

SWINESIDE FARM

Swineside, Leyburn, North Yorkshire, DL8 4RX

CHARTERED SURVEYORS

VALUERS

LAND & ESTATE AGENTS

ESTATE MANAGEMENT



A traditional uplands farm in a picturesque & secluded hamlet located in the heart of coverdale extending to approx. 93.55 acres in total.

FOR SALE AS A WHOLE OR IN TWO LOTS
GUIDE PRICE FOR WHOLE

£495,000

LOT 1 GUIDE PRICE

**CLUTTERBUCKS
COTTAGE
£235,000**

LOT 2 GUIDE PRICE

**LAND
£260,000**





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FOR SALE AS A WHOLE OR IN TWO LOTS
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£495,000

LOT 1 GUIDE PRICE

CLUTTERBUCKS COTTAGE

Attached stone barn, two small stores, adjacent stone barn and curtilage (1.25 acres in total shown shaded pink on the plan).

£235,000

LOT 2 GUIDE PRICE

LAND

Approx. 78 acres of rough/moorland edge grassland, a stone barn and 14 acres of woodland in a ring fenced block.

£260,000

SITUATION

Leyburn 8 miles, Kettlewell 12 miles, Masham 13 miles, Catterick Garrison 16 miles, Richmond 17 miles, Skipton 26 miles (all distances are approximate).

Swineside Farm and Clutterbucks Cottage are located in the small hamlet of Swineside in Coverdale and lie within the Yorkshire Dales National Park. Neighbouring villages include West Scafton, East Scafton, Gammersgill, Horsehouse and Carlton. The village of Carlton offers basic amenities including a public house and village hall but the popular market town of Leyburn is within easy reach, just 8 miles to the north-east of Swineside. Leyburn has developed

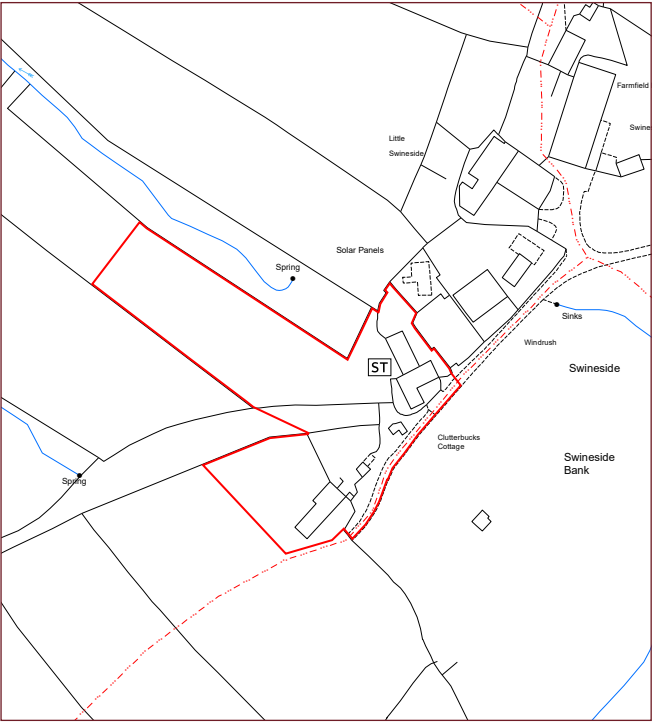
as the traditional centre for mid-Wensleydale and is often referred to as the Gateway to the Yorkshire Dales. The town supports an array of shops, restaurants, schools, pubs, churches, sports facilities as well as an auction mart.

In terms of wider transport links, the A1 motorway is accessible at Bedale (16 miles), Catterick (18 miles), and Scotch Corner (23 miles). Trains on the East Coast main line stop at both Northallerton (45 mins) and Darlington (55 mins). The closest international airports are at Newcastle (1.5 hours) and Leeds Bradford (1.5 hours).



DIRECTIONS

From Leyburn Market Place, head south-west on the A684 and continue through Wensley and after the bridge take the first left on to Gale Bank and continue on to Hollins through Melmerby and turn right into the village of Carlton. Continue through Carlton on the road towards Gammersgill and take the first left on to Cover Lane towards West Scafton. Turn right at High Lane signposted for Swineside and on entering the hamlet continue straight ahead and Swineside Farm / Clutterbucks Cottage is the last property on the right hand side. See Location Plan.



DESCRIPTION

Swineside Farm is a traditional uplands farm in an extremely picturesque and rural location. It represents a rare opportunity to purchase a ring-fenced block of approx. 79 acres of moorland edge grassland and 14 acres of woodland together with a traditional detached two bedroom cottage known as Clutterbucks Cottage with an attached stone barn to the rear, a couple of stone

stores (one housing the water pump), a further stone built barn adjacent and a detached stone field barn to the south west of the property. There are natural water supplies to the land together with a spring fed supply to the Cottage which is supplied from a communal treatment plant, with all properties in Swineside paying a proportional maintenance charge.



LOT 1
CLUTTERBUCKS COTTAGE, BARNS & CURTILAGE
(COLOURED PINK ON THE ATTACHED PLANS)

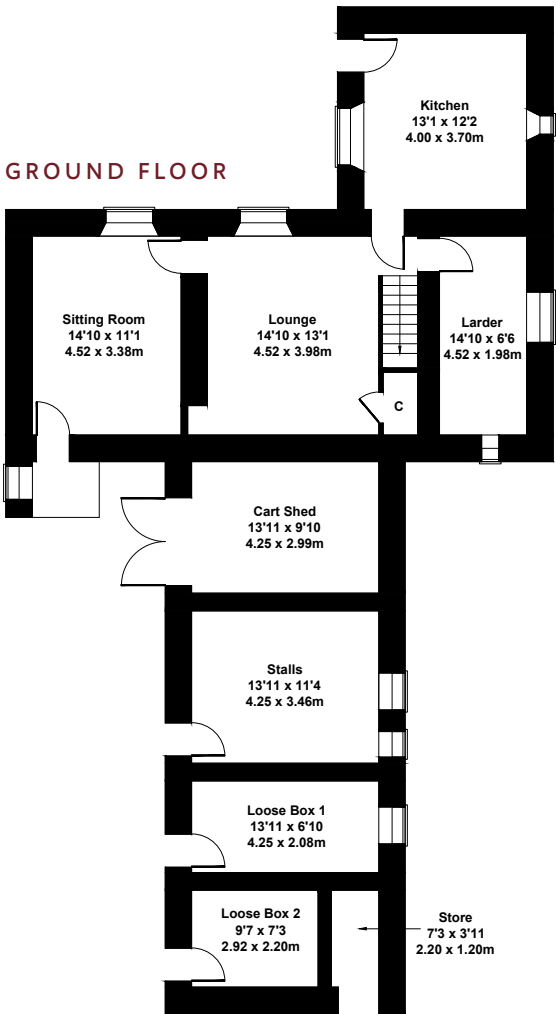
Clutterbucks Cottage comprises a traditional two bedroom detached property together with an attached stone built barn to the rear (12.60m x 5.43m measured externally) which could potentially be converted to provide additional/ancillary accommodation, subject to necessary planning consents. The property would benefit from some level of modernisation but the current accommodation comprises:- Kitchen, Larder, Lounge and Sitting Room on the ground floor and 2 Double Bedrooms and Bathroom to the first floor. It benefits from timber double glazed windows and oil-fired central heating throughout. Externally, the immediate curtilage includes a small garden to the front (south) and side (west) of the property which is predominantly hard-landscaped as well as a grassed

area to the rear of the property surrounding the attached barn. Adjacent to Clutterbucks Cottage, there is a small pair of stone stores (one housing the water pump for the Swineside residents supply) and beyond is a further two storey, stone built field barn (12.10m x 5.72m exc. the two lean-to sections on the east) together with an area of surrounding grassland, in all extending to approx. 1.25 acres.

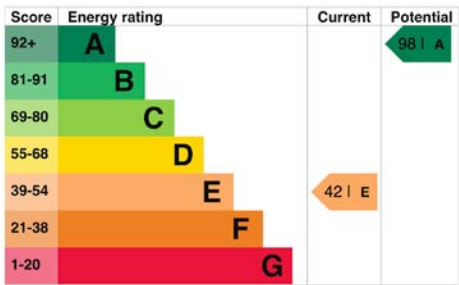
Please note that Clutterbucks Cottage is to be sold, subject to the existing Assured Shorthold tenancy agreement which commenced on the 1st August 1997 and which has now reverted to a statutory periodic tenancy. The current rent passing is £315.00 per calendar month (£3,780.00 per annum).



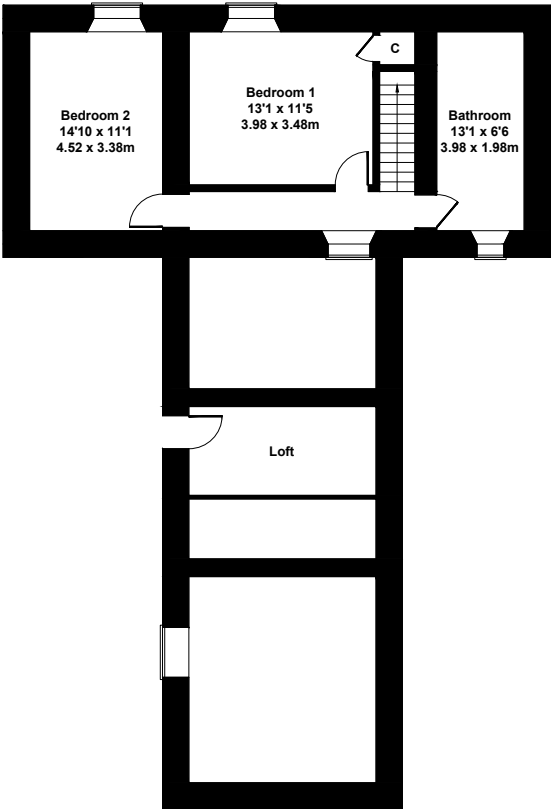
FLOORPLANS



EPC



FIRST FLOOR

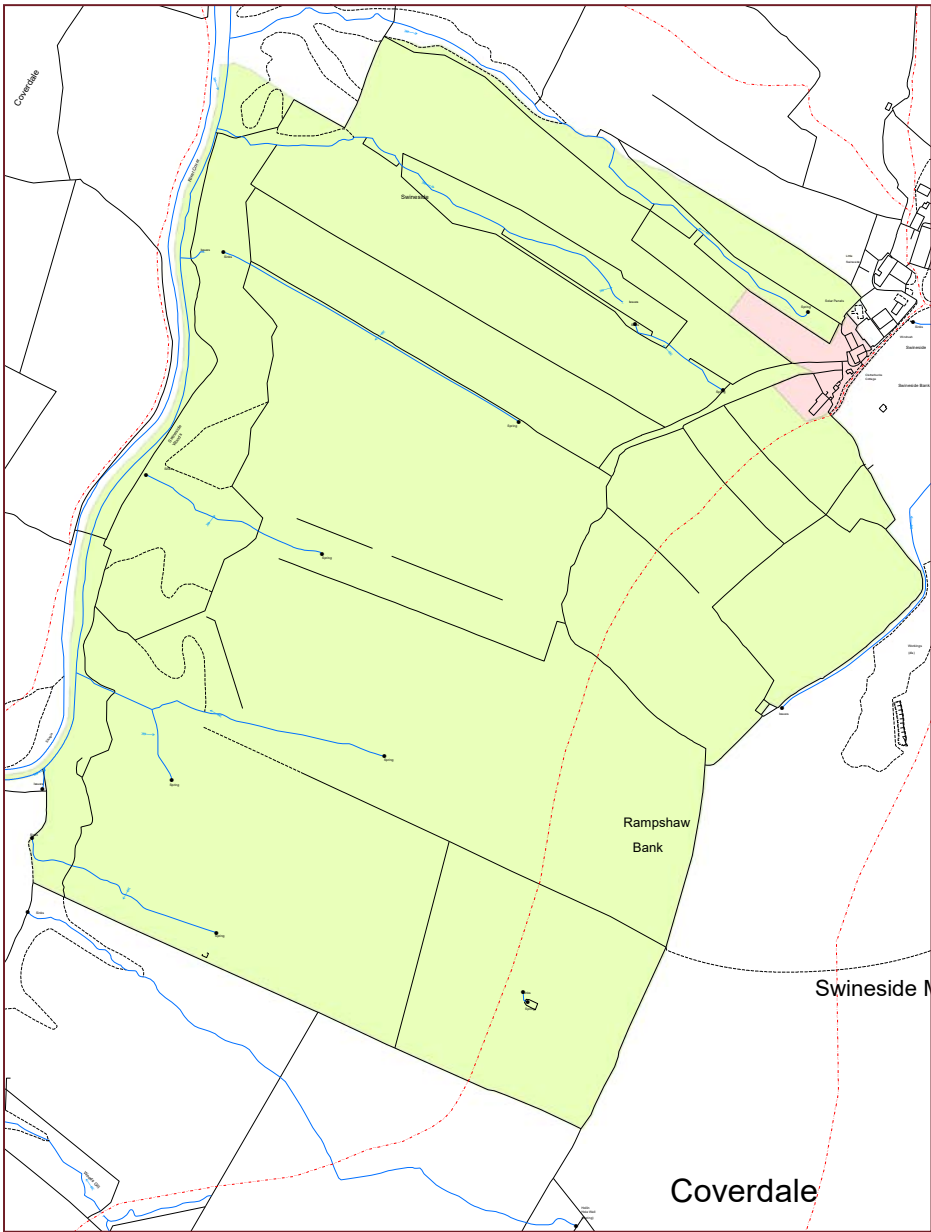


LOT 2

LAND (COLOURED GREEN ON THE ATTACHED PLANS - SEE BELOW)

The holding extends to 93.55 acres in total of which there is approx. 79 acres of Grade IV and Grade V upland grazing which is steeply sloping in an east west direction towards the River Cover in the valley bottom together with 14 acres of woodland/scrub. The soils are generally described as slowly permeable, wet, very acidic, upland soils with a peaty surface with the land in the valley bottom adjacent to the River Cover characterised as having loamy and clayey floodplain soils with naturally high groundwater. The land is designated as being within a severely disadvantaged area. The external boundaries are predominantly drystone walls with some post and wire fencing and are generally in good order and

stockproof but the internal drystone walls are mainly broken/derelict. The main access to the land is through a field gate on the north eastern boundary beyond the Cottage with inter-field access thereafter. The land is served by natural water supplies. There is a useful field barn extending to approx. 72 sq.m which is located on the eastern boundary of the land. The barn is currently in good condition with repairs/maintenance undertaken in relatively recent years. There is an area of more mature woodland/scrub framing the western boundary adjacent to the River Cover together with two compartments of mostly mixed broadleaf and shrubs that were planted in 2012 under a Woodland Creation Grant.





FURTHER DETAILS

Services

Mains Single Phase Electricity.

Foul Drainage to Septic Tank as shown marked 'ST' on the plan. We understand that the septic tank does not meet current regulations and would require modification or replacement in order to comply.

Oil Fired Central Heating.

Private Water Supply.

Council Tax

The property is in Band D for Council Tax.

Sporting Rights

The sporting rights are in hand and are included in the sale as far as they are owned.

Mineral Rights

The mineral rights are in hand and are included in the sale as far as they are owned.

Basic Payment Scheme

The land is registered with the Rural Payments Agency for this Scheme, however the Vendor does not own any corresponding BPS Entitlements so none are included in the sale. The Purchaser may apply for the 2022 payment, subject to acquiring their own BPS Entitlements

Nitrate Vulnerable Zone

The farm is NOT in an NVZ.

Other Agri Schemes

The land is NOT currently in any Stewardship Scheme.

Two compartments known as Swineside Bank are within an English Woodland Grant Scheme. The areas were planted with Mixed Native Broadleaves and Woody Shrubs in 2012 under the Woodland Creation Grant and as the land feeds to the River Cover situated 250m below, it was designed to contribute towards improving soil texture, reducing soil erosion and water run-off. The Farm Woodland Payment is receivable on these compartments for 15 years. The annual payment is £79.20 with 5 years remaining to be claimed on the current agreement.

John G Hills

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jghills@easynet.co.uk Tel: 01969 623109

GENERAL REMARKS & STIPULATIONS

Viewing

Strictly by prior appointment through Sole Agents, John G. Hills & Partners (01969 623109).

Tenure

The Title is registered with the Land Registry under Title Number NYK406801.

Lot 1 is offered for sale freehold. The Cottage is sold, subject to the existing Assured Shorthold tenancy agreement which commenced on the 1st August 1997 and which has now reverted to a statutory periodic tenancy.

Lot 2 is offered for sale freehold and vacant possession will be given upon completion.

Method of Sale

The Farm is offered for sale by private treaty, however the Agents reserve the right to conclude negotiations by any other means at their discretion.

Covenants, Easements, Wayleaves and Rights of Way

The farm is sold subject to all covenants, easements, wayleaves and rights of way whether specifically mentioned in these particulars or not. Without prejudice to the foregoing the property is sold subject to the following:-

1. The approximate route of the public footpath that crosses the Farm is marked as a dotted red line on the plan.

Boundaries

The Vendor will only sell such interest they have in the boundary fences, walls, ditches, hedges and other boundaries separating this property from other properties not belonging to them.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sales particulars are included in the sale.

Health & Safety

Please take care when viewing the property. For your own personal safety, you should remain as vigilant as possible particularly around livestock. The field barns and outbuildings have not been confirmed to be structurally stable, therefore they can only be viewed externally.

Offers

All offers must be in writing. We will not report any verbal offer unless it is confirmed in writing. Please confirm whether your offer is a cash offer or subject to a mortgage or property sale.

Money Laundering Regulations

Prospective purchasers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to the Money Laundering Regulations, one being photographic ID (Passport or Driving Licence) and the second being a recent utility bill confirming your address.

IMPORTANT NOTICE

John G. Hills for themselves and for the Vendors of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John G. Hills has any authority to make or give any representations or warranty whatsoever in relation to this property on behalf of John G. Hills, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

Measurements and other information

All measurements are approximate.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

