



Manor Wold Farm

East Heslerton, Malton

Carter Jonas

**Manor Wold Farm
East Heslerton
Malton
York
YO17 8RN**

**Outstanding rural leisure
property with unrivalled
views.**

In all extending to approximately 40.90 acres
(16.56 hectares).

For sale by private treaty as a whole.



Property

Manor Wold Farm comprises a rare opportunity to acquire a desirable diversified smallholding situated in an enviable position on the Wolds Way national trail and enjoying far-reaching views towards the North York Moors and the Scarborough coastline.

The property benefits from an established holiday accommodation business providing a diversified income stream together with buildings that support a 2,000 head pig fattening enterprise.

A range of traditional agricultural buildings centrally located on the farmstead offer scope for alternative use subject to obtaining the necessary planning consents.

The land is all sown to grass and surrounds the farmstead.

Location

Situated approximately 1 mile to the south of the village of East Heslerton, Manor Wold Farm occupies an elevated position with far-reaching views over the Vale of Pickering.

Often referred to as Yorkshires Food Capital, the popular market town of Malton is situated approximately 10 miles to the west and provides a good range of independent retailers and professional services.

Manor Wold Farm is located on the Wolds Way National Trail making it the ideal location from which to explore the Yorkshire Wolds Area of Outstanding Natural Beauty (AONB).

Access to the A64 is available at East Heslerton which connects with the historic City of York where the East Coast mainline provides regular services to London in under 2 hours.

There is a wide range of independent schooling including Pocklington School, Queen Margarets at Escrick and Bootham and St Peter's Schools both located in York.

Farmhouse

The farmhouse comprises a detached property of brick construction under a twin pitched slate roof. The living accommodation extends to approximately 2,034 ft² and provides well-balanced family living accommodation over two floors. The front door leads to an entrance hallway off which the sitting room and dining room are accessed, both of which are south facing and benefit from open fires. The breakfast kitchen provides base units and an oil-fired Rayburn off which the pantry and office are accessed. In addition, a rear hallway provides access to the utility room, laundry room and cloakroom which includes wc, wash basin and walk-in shower. To the first floor, a central landing provides access to three bedrooms, study and house bathroom.

Externally, the farmhouse benefits from a large garden which wraps around the property and is predominantly laid to lawn. Adjoining the northern elevation, there is a large stone flagged which provides a pleasant outdoor dining area. The gardens benefit from mature shrubs and herbaceous borders flanked by the woodland shelter belt providing a sheltered and private setting.



Floor plan

Manor Wold Farm
East Heslerton
Malton
York
YO17 8RN

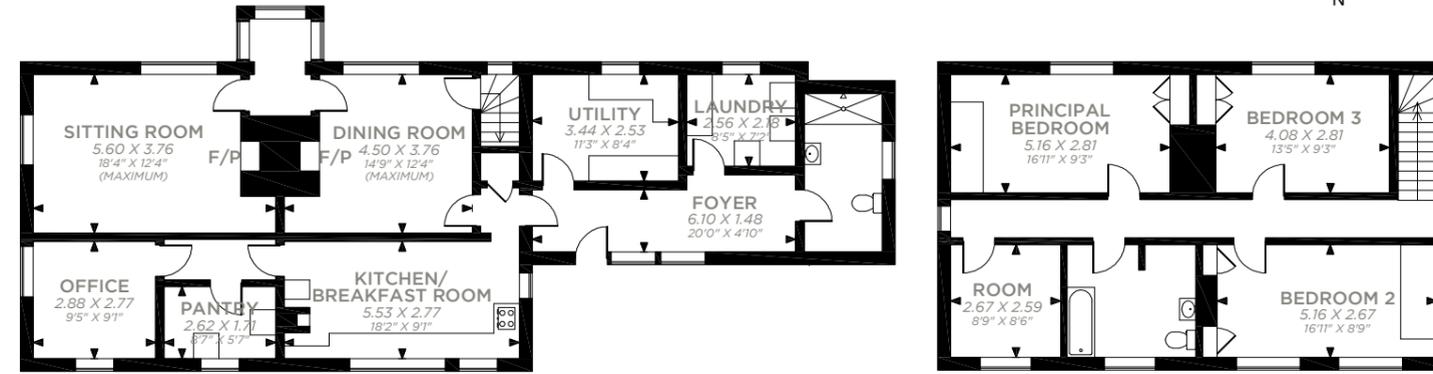
Approximate area:

Main House:
2,034 Sq Ft / 189 Sq M

Log Cabin:
630 Sq Ft / 59 Sq M

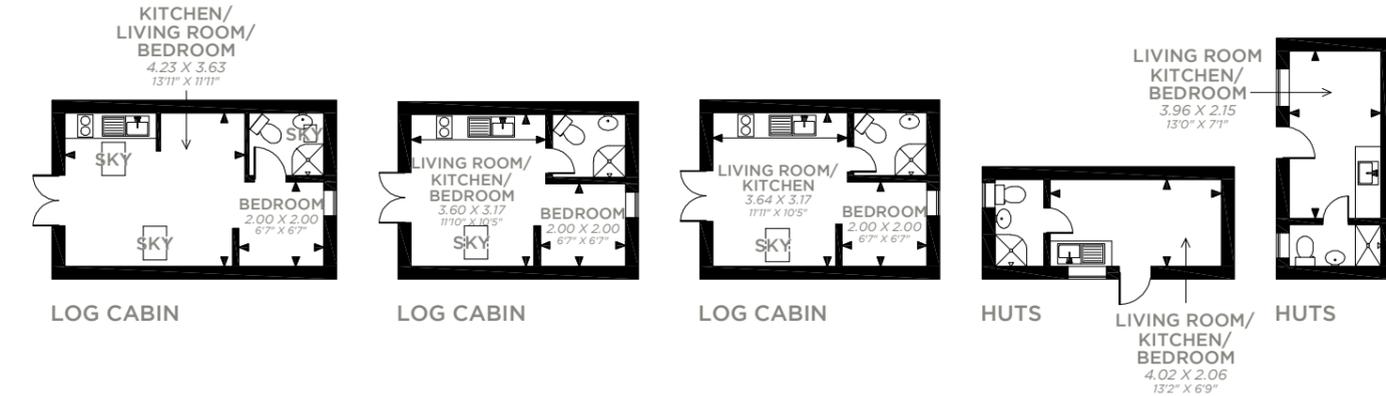
Huts:
236 Sq Ft / 22 Sq M

Total:
2,900 Sq Ft / 269 Sq M



GROUND FLOOR

FIRST FLOOR



LOG CABIN

LOG CABIN

LOG CABIN

HUTS

HUTS

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Pods

Occupying an enviable setting which maximises the far-reaching views across the Vale of Pickering, the pods comprise three detached units of timber construction. Known as Vale View, The Beehive and Pheasants Roost, each pod is fully insulated with double glazed windows and skylights and benefit from underfloor heating. The accommodation comprises a fully equipped kitchenette which includes integrated fridge/freezer, double gas hob and microwave with a double bed, sitting and dining area which includes a double sofa bed and en-suite facilities with wc, wash basin and enclosed shower. Externally, each pod benefits from a raised decking area which provides a sheltered seating area from which guests can soak up the spectacular view. In addition to the decking area, each pod enjoys a secondary dining area with fire pit.

Vale View and Pheasants Roost each sleep 4 people whilst The Beehive is a slightly larger pod and benefits from a set of bunk beds enabling accommodation for 6 people.

Pheasants Roost benefits from a private hot tub under a timber frame gazebo thereby allowing guests to enjoy the unique setting despite the weather.

The Pods occupy a field of approximately 0.76 acre which is flanked by the woodland shelter belt thereby providing a private and sheltered position albeit with scope to develop the amenities further should a purchaser wish.



Shepherds Huts

Situated within the woodland are two self-contained shepherd huts which provide a quirky alternative to the pods. With one of the huts being timber clad and the second being tin clad, each hut comprises a kitchenette, separate bathroom, double bed and seating area providing deceptively spacious and comfortable accommodation.



Buildings

The farm buildings comprise an extensive range of both traditional and modern agricultural buildings.

Arranged around a central covered fold yard, the traditional range are of brick construction under a blue slate roof. A double storey range provides cart shed and granary accommodation whilst two single storey spans provide stabling and a workshop. The traditional range of buildings offer excellent potential for conversion to alternative uses subject to obtaining the necessary planning consents.

The modern farm buildings principally comprise a range of modern steel portal frame buildings that currently support a 2,000 head B&B pig fattening enterprise but would be equally suited to alternative livestock accommodation including beef production.

A schedule of the farm buildings is summarised below:

Buildings

Label	Type of building	Area (m)	Short description
A	Traditional Range	446	Brick under slate comprising cart sheds, granary, stables and workshop.
B	Covered Fold Yard	523	Loose livestock accommodation under a steel portal framed twin pitched roof with corrugated iron clad roof.
C	Livestock	624	Loose livestock accommodation of steel portal framed construction under a corrugated profile clad roof with part concrete block walls and part Yorkshire boarding to eaves.
D	Livestock	558	Corner building with steel portal framed lean-to under a corrugated profile clad roof with part concrete block walls and part Yorkshire boarding to eaves.
E	Livestock	300	Loose livestock accommodation of steel portal framed construction under a corrugated profile clad roof with pre-stressed concrete panel walls with steel box profile clad to eaves.
F	Livestock	987	Loose livestock accommodation of steel portal framed construction under a corrugated profile clad roof with part pre-stressed concrete panel walls and Yorkshire boarding to eaves.



Land

The property extends in all to approximately 40.90 acres of which the central farmstead and track extending to approximately 3.02 acres, log cabin field extending to 0.76 acres, with woodland extending to approximately 4.89 acres and 32.25 acres of grassland. The grassland is arranged with two larger parcels situated to the north and west of the farmstead with six holding paddocks, directly adjoining the farmstead. The holding paddocks benefit from connections to mains water with one of which benefiting from an electrical hookup for a caravan.

The land is classified as being Grade 3 under the MAFF land classification system with the underlying soil type being part of the Panholes series which is described as a well-drained calcareous fine silty soil over chalk suitable for cereals and short term grassland.

The land to the north of the farmstead has a north facing aspect rising from approximately 130 metres above sea level to approximately 175 metres above sea level at the farmstead.



Method of Sale

The property is offered for sale by private treaty as a whole. The vendors reserve the right to conclude the sale by any other means at their discretion.

Tenure & Possession

The property is offered for sale freehold with vacant possession available on completion with the exception of the site of the Beeline Telecommunications mast which is subject to a licence. Further details are available from the selling agent upon request.

Services

The Property benefits from mains water and electricity with private drainage to a septic tank. Broadband is provided via a 'Beeline' mast which is sited on the property for which there is a ground rent paid. The farmhouse benefits from oil fired central heating with secondary heating provided by open fires.

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 Wolds Way National Trail transects the property in an east-west direction.

The Property benefits from a private right of way over approximately 400 metres of the first section of the farm access track after which point the access track is owned with the property and adjoining third party owners have a private right of access.

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. Should the property, any part of it or right attached become chargeable supply for VAT, such tax will be payable in addition to the purchase price.

Sporting Timber & Mineral Rights

Sporting and mineral rights are included in so far that they are owned.

EPC ratings

Farmhouse:
Current - F(33)
Potential - C(79)

Local Authority

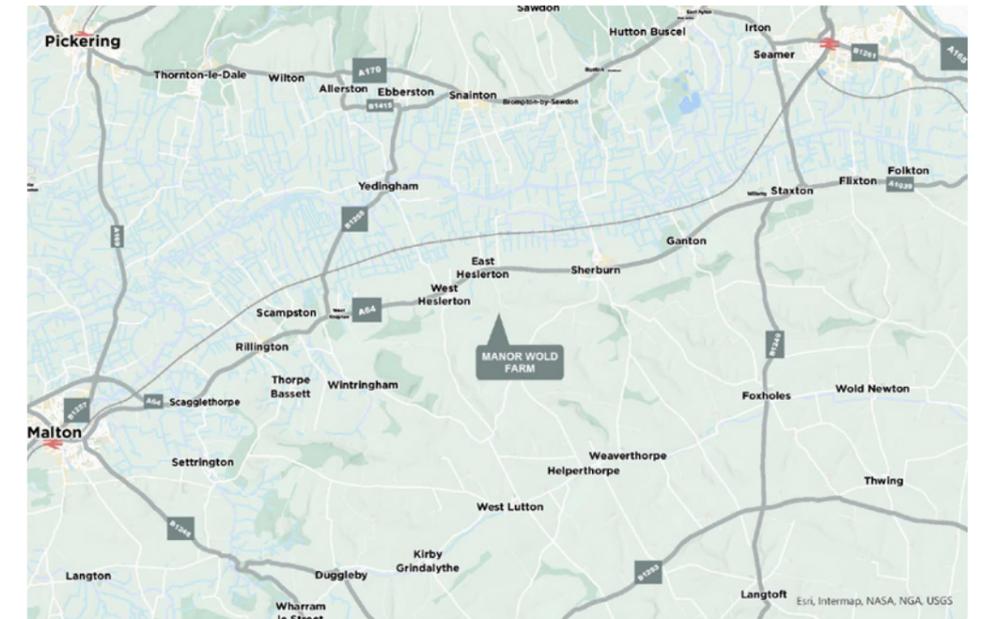
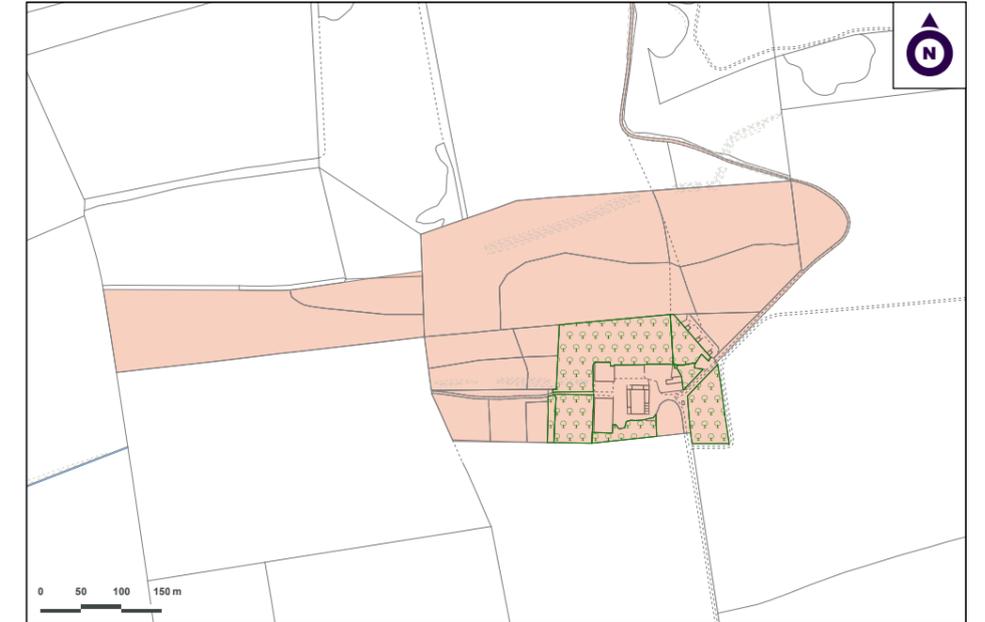
North Yorkshire Council
www.northyorks.gov.uk

Viewings

Viewings are strictly by appointment only through the selling agent.



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