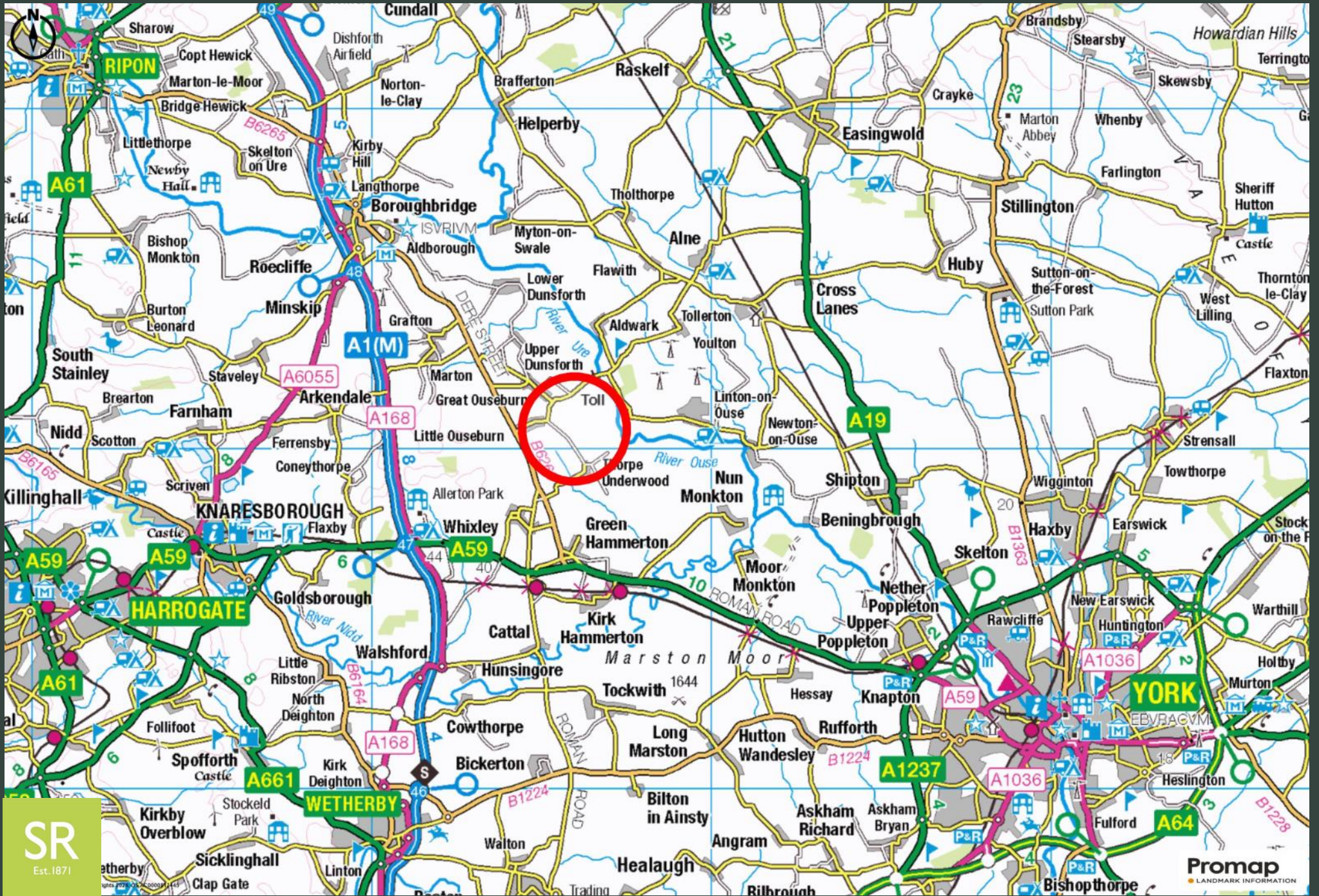




LOT 3 & 4



LOT 4 & 5



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LANDMARK INFORMATION

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Consumer Protection from Unfair Trading Regulations 2008

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