THE RAISDALE ESTATE

NORTH YORKSHIRE, TS9 7JF

Tustins

savills

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CHOP GATE, NORTH YORKSHIRE, TS9 7JF

Helmsley - 14 miles, Stokesley - 8 miles, A19 trunk road - 10 miles

A BEAUTIFULLY SITUATED MIXED RESIDENTIAL, SPORTING, FORESTRY AND FARMING ESTATE WITHIN AN ACCESSIBLE YET UNSPOILT POSITION WITHIN THE NORTH YORK MOORS NATIONAL PARK

Beautifully presented five bedroom farmhouse together with a good range of traditional and modern buildings

Two investment farms

Commercial woodlands with significant income potential

Well established low ground shoot

Productive meadow, pasture and land with high amenity and conservation potential

Sporting rights

Freehold land 865 acres (350 ha)

Sporting rights 480 acres (194 ha)

In all approximately 1,345acres (544 ha)

For sale as a whole or in 2 lots

Tustins

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Introduction

The sale provides an extremely rare opportunity to acquire a manageable sized mixed residential, agricultural, sporting and amenity Estate in an accessible yet unspoilt situation in the Cleveland Hills on the western edge of the North York Moors National Park. The Estate lies nearly 14 miles north of the market town of Helmsley close to some of the most highly regarded and renowned shoots in the North of England. The Estate which now extends to approximately 1,345 acres including sporting rights over neighbouring land has been enhanced by a number of acquisitions by the Benson family since the commercial woodlands were first bought in the late 1990's.

Ewe Hill is the principal house centrally located within the Estate which has been modernised and refurbished to provide attractive high quality accommodation with five bedrooms and potential for further expansion if required into the adjoining traditional stone ranges. Ewe Hill lies within approximately 150 acres of attractive farming and amenity grassland currently farmed on short term licences. Investment farms include West Cote Farm a 164 acre livestock farm with traditional farmhouse and buildings let on an AHA Tenancy together with Staindale Farm which extends to a further 84 acres let on a 13 year FBT in addition to which there is a bare land AHA letting of land at Cockflatt and an FBT on land at Low Crossletts.

A particular feature is the Estate woodlands extending to approximately 358 acres which have been commercially managed and contain significant commercial timber resources with felling licences in place until 2026. There is access to the three main woods known as Raisdale Mill, Crossletts and Roundhill Plantations accessed from a high quality forest track for commercial timber buyers.

These three woods total approximately 87 ha (215 acres), and are offered as Lot 2 subject to the reservation of sporting rights. In all there are eight major woodland blocks mainly running along the western edge of the Estate adding significantly to the amenity and sporting value of the Estate. The sporting rights which have been acquired on 999 year Leases over approximately 480 acres enable maximum potential to be gained from the farms and woodland and have enabled a well-regarded low ground shoot to be established providing 10 days shooting for up to 10 guns most years. Opportunities such as this are extremely rare.

Location

The Raisdale Estate lies predominantly to the west side of Raisdale Road which links Chop Gate (1.5 miles) with Carlton-in-Cleveland (4.5 miles). From Chop Gate the B1257 leads south to the market town of Helmsley or north to Stokesley. The A172 provides access on to the A19 trunk road (10 miles) providing access to the north east or south to the A1 or York via Thirsk.

The East Coast mainline railway station at Northallerton is located 18 miles from the Estate. Durham Tees Valley airport is only 20 miles North West of the Estate.

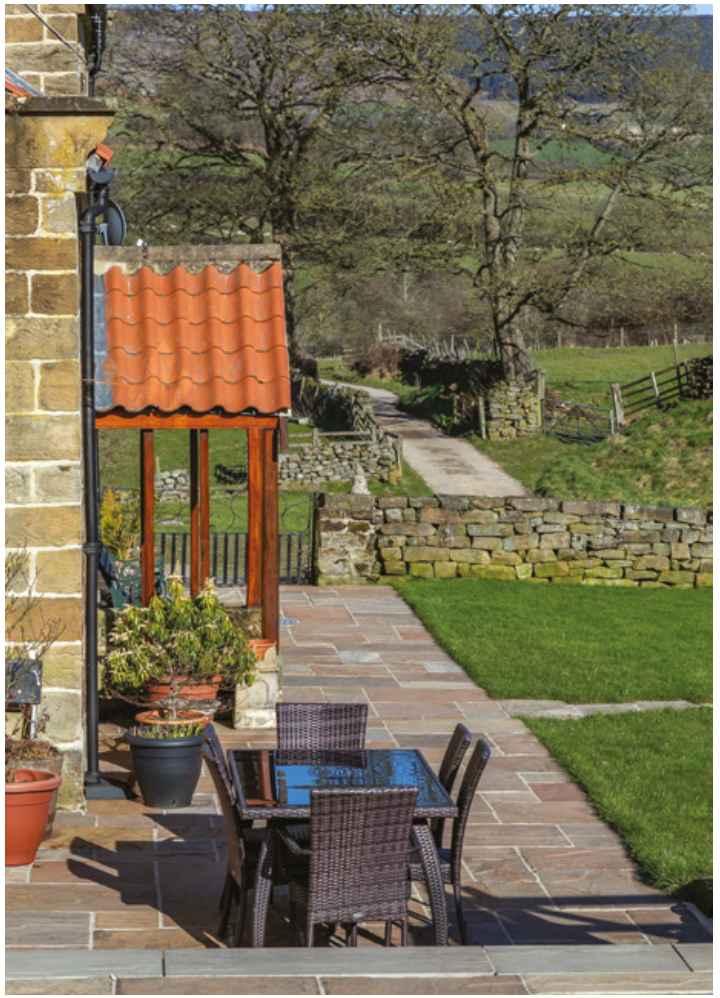
The House

Ewe Hill lies a in glorious unspoilt location within the heart of the Estate with access from a good quality private internal Estate track. The house itself has been fully refurbished and modernised providing well-proportioned family accommodation with five bedrooms extending to approximately 2,822 sqft. Stone flag floors, beamed ceilings, log burners and an electric Aga with Aims add to the character and warmth and specific features include the underfloor heating downstairs, hand built oak units in the kitchen, the oak staircase, doors and double glazed windows.

Adjoining the house is a single storey range of stores extending to approximately 985 sqft offering potential for ancillary accommodation subject to planning. Consent has previously been granted for conversion of the stone barn (outbuilding one) to a music room approximately 876 sqft which has now expired. The modern portal frame building (17.87m x 16.57m) provides over 300m^2 of storage or livestock accommodation.

EWE HILL FARM

Approximate Gross Internal Area : 262.20 sq m / 2822.29 sq ft
Garage : 51.92 sq m / 558.86 sq ft
Outbuilding 1 : 81.41 sq m / 876.28 sq ft
Outbuilding 2 : 91.60 sq m / 985.97 sq ft
Kennels : 37.96 sq m / 408.59 sq ft
Total : 525.09 sq m / 5652.02 sq ft



Sporting

The sporting activities on the Estate has been designed to take advantage of the commercial woodland which lies along the western boundary of the Estate up to 300-400 metres above sea level from where the land falls to the Raisdale beck which runs north south through the centre of the Estate between 160 and 250 metres above sea level from where the land again gently rises towards Raisdale road on the eastern boundary between 200 and 280 metres above sea level. The natural contours of the land together with smaller woodland blocks adjacent to the beck, wooded valleys and hill sides, form a perfect back drop for a mixed low ground shoot.

Currently pheasant and partridge are reared for the benefit of a syndicate shoot providing 10 days shooting for 10 guns plus three boundary days. Bags are typically in the order of 150-200 bird days. There are 10 drives and typically 3-4 cover crops drilled. There is one part time keeper. In addition to the shooting there is some excellent Roe Deer stalking available on the Estate, Trout fishing on the stream and previously duck flighting on the ponds.

Woodland

The woodlands are a valuable asset to the Estate containing an interesting mix of commercial woodlands of varying size and character. Ranging in size from 5 to 89 hectares totalling 144 hectares these have been professionally managed since acquisition by the current owners and are in the process of being restructured and replanted with both commercial species and broadleaf trees thus creating new areas of conservation interest.

Nearly all of the woodlands were originally established by the Forestry Commission during the late sixties and early seventies, the planting undertaken was deliberately commercial. Species such as Sitka spruce, Scots pine, Larch, Norway spruce and Lodgepole pine were all planted to create productive woodland as quickly as possible. This policy has been largely successful with several good sized woodlands being the result. The current owners of the estate have obtained a strong cash flow following these operations , and the approved management plan allows for much of the future felling or thinning of the remainder of the mature crops which now total some 67 hectares. Markets for the timber produced on this estate continue to go from strength to strength with world shortages of timber and resulting price rises that have given the UK market an increasing and sustained injection of capital. As with all commercially managed woodland there is also an opportunity to take advantage of the various tax advantages open to woodland owners.

Lot 2

Evidence of the success of the current timber crops is visible within several areas of the estate. Most notable are the three woodlands known as Raisdale Mill, Crossletts and Round Hill Plantations. Lot 2 of the estate sale. Totalling 87ha (215 acres) over half of the estate woodland area is contained in these small forests.

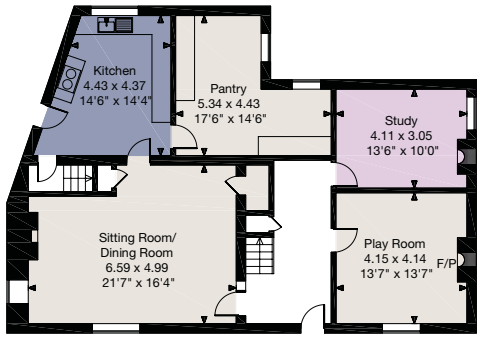
Connected sequentially by a high quality engineered forest road these three woodlands are the core commercial forests on the estate. Over the past ten years each of the forests has been partially restructured through carefully considered felling coupes to create a more visually appealing patchwork of crops and age class. Several areas have been felled and replanted and others have been thinned for the future. Despite recent felling over 56 hectares of mature timber remains. In particular there is also an area in Roundhill that remains totally untouched which clearly demonstrates the commercial opportunities available on this estate. Stocked with Sitka spruce over its entire area this woodland shows visitors the production potential for timber offered.

A new owner should be able to continue this felling and replanting plan into the future with regular timber income. It is expected that with competent ground preparation, improved planting stock, combined with excellent forest soils , these woodlands will be even better value in future , with promising productive thinning regimes and shorter crop rotations.

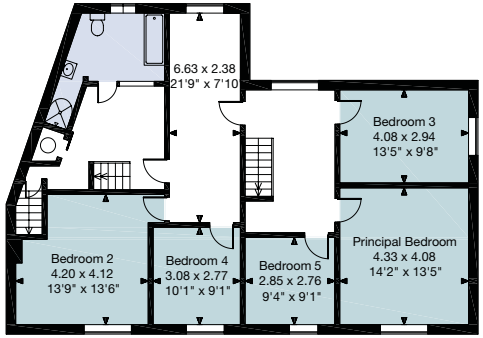
The selling agent holds various information that an interested woodland purchaser might wish to obtain. These include a Woodland Management Plan valid until 2025 covering WGS grant contract, felling licenses and compartment schedules/plans.

Visitors to the site may notice a small stack of timber in Roundhill. This timber will remain the property of the vendor following the sale.

West Cote Farm
Main House gross internal area = 2,518 sq ft / 234 sq m



Ground Floor



First Floor

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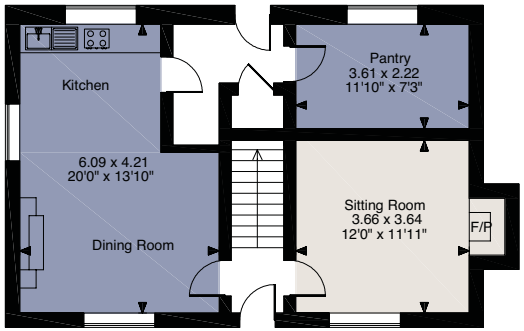
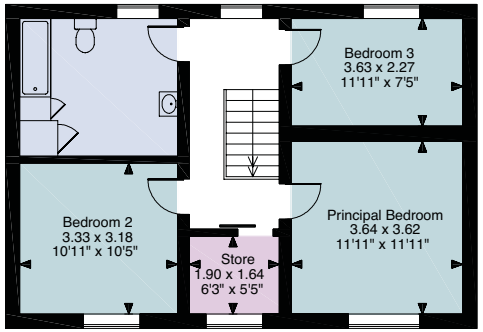
Staindale Farm
Main House gross internal area = 1,241 sq ft / 115 sq m



Ground Floor



First Floor

The Farms

Historically the farmland has been let under a number of different tenancies with the commercial farmland mainly lying at the southern end of the Estate where there is highly productive good sized level meadows and ploughable pasture and grazing. The majority lies within West Cote Farm which is let on an Agricultural Holdings Act Tenancy which includes a five bedroom traditional stone farmhouse (see floorplan) together with a range of farm buildings of traditional and modern construction.

To the south of West Cote Farm lies approximately 48 acres of productive grazing land known as Land at Cockflat,let on a traditional AHA tenancy with a further 19 acres of good quality pasture fronting on to Raisdale Road known as land at Low Crossletts which was let on a Farm Business Tenancy (FBT) for an initial two year period which is now rolling over.

The land around Ewe Hill has recently come back in hand and is mainly let on a short term agreement providing an opportunity for the purchaser to either farm the land or let it. The good quality pastures around Ewe Hill Farmhouse lead to grazing and amenity land with high conservation value as the land rises towards the north. It would be well suited for entry into Stewardship Schemes or potentially for further tree planting subject to necessary consents.

Staindale Farm is a separate ring fenced Farm extending to approximately 84 acres of mainly grazing land recently relet on an FBT with 13 years to run. There is a centrally placed traditional stone 3 bedroom farmhouse (see floorplan)

adjacent to which is a single storey traditional range of stores and livestock housing together with a more modern portal frame livestock and machinery accommodation. On the North West corner of the Estate is an area of open moorland which is in-hand and across through which a track leads to Staindale Wood. This moorland block lies within the boundary of a larger Site of Special Scientific Interest.

General information

Nearest Postcode

TS9 7JF for Ewe Hill Farmhouse

Viewing

Strictly by appointment through the selling agents. All viewings will be conducted in accordance with COVID 19 regulations and internal inspections of the tenanted farmhouses will not be permitted. Although photographs and floorplans are available.

Tenure and Possession

The Estate is offered for sale subject to the tenancies referred to in this brochure, further details of which are available upon request. The additional sporting rights are held on 999 year leases.

Areas

The areas have been calculated using Promap and differ in places from the acreages written in tenancy agreements referred to . Over the years field boundaries will have changed due to small woodland and conservation schemes. Purchasers should satisfy themselves as to the acreages which in summary we have calculated from Promap the areas as shown on the sale plan to be approximately:

In Hand / short term letting	188.63 acres
West Cote Farm	167.21 acres
Staindale Farm	87.59 acres
Land at Cock Flat	46.04 acres
Land at Crossletts	16.86acres
Woodlands	358.83acres
Total Freehold	865.16acres
Sporting Rights	479.77 acres
Total	**1344.93 acres**

Lotting

The Estate will be offered for sale as a whole or in two lots.

Lot 2 comprises Raisdale Mill, Crossletts and Roundhill Plantations extending to approximately 87 hectares (215 acres) of commercial woodland. If sold in two lots reciprocal rights of way will be granted as appropriate over the Estate access track and the woodland would be sold without the benefit of the sporting rights over them.

Farm Tenancies

Estate income from AHA tenancies and FBT's has been in the region £12,700 although 92 acres forming part of the land at Ewe Hill has recently been vacated and for this year is let on a grazing licence. The main farm tenancies on the Estate include:

West Cote Farm

Let subject to the terms of an Agricultural Holdings Act Tenancy (AHA) dated 1940 for the farm extending to 164.53 acres together with a stray upon West Bank moor for 100 sheep. The current tenant succeeded to the tenancy under an agreement dated 23rd April 1997.

Staindale Farm

A ring fenced grass farm extending to approximately 84 acres relet from 1st October 2020 for a 13 year term on mainly FRI terms.

Land at Cock Flat

A bareland holding extending to approximately 48 acres was let under an AHA tenancy agreement dated 7th January 1991 subject to a supplemental agreement dated 7th January 1994 following a change to the boundaries.

Land at Low Crossletts Farm

19.61 acres was let under an FBT which commenced on 14th August 1998 until 13th August 2000 and has been rolling over without service of notice.

Land forming part of Ewe Hill Farm

Land extending to approximately 31.31 acres was let for a three year term from 1st April 2013 for grazing land. No notices have been served the tenancy is currently rolling over.

Designations

The Estate lies within the boundary of the North York Moors National Park. The moorland at the North East corner of the Estate lies within a Site of Special Scientific Interest (SSSI).

Environmental Schemes and Subsidies

There are no Environmental Stewardship Schemes on the Estate nor do the vendors submit claims for any BPS Entitlements.

Woodland Grants

The Estate is sold subject to existing woodland grant schemes, felling licences and a management plan to 2025 (with a review in 2021). Further details are available upon request. Any felled and stacked timber at the roadside is excluded from the sale.

Sporting and Mineral Rights

The sporting rights on the freehold areas are included in the sale,along with the areas held on long leases .Mineral Rights are included in so far as they are owned.

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 specifically mentioned or not. These include one bridleway which crosses the moorland. The remainder are public footpaths including one path running from Raisdale Mill passing through Raisdale Mill Plantation and in a northerly direction through Staindale Farm. Another leads from West Cote Farm largely east west to Low Crossletts and High Crossletts Farms. There are no public rights of way in the vicinity of Ewe Hill. There are rights of way over part of the drive serving West Cote Farm in favour of neighbouring property. Rights of way are shown on the NYCC definitive footpath map. https://maps.northyorks.gov.uk/connect/analyst/mobile/#/main?mapcfg=Out_and_About.

Fixtures and Fittings

All fixtures, fittings, furniture and personal items owned by the occupiers of the dwellings are specifically excluded from the sale together with garden statuary and stone troughs. Within Ewe Hill house the Aga, kitchen units, island and fridge are included within the sale as well as curtains, fitted upstairs carpets and light fittings. Machinery and equipment relating to the operation of the shoot maybe available by separate negotiation.

Services

Ewe Hill Mains electricity, private drainage system upgraded in 2020, LPG gas tank serves the house hot water, under floor heating and radiators. Electric Aga, private water supply serving a number of neighbouring properties. An array of 16 solar panels support the electricity Supply and last year generated a Feed In Tariff payment of £627 from EON.

West Cote Farm Mains electricity, private water supply and private drainage system.

Staindale Farm Mains electricity, private water supply and private drainage system.

Local authority

Hambleton District Council
Civic Centre, Stonecross Rotary Way
Northallerton, DL6 2UU
01609 779977

North York Moors National Park Authority
The Old Vicarage, Bondgate
Helmsley, York
North Yorkshire, YO62 5BP
01439 772700

Council Tax and EPC's

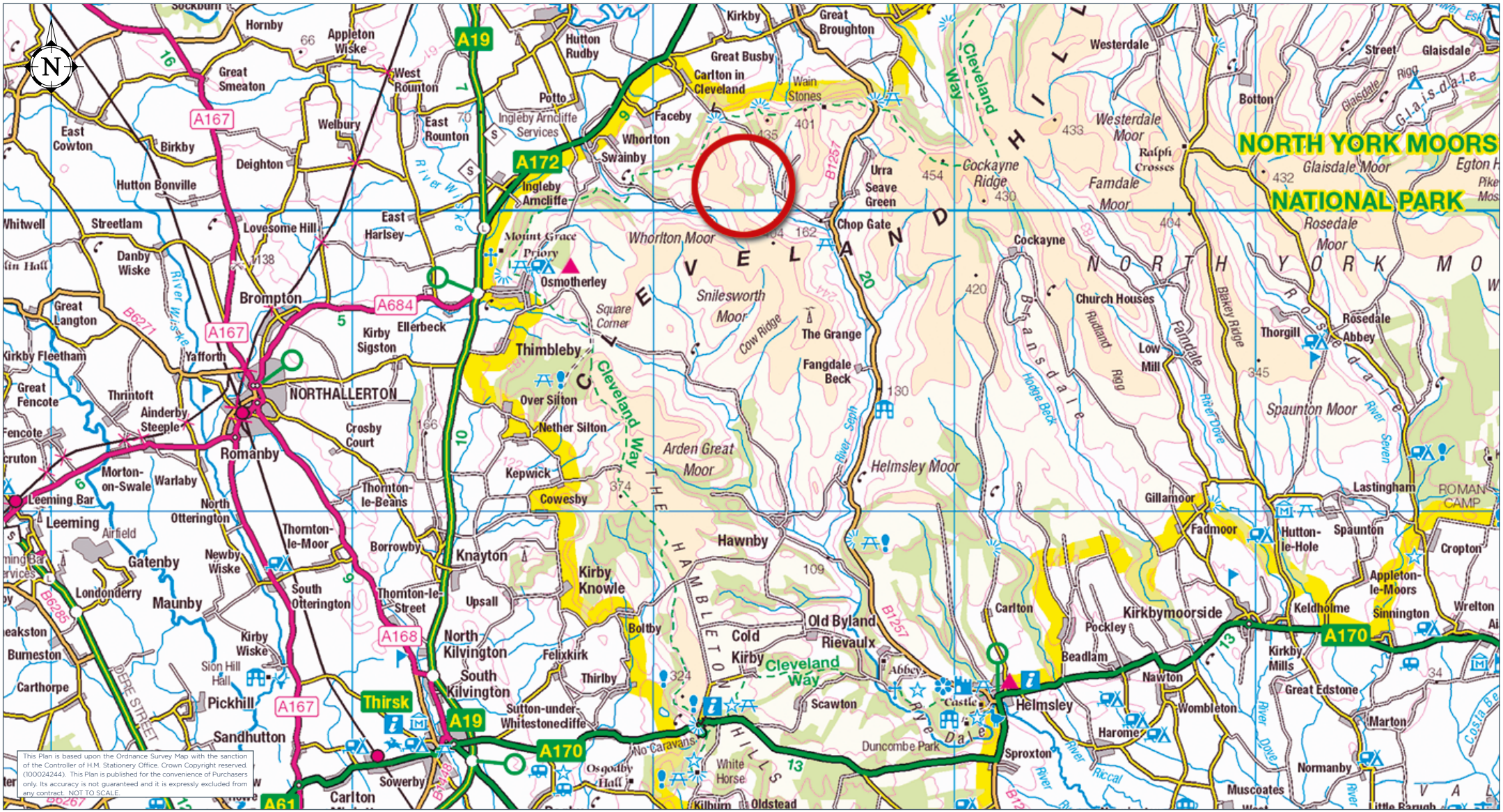
Ewe Hill
Council Tax Band - C
EPC rating – D

West Cote Farm
Council Tax Band - G
EPC rating – F

Staindale
Council Tax Band - D
EPC rating – G

Date of Information

Date of Photographs – March / April 2021
Date of Particulars – April 2021
Reference – 21.04.14.AB/KT



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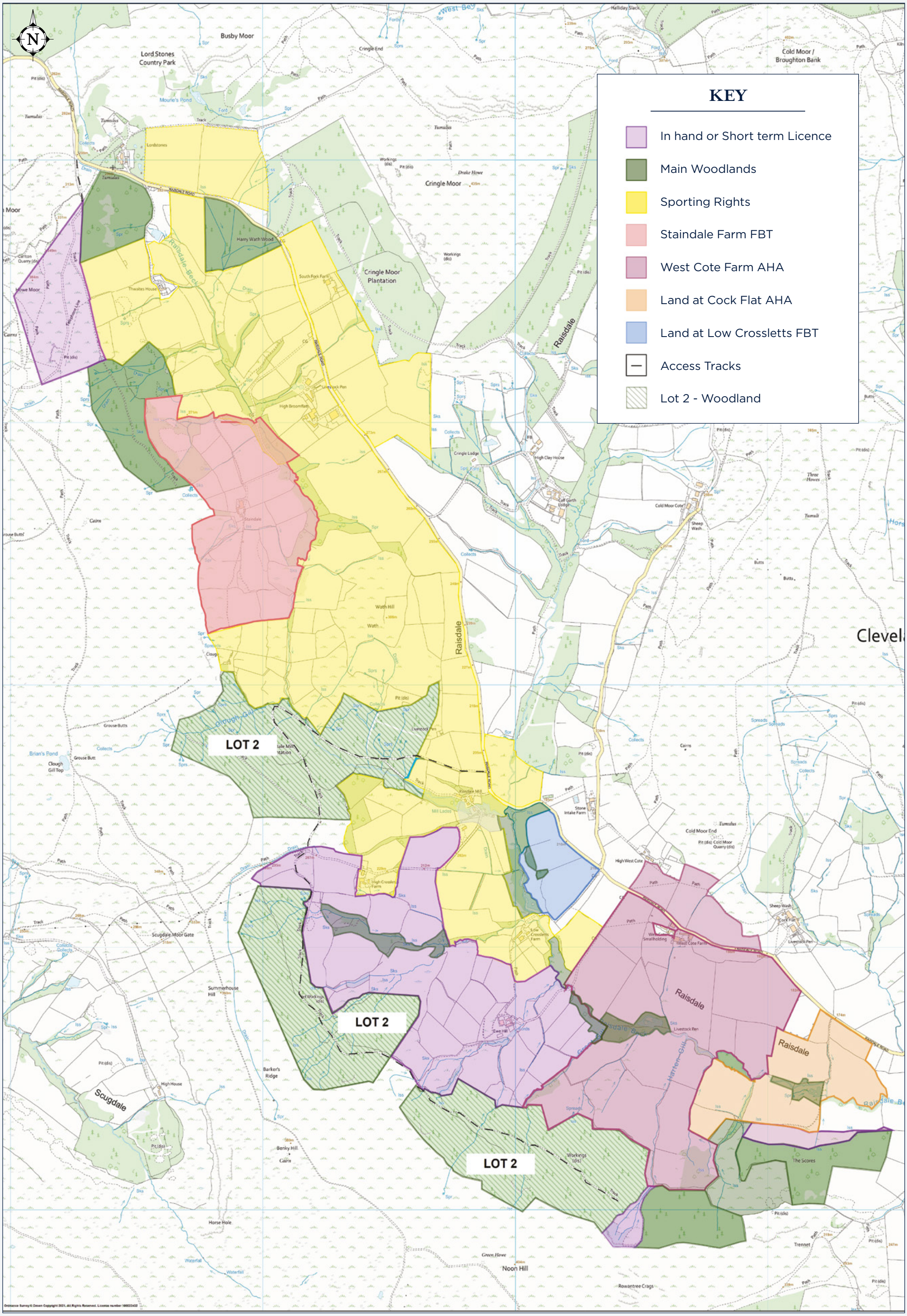
KEY
In hand or Short term Licence
Main Woodlands
Sporting Rights
Staindale Farm FBT
West Cote Farm AHA
Land at Cock Flat AHA
Land at Low Crossletts FBT
Access Tracks
Lot 2 - Woodland
LOT 2
LOT 2
LOT 2
Lord Stones Country Park
Busby Moor
Cringle Moor
Cringle Moor Plantation
Raisdale
Scugdale
Noon Hill
Cold Moor / Broughton Bank