# THE

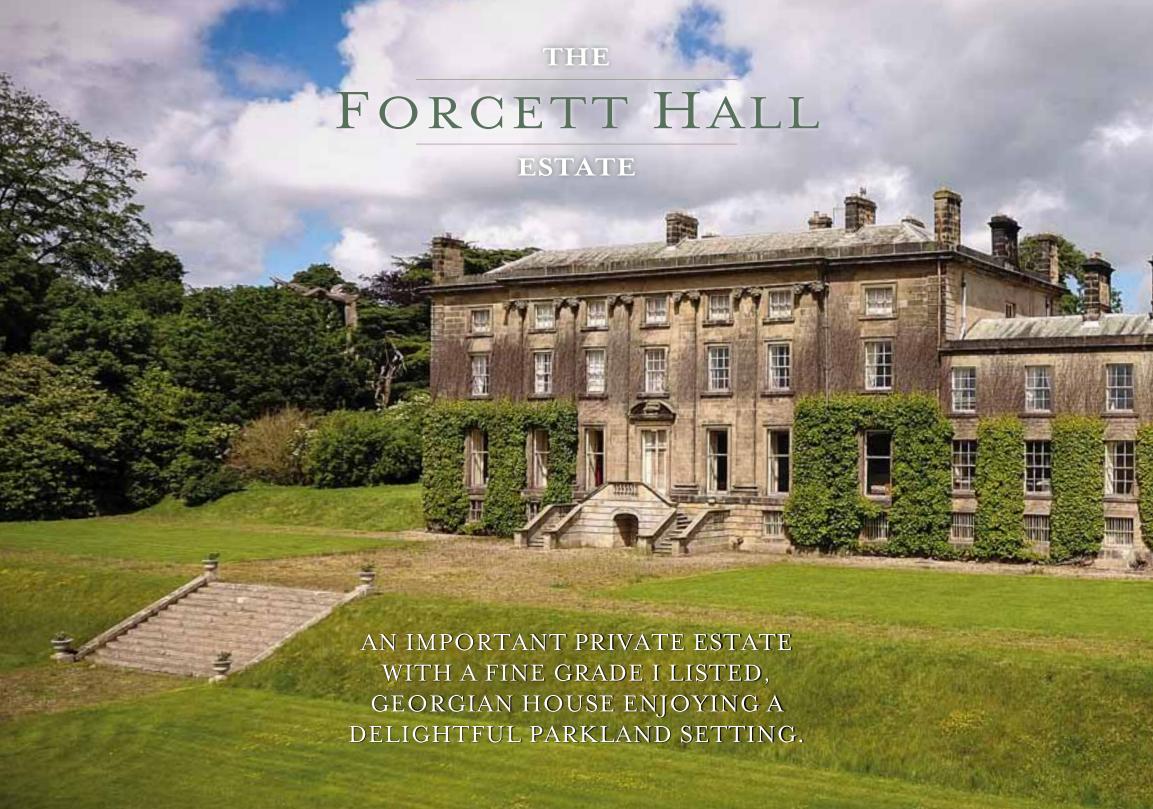
# FORCETT HALL

# **ESTATE**



RICHMOND NORTH YORKSHIRE







# FORCETT · RICHMOND NORTH YORKSHIRE

Richmond 8 miles • Darlington 12 miles

Barnard Castle 10 miles • Teesside 28 miles

Durham 33 miles • York 52 miles

Leeds 67 miles • Newcastle 46 miles

(All distances are approximate)

Entrance Hall • Library • Ball Room/Dining Room • Sitting Room
Kitchen • Ancillary Rooms and Stores • 6 Bedrooms
4 Bathrooms • 9 further Bedrooms
Basement Stores and Cellars • Self-Contained Apartment

18th Century Stable Block • Courtyard • Garaging

Farm Buildings • Dovecote • Walled Garden and 2 Bedroom Cottage

Formal Gardens • Haha • Historic Parkland • Lake • Woodland Ice House and Grotto

2 Gate Lodges • Triumphal Arch Modern Bungalow • 2 three Bedroom Houses

IN ALL ABOUT 231 ACRES
For sale as a whole



#### **Darlington Office**

26 Coniscliffe Road Darlington DL3 7JX Tel: 01325 370500

Email: darlingtonsales@savills.com

#### **London Country Department**

33 Margaret Street
London W1G 0JD
Tel: 020 7016 3820

Email: lcuthill@savills.com

lour attention is drawn to the Important Notice on the last page of the text

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## SITUATION

Set in the heart of the beautiful, rolling North Yorkshire countryside, The Forcett Hall Estate is very well located for easy access to the regional and national road network being approximately 6 miles north west of Scotch Corner at the junction of the A1(M) and the A66 trans Pennine route.

The business and commercial centres of Durham, Tyneside, Wearside, Teesside and North Yorkshire are within comfortable daily commuting distance and there is access to the main East Coast rail line at Darlington.

There are international airports at Newcastle (53 miles), Leeds/

Bradford (57 miles) and Durham Tees-Valley (17 miles).

The market towns of Richmond, Darlington and Barnard Castle are all within a half hour drive and offer a broad range of schools, shops, supermarkets, social and professional services. The house lies close to the North York Moors and Yorkshire Dales National Parks and the area is very well served with numerous recreational and cultural facilities and attractions.

The nearest Primary school is at Eppleby village (2 miles) and there

are good secondary schools at Richmond. There are well known private schools locally, including Barnard Castle School, Yarm School, Teesside High, Aysgarth, Ampleforth College and Durham School.





# **HISTORY**

In the possession of the Shuttleworth family of Gawthorpe Hall, Lancashire from 1582, Forcett Hall was originally an Elizabethan house, modified in 1710 by William Benson and after a fire in 1726 it was substantially redesigned in 1740 in the Palladian style by architect Daniel Garrett for Robert Shuttleworth MP.

It passed to Robert's son James, MP for Preston and Lancashire and High Sheriff of Yorkshire for 1760–61. James' son Robert inherited the property on his father's death in 1773 but sold it in 1784.

The Hall was let to Lord Algernon Percy (First Earl of Beverley) who remained in occupation when Robert Shuttleworth sold the Forcett Hall Estate to Frances Michell and her son, Charles Michell. Forcett Hall passed by descent until 1938 when it was bought by Lieutenant Colonel Hardress Waller and has remained within the same family's ownership ever since.

The Estate includes part of an Iron Age oppidum, or fortified settlement, which covered a large area around Forcett and adjoining Stanwick and much of the earthworks are still evident.

The quality of the structure is such that it is Grade 1 Listed with numerous other Listed structures within the grounds.



# FORCETT HALL

This fine Grade I Listed house is one of North Yorkshires most important country houses benefitting from a very secluded and enclosed position, within stone Estate walls and overlooking the delightful parkland and lake whilst enjoying some far reaching views particularly to the south and west.

The Hall requires some restoration and updating but will create a stunning family residence of the very highest quality. The house is arranged over 4 floors, including a basement, with the ground and first floors currently providing the basis of the domestic accommodation.

The principal rooms all benefit from the fine position, are very well proportioned and appointed and retain a wealth of original architectural features.







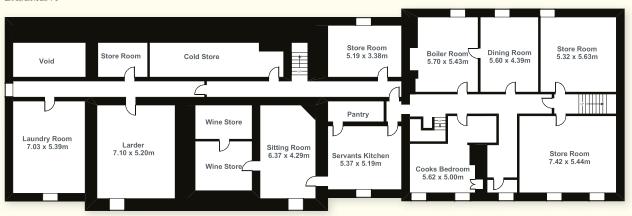


Of particular note are the fireplaces and the decorative plasterwork to ceilings, friezes and cornices, and the main oak staircase.

There is a self-contained 3 bedroom first floor apartment within the east wing of the house.

The Hall is approached via a the East Gateway, comprising a fine archway with 4 Roman Doric columns with a central pediment beneath 5 Urn finials and flanked by a pair of Lodge houses and through wooded parkland to the imposing north elevation of the Hall. There is a further North Gateway, currently unused.

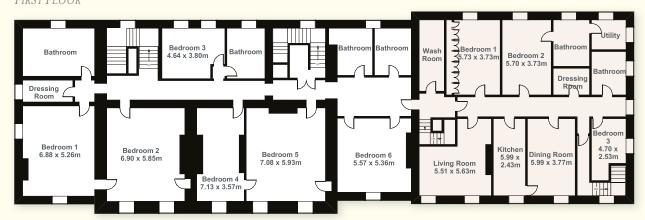
#### **BASEMENT**



#### Forcett Hall EPC



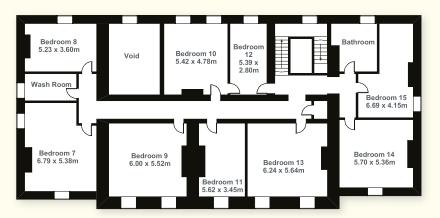
# FIRST FLOOR THE FLAT



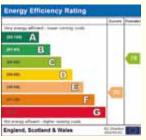
### NOT TO SCALE

For identification purposes only.

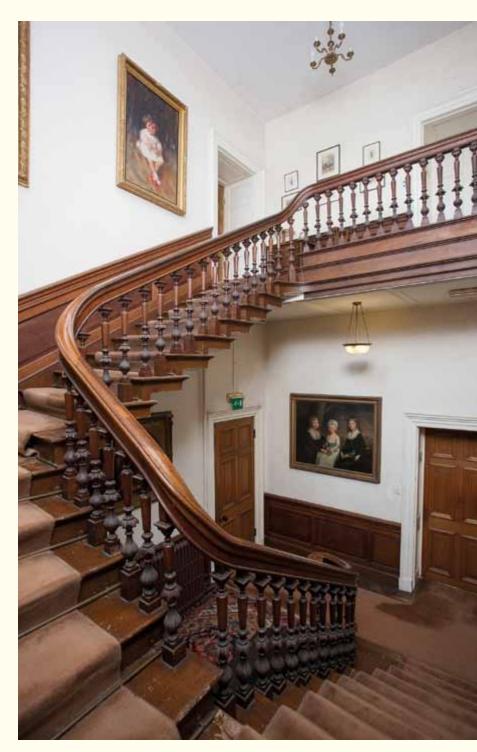
### SECOND FLOOR



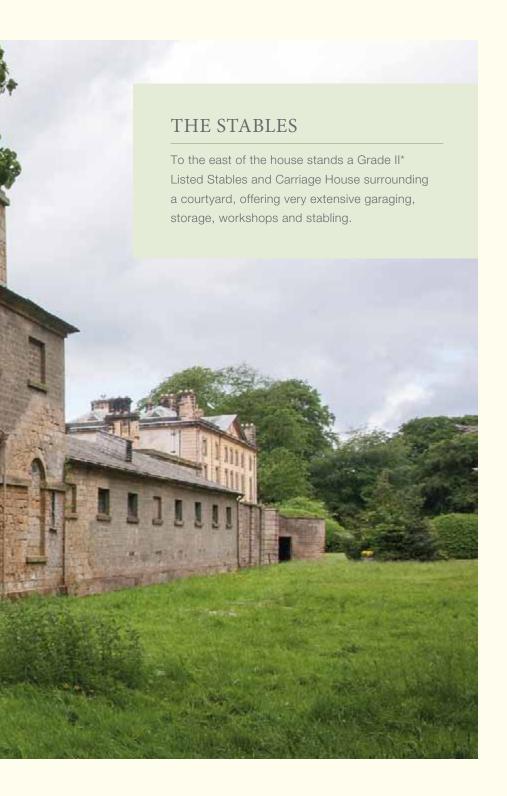
### The Flat EPC

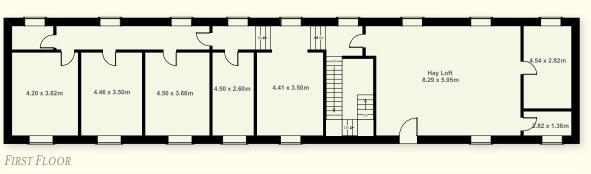


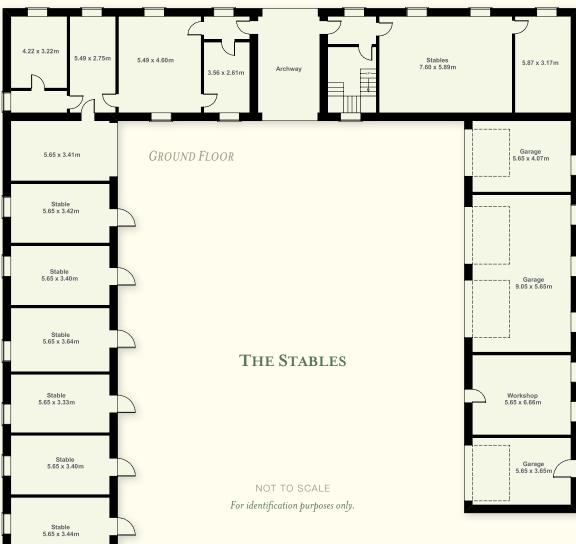
















# **GARDENS AND LAND**

Forcett Hall sits in a mature parkland setting complimented by some magnificent specimen trees including Oak, Beech, Lime and Cedar of Lebanon and bisected, to the north, by driveways to the house and stables.

Formal terraced gardens lie to the south of the house above a restored haha separating the gardens from the more open parkland to the south.

The grounds are full of interest and include 119 acres, or thereabouts, of pasture and meadow land known as Front Park and High Park and divided by the 17 acre lake, together with some fascinating architectural and archaeological features including Iron Age earth works, The Mount, thought to have been created from spoil when the lake was constructed, Grotto and an outstanding Ice House. In addition



there are significant blocks of mature woodland surrounding the Estate and in particular an important block of timber on the southern boundary known as Scot Buts. The woodland amounts to 78 acres or thereabouts. All standing timber is included in the sale.

Unusually for such a large area, there are no public rights of access, footpaths or bridleways affecting any part of the Estate which is surrounded by a stone wall.







## NORTH LODGE

Grade II\* Listed single storey residence comprising hall, sitting room, kitchen, 2 bedrooms, bathroom.

## SOUTH LODGE

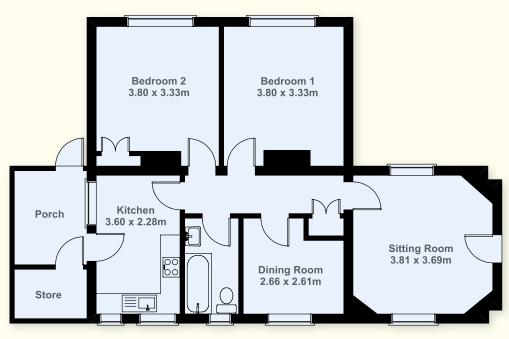
Grade II\* Listed single storey residence comprising sitting room, dining room, kitchen, utility/side entrance, 2 bedrooms, bathroom.

# GARDENER'S COTTAGE AND THE WALLED GARDEN

There is a walled garden and adjoining field including a glass house and a listed Sundial and Dovecote, together with a stone built cottage including a hall; sitting room kitchen, office, 2 bedrooms, prep room and larder along with 3 store houses. The gardens extend to 4 acres or thereabouts.

The land is registered as organic and is currently let on a lease until May 2021.





# **SOUTH LODGE**

Approximate Gross Internal Area:

66 sq.m. / 710 sq.ft.

NOT TO SCALE For identification purposes only.

## GARDENER'S COTTAGE

Approximate Gross Internal Area: 85 sq.m. / 915 sq.ft.

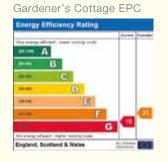
Prep Room

3.21 x 2.49m

Prep Room

3.21 x 1.80m

Store

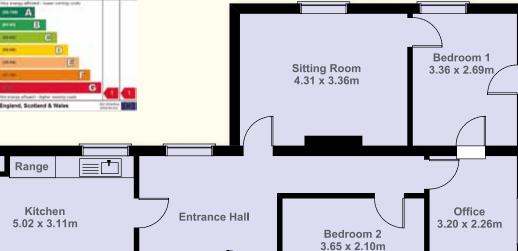


Utility

3.22 x 2.49m

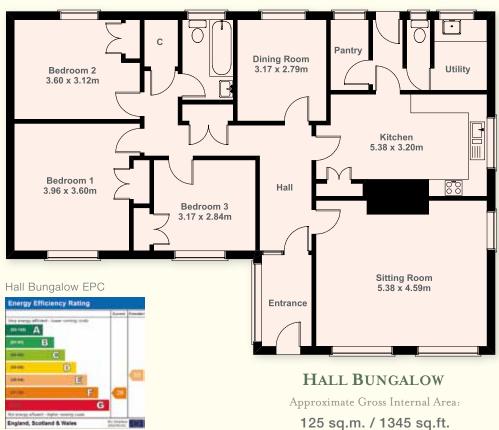


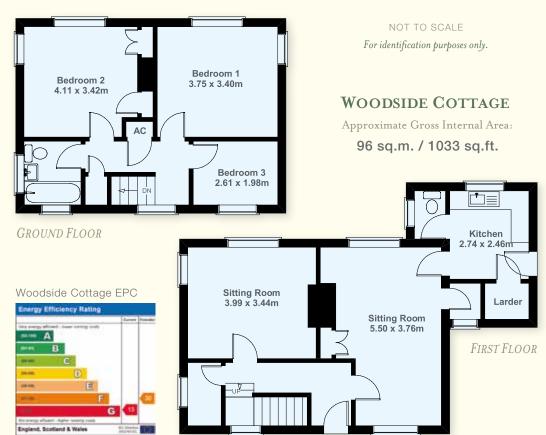
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# HALL BUNGALOW

A modern bungalow and gardens including entrance vestibule, hall sitting room, dining room, kitchen, rear entrance lobby with adjoining larder, WC and utility room; 3 bedrooms, bathroom.

## **WOODSIDE COTTAGE**

A detached 2 storey house set in generous gardens with a single garage and including hall, 2 reception rooms, kitchen, WC, 3 bedrooms, bathroom.

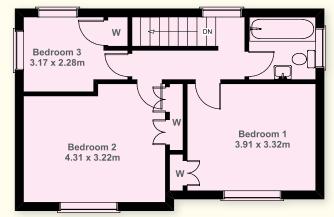
## GARDENER'S HOUSE

A detached 2 storey house set in generous gardens and including hall, sitting room, kitchen, utility room, WC, 3 bedrooms, bathroom.

# FARM BUILDINGS AND YARD

A range of traditional and modern farm buildings surrounding an extensive yard and including a former dairy and parlour, stables/loose boxes with granary over, six bay stock shed with central feed passage, 3 bay lean to, loose house, 3 bay stock shed, 6 bay stock shed, earth bunded silage clamp.





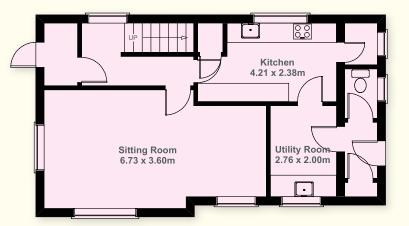
FIRST FLOOR

GROUND FLOOR

GARDENER'S HOUSE

 $Approximate\ Gross\ Internal\ Area:$ 

104 sq.m. / 1119 sq.ft.



### PLANNING

The Forcett Hall Estate falls under the jurisdiction or Richmondshire District Council.

Forcett Hall is Grade I Listed.

The Stables, the East Gateway including North and South Lodges and the Grotto with Ice House are Grade II\* Listed.

The Walled Garden and Gardener's Cottage, the Dovecote and the Sundial, are Grade II Listed.

Forcett Park is a Registered Historic Park including designated Ancient and Semi-Natural Broadleaf woodland.

The Iron Age earthworks are designated a Scheduled Ancient Monument.

The Lake is subject to the provisions of the Reservoirs Act 1975.

Gardener's House EPC



## GENERAL INFORMATION

### RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The property is sold with the benefit of, and subject to, all existing wayleaves, easements and rights of way both public and private whether specifically mentioned or not.

There are no a public footpaths or bridleways crossing the Estate.

#### SERVICES

Mains electricity is connected to all properties. All properties have either mains or private drainage and water supplies.

#### **TENURE**

Freehold.

Whilst the majority of the property has the benefit of vacant possession, North and South Lodges, Gardener's House, Woodside Cottage and Hall Bungalow are subject to Assured Shorthold Tenancies. The Walled Garden and Gardener's Cottage are subject to a lease until 21 May 2021.

# SPORTING RIGHTS AND MINERALS

All sporting and mineral rights insofar as they are owned are included in the sale.

# SUBSIDIES, GRANTS AND ENVIRONMENTAL SCHEMES

The land is registered on the Rural Land Register and is eligible under the Basic Payment Scheme. The entitlements under the scheme are held in the name of the vendor who will endeavour to take all reasonable steps to transfer the relevant number of Entitlements to the purchaser.

The Forcett Hall Estate has the benefit of Entry Level and Higher Level Stewardship schemes covering a period of 10 years from 1 November 2010 with income of around £6,000 per annum. The HLS scheme includes educational access provisions. The purchaser will be required to comply with the terms of the schemes.

The woodland has historically been part of a Woodland Grant Scheme and although this has now expired any holdover requirements will need to be met by the purchaser.

The land covered by the Walled Garden lease are part of an Organic Farming Scheme.

# ENERGY PERFORMANCE CERTIFICATE

The Energy Performance
Certificates are published herewith.

#### COUNCIL TAX

The Hall ~ Band H

North Lodge ~ Band D

South Lodge ~ Band A

Hall Bungalow ~ Band E

Gardener's House ~ Band D

Woodside Cottage ~ Band D

Gardener's Cottage ~ Band B

#### POST CODE

**DL11 7SB** 

#### **VIEWING**

Strictly by appointment through Savills' Darlington office. Please contact members of the agency staff if there are any specific issues which are likely to affect your interest in this property before viewing.

#### LOCAL AUTHORITY

Richmondshire District Council Mercury House Station Road

Richmond

North Yorkshire

DL10 4JX

t 01748 829100

#### **SOLICITORS**

Latimer Hinks

5-8 Priestgate

Darlington

DL1 1NL

t 01325 341500

#### METHOD OF SALE

The property is offered for sale as a whole by Private Treaty. The Vendor reserves the right to conclude the sale by other means as may be deemed appropriate by the Vendor and his Agent.

The vendor would consider the retention of some elements of the Estate subject to the specific terms of any offer made on that basis.

#### HEALTH AND SAFETY

Given the potential hazards of a working estate and farm please be as vigilant as possible when inspecting the property and in particular around the farm buildings, for your own personal safety.

#### IMPORTANT NOTICE

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer

- or contract and must not be relied upon as statements or representations of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

#### DATE OF INFORMATION

Particulars prepared: June 2017

Photographs taken: May and June 2017

Ref: 170623SB



