



ROCK HEAD FARM

GLAISDALE, WHITBY, NORTH YORKSHIRE

savills



ROCK HEAD FARM

GLAISDALE, WHITBY, NORTH YORKSHIRE, YO21 2PZ

BEAUTIFUL COUNTRY HOME WITH STUNNING VIEWS,
EXTENSIVE OUTBUILDINGS, GRASSLAND AND WOODLAND
AVAILABLE AS A WHOLE OR TWO LOTS

Well proportioned extended historic farmhouse

Three reception rooms

Five bedrooms

Garaging and workshops

Traditional farm buildings requiring complete refurbishment

Meadow, pasture and woodland

Adjoining Glaisdale Beck

In all about 57.36 acres



Savills York

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Situation

Rock Head Farm is situated on the outskirts of the pretty village of Glaisdale (0.5 mile), in the heart of the North York Moors National Park surrounded by some of the country's finest countryside. Village amenities include a pub, village shop, post office, tea room and primary school. Lealholme (2 miles) has further amenities and both villages have railway stations on the Esk Valley Line running from Whitby to Middlesbrough. The scenic North Yorkshire Moors Railway runs from Pickering to Whitby, through the National Park.

The A171 and A169 give access to Teesside, Scarborough, Malton and York via the A64. The historic port of Whitby is less than 10 miles to the east, with the popular coastal beach of Sandsend only 9 miles away.





Description

Rock Head Farm is a wonderful detached property with extensive outbuildings and spectacular views south over Glaisdale. The property is sandstone construction with a pantile roof. Internally the accommodation requires some updating, but incorporates many traditional features, and extends to about 3,165 sq ft of internal floor area.

The ground floor accommodation includes a kitchen with a range of fitted units incorporating an electric cooker, fitted washing machine, fridge and freezer. Beyond the kitchen is a breakfast room with traditional range and door to utility room and boiler room. There are three additional reception rooms arranged as a snug/family room, dining room and drawing room. There is also a WC on the ground floor. The centre piece is an impressive entrance hall with bespoke staircase leading to the first floor.

The first floor accommodation extends to three bedrooms, accessed via two staircases. Two of the three bedrooms have en-suites; the master bedroom has a unique mezzanine en-suite bathroom. There is also a large family bathroom and a galleried staircase area.

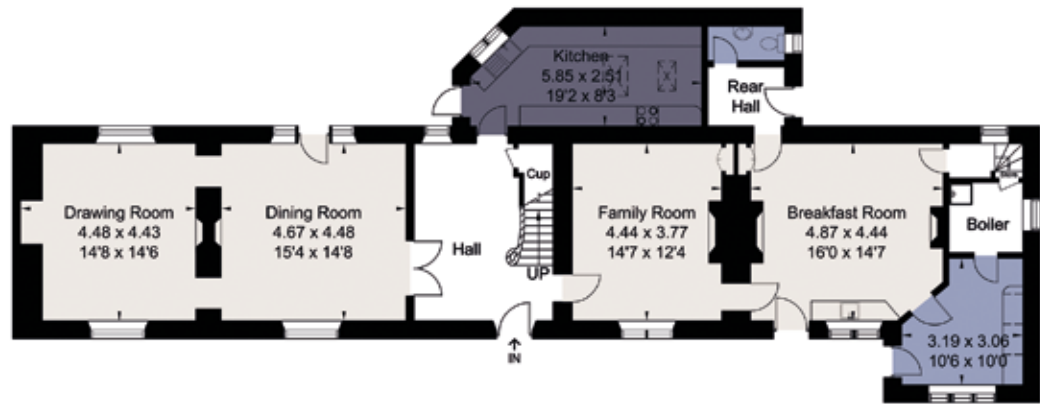
The second floor comprises an additional two bedrooms with restricted height and a further WC.

The property has oil fired central heating with double glazed windows to part.

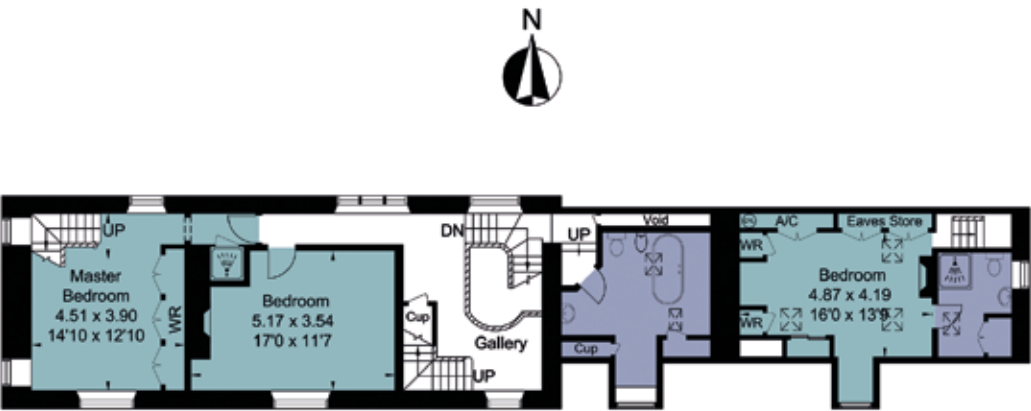


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Approximate Gross Internal Area
293.99 sq m / 3164.48 sq ft
Garage/Workshops: 91.24 sq m / 982.09 sq ft
Total: 385.23 sq m / 4146.58 sq ft



Ground Floor



First Floor



Garage/Workshop

Workshop



Second Floor

For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Outside

The property is approached via a private driveway with stone walls leading to a parking area north east of the farmhouse. A small terraced garden encompasses the south and east of the house and to the west is a garage, office and workshop in two renovated traditional buildings.

Traditional Farm Buildings

The traditional farm buildings sit south and west of the farmhouse and require complete renovation, being in a dilapidated and unsafe condition. Some of the buildings are double height and have traditional period features. These buildings were previously consented for conversion to holiday use and certainly have potential for diversification into holiday lets or similar amenity or leisure uses (subject to the necessary consents), making most of the National Park location and proximity to the coast.

The buildings are constructed in sandstone with pantile and fibre cement roofs. Internally these are arranged as cattle byres and stables. There is also a second access to the farm from the west past this arrangement of traditional farm buildings which could provide a useful second access for development of these properties.

Land

The farmland surrounds the property and comprises of about 57.36 acres in all. The land is a mixture of meadow and pasture, interspersed with mature trees, hedgerows, and woodlands. The land is ideal for equine or amenity uses which could be run in connection with the property or any leisure/holiday use developed thereof.

The farmland has historically been occupied by a local farmer on a short term annual basis who has registered and claimed the Basic Payment Scheme Entitlements. There is a Higher Level Stewardship Agreement running to 2020.

The farm includes grazing rights on the Danby, Glaisdale and Lealholme common extending to about 75 sheep.

Rights of Way, Easements & Wayleaves

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

Services

Mains electricity and spring water supply, with private drainage.

Local Authority

Scarborough Borough Council, Town Hall, St Nicholas Street Scarborough, North Yorkshire, YO11 2HG

Planning Authority

North York Moors National Park Authority, The Old Vicarage Bondgate, Helmsley, York, YO62 5BP

Subsidies & Grants

The land is registered for the Basic Payments Scheme and Higher Level Stewardship, which are held and claimed by the current tenant of the farmland.

Sporting Rights

The sporting rights are included in the sale, insofar as they are owned.

Minerals

The mineral rights are included in the sale, insofar as they are owned.

Tenure

The freehold of the property is offered for sale with vacant possession.



Council Tax

Band G

Energy Performance Certificate

EPC E

Method of sale

Rock Head Farm is offered for sale by private treaty as a whole or in two lots. All prospective purchasers are encouraged to register their interest with Savills.

Lot 1 – Rock Head Farm (coloured red on plan) – about 47.89 acres

Lot 2 – Land north of Rock Head Farm (coloured blue on plan) – about 9.47 acres

Nearest Postcode

YO21 2PZ

Viewing

Strictly by appointment through the sole selling agents
Savills York 01904 617820.

Health and Safety

Given the potential hazards we would ask you to be as vigilant as possible when inspecting the property for your own personal safety.

The traditional farm buildings on the farm are in a dangerous and unsafe condition. Entry to these buildings is strictly forbidden (at any point during the viewing of the property) due to the dangerous nature. The garden area has a large retaining wall without a guardrail, all viewers must exercise extreme caution.

Date of Information

Particulars prepared – Oct 2019

Photographs taken – Oct 2019

Ref: 19/10/28 WDJM

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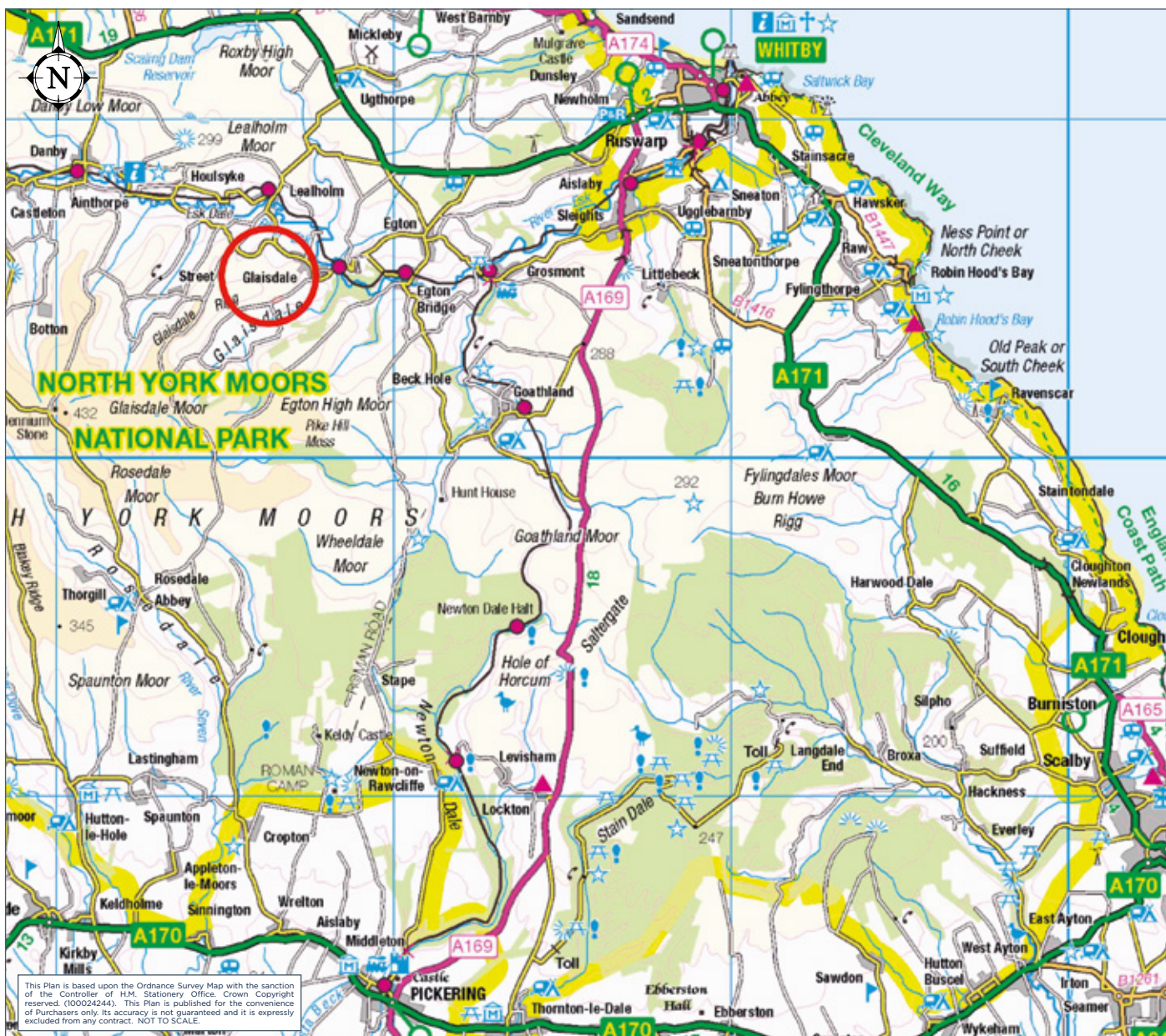
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