



**BEAUTIFULLY SITUATED DETACHED FARMHOUSE AND SUBSTANTIAL BARNS REQUIRING
COMPLETE RENOVATION WITH PANORAMIC NATIONAL PARK VIEWS, ABOUT 2.6 ACRES IN ALL**

LODGE HILL FARM, EGTON GRANGE, WHITBY, NORTH YORKSHIRE, YO22 5AZ





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Situation

Lodge Hill Farm sits in elevated position overlooking the beautiful Egton Grange Valley, close to Egton village where there are pubs, a school and other village amenities in the heart of the North York Moors National Park. The historic North York Moors Railway is also close by at the quaint village of Grosmont. The property is surrounded by some of the Parks most wonderful countryside and moorland views, the position is almost unrivalled .

The A171 and A169 give access to Teeside, Scarborough, Pickering, Malton and York via the A64. The historic port of Whitby and coastal beach of Sandsend are less than 10 miles to the Northeast. Pickering and Whitby provide a wide range of shops and amenities for both locals and visitors to the area.

Description

Lodge Hill Farm is a wonderful detached property with an extensive range of outbuildings in an open courtyard format surrounding the property. The setting of the house, elevated and overlooking the Egton Grange valley gives the most wonderful views across open fields beyond to the Moors.

Built in sandstone under a slate roof, the property requires full refurbishment and improvement, but many period and traditionally features remain and could be renovated and incorporated to suit a purchasers taste. In all, the internal accommodation currently extends to about 1,700 sq ft, with a large attic room in addition.

Ground floor accommodation includes; boot room, kitchen, study, living room and sitting room. First floor includes 3 double bedrooms, 1 single bedroom and a family bathroom. Attached to the house are the remains of an additional outbuilding.





Outside

A small walled garden encompasses the immediate north and south of the property beyond which there is a large grass courtyard area around which the traditional farm buildings are arranged.

Traditional buildings and planning consent

There is an extensive range of traditional farm buildings in two groups, these benefit from planning consent for a change of use from outbuildings to holiday accommodation (Planning reference - NYM/2020/0294/FL). The full planning consent is listed as restoration of farmhouse and change of use of adjoining building to provide an office and store for holiday rental business, plus change of use of barns and outbuildings to provide three holiday cottages comprising one 4 bedroom; one 3 bedroom and one 2 bedroom unit together with a one bedroom self-contained holiday apartment and two units of ramblers accommodation plus a games room.

Notwithstanding the planning consent, the buildings could form part of some ancillary accommodation to the main farmhouse to create an extensive and unique private dwelling or alternatively could be used to provide living accommodation for another family member utilising the arrangements currently drawn, subject to the necessary consents.

There is obvious potential at the property for leisure and holiday development in what is an outstanding rural setting in the heart of the North York Moors National Park.

Land

The land surrounds the property and provides control of the immediate boundaries, which forms a croft style enclosure, this includes open grass areas with shrub and wooded areas to the north.

The land is ideal for amenity use, such as a handful of livestock or pets to range over. This adds an extra dimension to the amenity and enjoyment of the property.

Access track

The current access to the property is via a private track which passes through Butter Park Farm, use of this access will only be permitted until 31 December 2022, with a maintenance contribution based on use. The sale includes the land required to create a new private access to the property (planning reference NYM/2019/0728/FL). Further detailed information regarding the track construction and quotations sought for the work required are available from the selling agents. The vendors and their tenants will retain a right of way over the access subject to a maintenance contribution according to user and no contribution to the improvement of the access

beyond the current / consented design.

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, a public footpath does pass through the land.

Services

Mains electricity, with private shared water supply and drainage. The 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

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

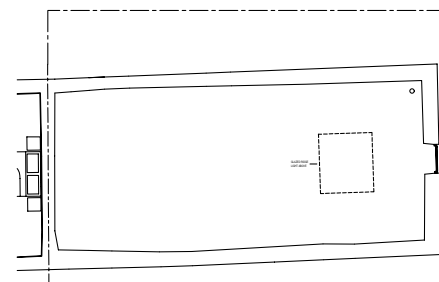
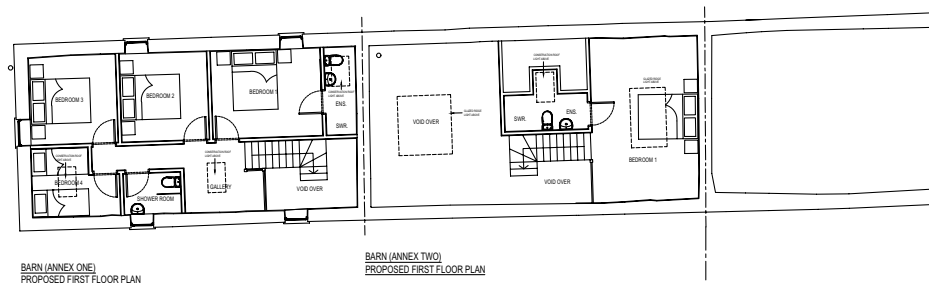
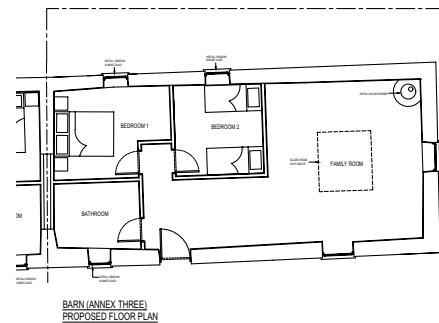
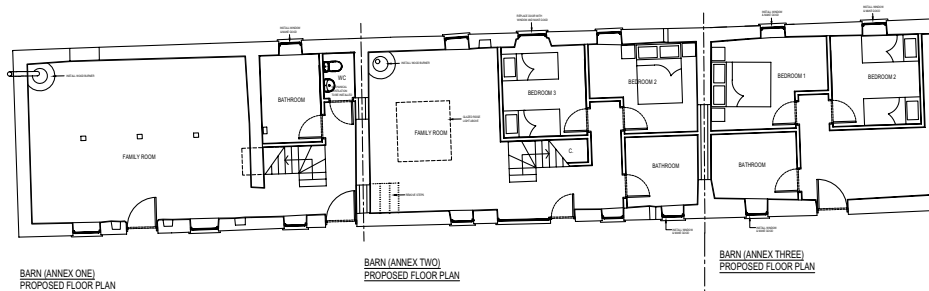
The mineral rights are reserved from the sale.

Sales Conditions

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

VAT

VAT is payable in addition to the purchase price on the non residential element of the property, being the agricultural land and buildings. An apportionment of the price agreed will be made by Savills. For the avoidance of doubt, Stamp Duty Land Tax is payable on the total price of the property including VAT.



Tenure

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

Council Tax

Band D

Energy Performance Certificate

EPC G

Method of Sale

Lodge Hill Farm is offered for sale by private treaty as a whole, all perspective purchasers are encouraged to register their interest with Savills.

Nearest Postcode

YO22 5AZ

Viewing

Strictly by appointment through the sole selling agents Savills York 01904 617800. Please note the current access track to the property via Butter Park Farm, requires a four wheel drive or vehicle with high clearance, alternative arrangements can be made to park and walk to the property for viewing.

Health and Safety

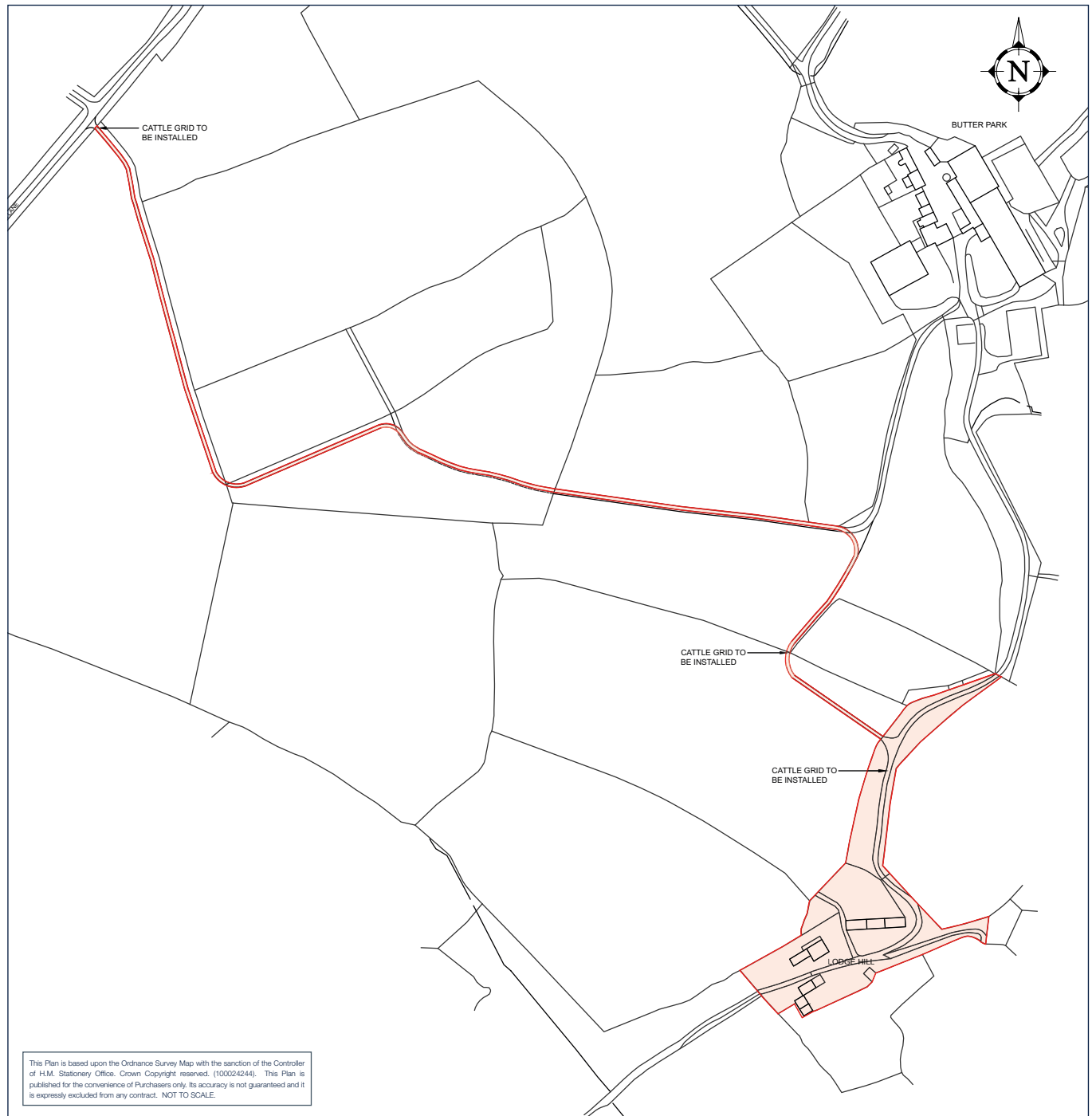
Given the potential hazards we would ask you do not enter the traditional farm buildings and remain as vigilant as possible when inspecting the property for your own personal safety.

Date of Information

Particulars prepared – September 2020

Photographs taken – September 2020

Ref: 20/09/01 WDJM



FLOORPLANS

Gross internal area (approx): 161 sq.m / 1732 sq.ft
Office: 42 sq.m / 455 sq.ft
Barn: 194 sq.m / 2089 sq.ft
Outbuilding: 122 sq.m / 1323 sq.ft
Total: 520 sq.m / 5600 sq.ft



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Important Notice Savills, their clients and any joint agents 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. 2: 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. 20/09/25 WD

| Energy Efficiency Rating | | |
|---|-----------|--|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Current | Potential | |
| | 60 | |
| | 01 | |

