



**TRADITIONAL FARMHOUSE WITH PANORAMIC VIEWS, EXTENSIVE OUTBUILDINGS
WITH CONSENT FOR CONVERSION, GRASSLAND AND WOODLAND, 5.1 ACRES IN ALL**

LEASE RIGG FARM, LEASE RIGG, GROSMONT, WHITBY, YO22 5BE





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Situation

Lease Rigg Farm sits in an elevated position between the pretty Murk Esk and Esk Valleys, close to the village of Grosmont where there is a pub, shop and other village amenities in the heart of the North York Moors National Park. The property is surrounded by some of the national parks most wonderful countryside and overlooks the historic North York Moors Railway line, along which steam trains can be viewed can be viewed travelling from Whitby to Pickering.

The A171 and A69 give access to Teesside, Scarborough, Pickering, Malton and York via the A64. The historic port of Whitby and coastal beach of Sandsend are less than 8 miles to the North East. Pickering and Whitby provide a wide range of shops and amenities for both local and visitors to the area.

Description

Lease Rigg Farm is a superb detached property with an extensive range of outbuildings in a linier arrangement attached to the property. The setting of the house, elevated on the ridge between the Murk Esk and Esk Valleys gives the most wonderful views across open fields beyond towards the Moors.

Built in sandstone under a pantile roof, the property has been extended over the years. Internally the accommodation requires refurbishment and improvement, but many period and traditional features could be renovated to suit a purchasers taste. In all, the internal accommodation currently extends to about 2,215 sq ft. Ground floor accommodation includes; entrance hall, kitchen with traditional range, utility, pantry, boot room and sitting room. First floor includes 3 double bedrooms and a family bathroom with WC and wash basin.





Outside

The property is bound by a single track public highway which links through to the main Egton to Grosmont road via a pretty ford through the River Esk. The road also leads back towards Egton Bridge and Goathland in the opposite direction. A small garden encompasses the immediate north of the property between the farmhouse and lane, to the south and west there is a small courtyard area and large parking area sheltered and screened from the road by trees. Beyond the courtyard on the southern boundary is a small grass paddock beyond which there is a wooded/scrub bank falling away towards the Murk Esk Valley.

Traditional buildings and planning consent

There is an extensive range of traditional farm buildings attached to the farmhouse, these benefit from planning consent for a change of

use from outbuildings to holiday accommodation (Planning reference - NYM/2019/0846/FL). The current plans as drawn would give two annexes. Annexe 1 being a single storey holiday cottage with open plan living area, two bedrooms and bathroom. Annexe 2 would comprise of an open plan living/kitchen area with bedroom and bathroom. Notwithstanding the planning consent, the buildings would also make an excellent incorporation into the main farmhouse to create an extensive dwelling or alternatively could be used to provide living accommodation for another family member utilising the annexe arrangements currently drawn.

There are a number of other smaller traditional barns detached from the core buildings that could be utilised to provide additional storage or garaging at the property.



There is obvious potential at the property for leisure and holiday development in what is such a beautiful setting in the heart of the North York Moors National Park.

Land

The land surrounds the property, but is most extensive to the south and comprises of about 5.1 acres in all. This includes two small grass paddocks surrounded by traditional stone walls, there is additional open space and various areas of woodland and bank sides as the land falls away towards the valley.

The land is ideal for low key hobby farming, amenity or equine uses, which could be run in connection with the property or any leisure use developed thereof. This adds an extra dimension to the amenity and enjoyment for the property (subject to the necessary consents).

Rights of Way, Easements and Wayleaves

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

Services

Mains electricity and water, with private drainage. Private drainage system is located within the land included in the sale, all necessary rights for drainage from the system over retained land will be granted to the purchaser.

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

Sales Conditions

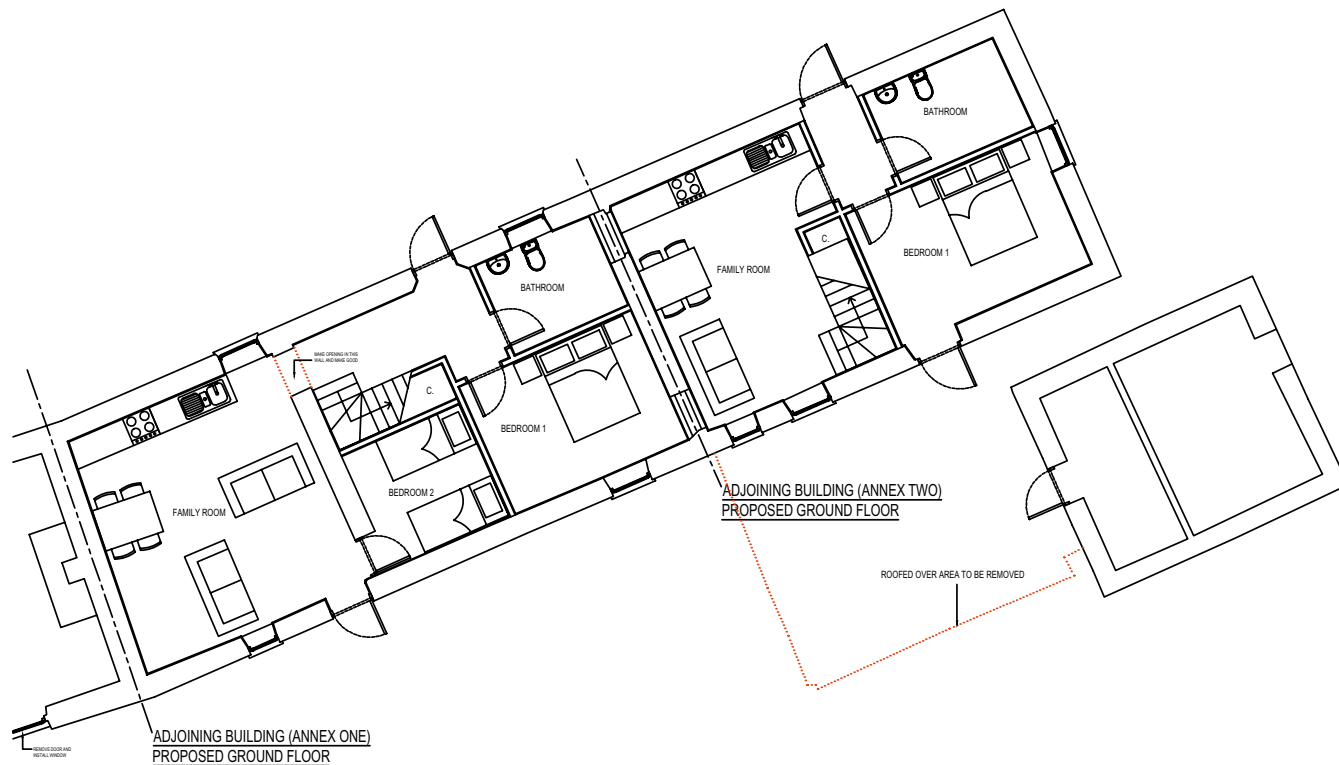
Plans for future external alterations or extension of the property will require approval from the vendors.

Subsidies and Grants

The land is not registered for any farm subsidy or stewardship schemes.

Sporting Rights

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



Mineral Rights

The mineral rights are reserved from the sale.

Tenure

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

Council Tax

Band D

Energy Performance Certificate

EPC F

Method of Sale

Lease Rigg is offered for sale by private treaty as a whole, offers for part may be considered. All perspective purchasers are encouraged to register their interest with Savills.

Nearest Postcode

YO22 5BE

Viewing

Strictly by appointment through the sole selling agents Savills York 01904 617800.

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.

Date of Information

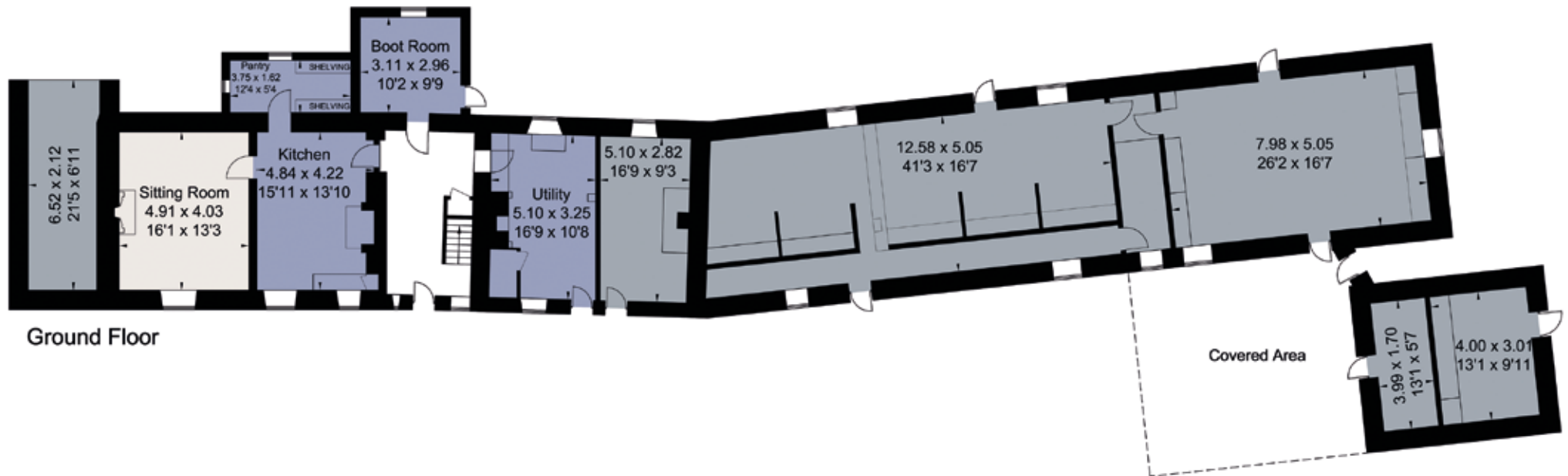
Particulars prepared – April 2020
Photographs taken – March 2020
Ref: 20/05/15 WDJM

FLOORPLANS

Gross internal area (approx): 205.87 sq m / 2215.95 sq ft
Outbuilding: 127.66 sq m / 1374.12 sq ft
Total: 333.53 sq m / 3590.08 sq ft



First Floor



Ground 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.

