

CLUBLEYS



Crossfield House Farm, Stittenham

Bulmer, York YO60 7TP

Guide Price £1,600,000





A 76.11 ACRE RESIDENTIAL HOLDING SITUATED IN THE HOWARDIAN HILLS AREA OF OUTSTANDING NATURAL BEAUTY AND ALL WITHIN A RING FENCE

Crossfield House Farm includes a 4/5 bedroom farmhouse, a range of traditional and conventional agricultural buildings and 76 acres of mixed arable and grassland with a small wood.

Suitable for retention as a private single residence, or with potential for residential conversion and equestrian or other uses, subject to the appropriate consents.

LOCATION

Crossfield House Farm is situated in an elevated position between the picturesque rural villages of Bulmer and Sherriff Hutton, in the Howardian Hills Area of Outstanding Natural Beauty.

The property is located less than a mile west of the village of Bulmer, two and a half miles east of Sheriff Hutton, eight miles south west of the historic market town of Malton and twelve miles north of the city of York.

There is a village pub in the nearby village of Welburn, with Castle Howard a short distance away. Sheriff Hutton offers a wider range of amenities including a primary school, sports field, village store and post office, delicatessen, wine merchant and public house.

DESCRIPTION

Crossfield House Farm offers an opportunity to purchase an attractive residential holding, comprising of a charming four/five bedroom stone built farmhouse, with mature south-facing garden, range of stone built outbuildings and amenity woodland to the rear.

To the east of the house is a range of traditional stone built farm buildings and several conventional farm buildings arranged around a concrete yard.

The land at Crossfield House Farm is located within a ring-fence and extends to 76.11 Acres in total. The land comprises arable land, permanent grassland, grass paddocks and bank-sides with frontage onto Bulmer Beck.



THE FARMHOUSE

A charming four/five bedroom stone built farmhouse, with south facing principal rooms boasting views across the Vale of York. The accommodation comprises:

Ground Floor

Entrance hall

with front entrance door and stairs to first floor

Kitchen

4.53m x 4.00m

with fitted base units, stainless steel sink unit, integrated electric oven with four ring hob and Aga

Pantry

1.83m x 1.37m

Dining Room

4.88m x 4.61m

with under-stair storage cupboard

Sitting Room

6.71m x 4.98m max

with wood-burning stove and tiled hearth

Study

3.66m x 1.94m

Utility Room

2.40m x 1.87m

with tiled floor and rear entrance door

W/C

with low-level flush toilet and wash hand basin

First Floor

Landing

Master Bedroom

4.51m x 4.04m

Bedroom Two

4.56m x 4.01m

Bedroom Three

3.47m x 2.88m

with built-in storage cupboards

Bedroom Four

3.49m x 2.62m max

Bedroom Five/Store

3.88m x 1.94m

(not full height)

W/C

2.20m x 0.91m

with low-level flush toilet

Shower Room

2.91m x 2.16m

with suite comprising shower cubicle, wash hand basin and built-in cylinder airing cupboard

Outside

The Farmhouse benefits from a lawned front garden, with garden hedge and mature borders, flagged yard to the rear and adjoining buildings, comprising:

Garage

14.95m x 4.25m

Stone built garage with concrete floor, up-and-over garage door and pedestrian door

Store

3.71m x 3.71m

Stone built store with concrete floor

Store

4.02m x 2.50m

Stone built store with concrete floor

Coal Shed

2.40m x 2.10m

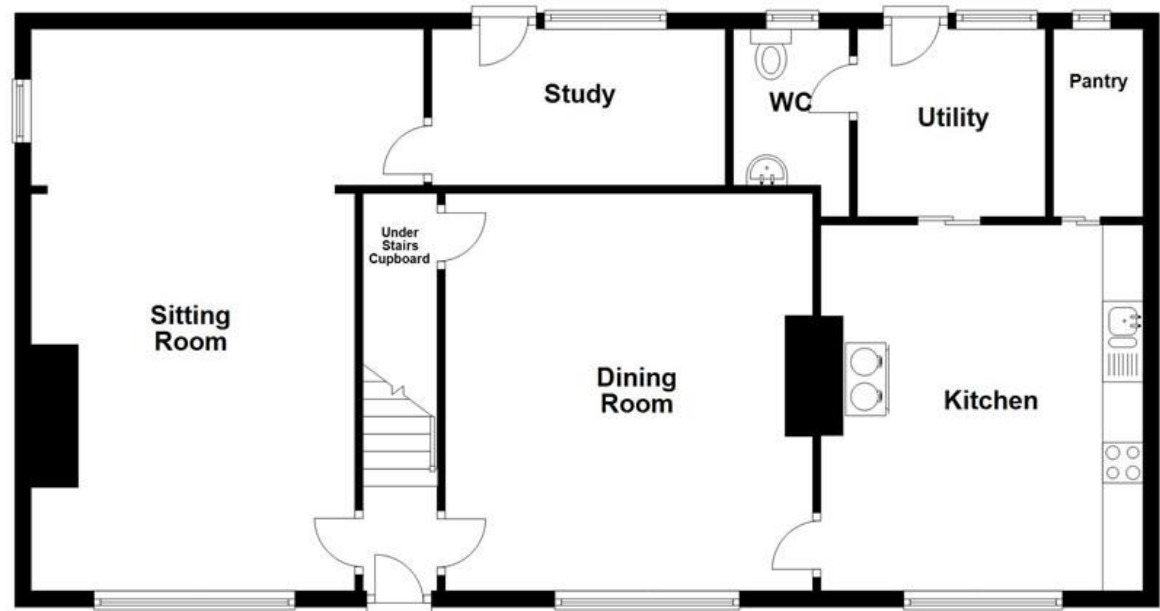
Stone built coal shed with concrete floor





Ground Floor

Approx. 95.7 sq. metres (1030.6 sq. feet)



First Floor

Approx. 83.3 sq. metres (896.2 sq. feet)



Total area: approx. 179.0 sq. metres (1926.8 sq. feet)



THE LAND

The land at Crossfield House Farm extends to 76.11 Acres (30.80 Hectares) in total within a ring-fence and comprises of 42.98 Acres of arable land, 29.38 Acres of grassland, 2.28 acres of woodland and 1.47 acres of yards and buildings.

The land is classified as Grade 3 and 4 on the Agricultural Land Classification Maps and the soil is classified as Wickham 2 soil series, being characterised as slowly permeable, seasonally waterlogged, fine loamy over clayey soils suitable for cereal cropping.

The land benefits from mature hedgerow and fence boundaries and is bound to the east by Bulmer Beck.

BASIC PAYMENT SCHEME

The Land is registered on the Rural Land Registry and has been claimed against for the Basic Payment Scheme. BPS Entitlements are not included within the sale, however may be made available by separate negotiation.

ENVIRONMENTAL/COUNTRYSIDE STEWARDSHIP SCHEME

The Land is not entered into any Environmental or Countryside Stewardship Schemes.

NITRATE VULNERABLE ZONES

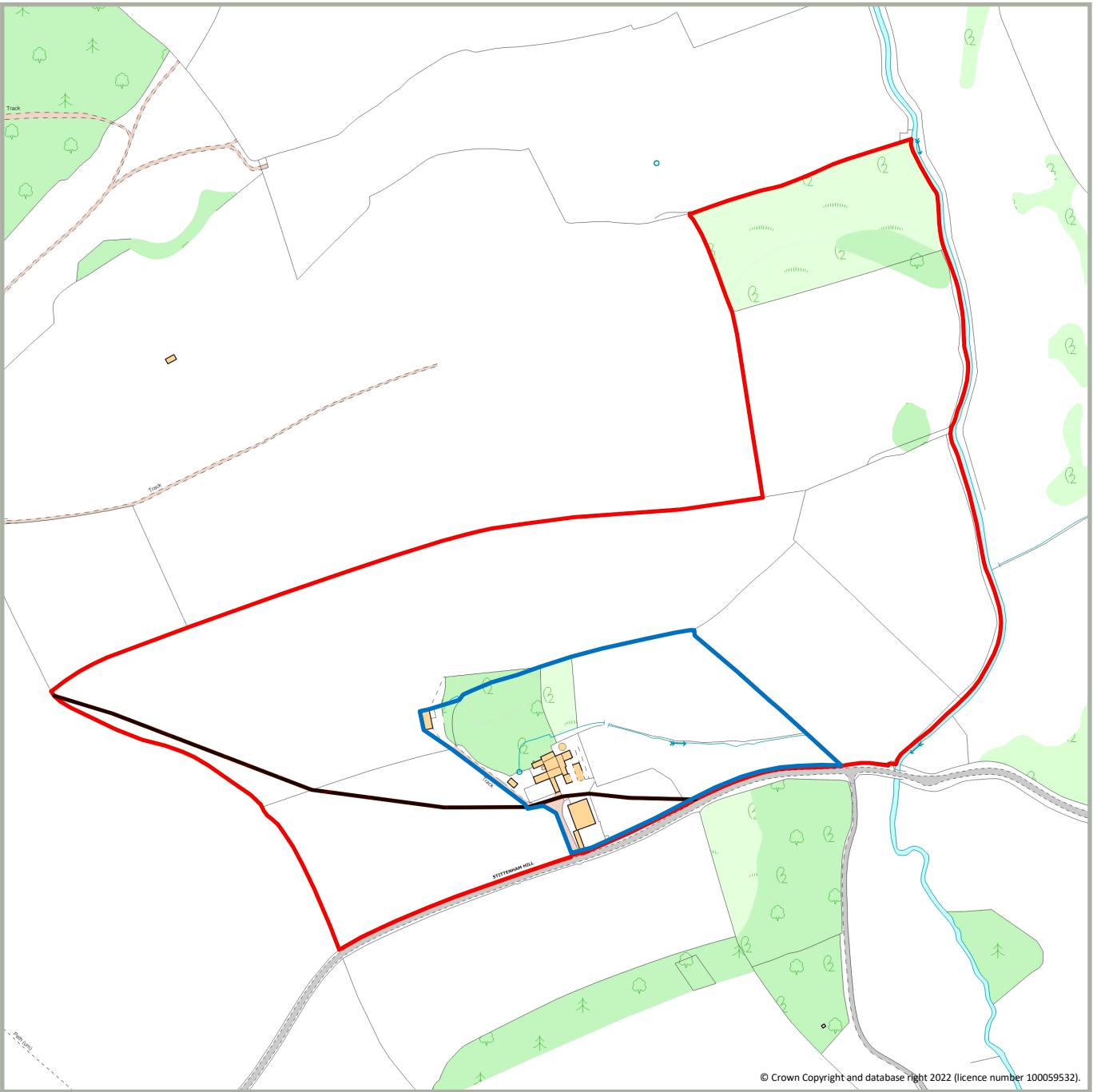
The Land is not located within a Nitrate Vulnerable Zone.

SCHEDULE OF LAND

Parcel	Ha	Ac	Land Cover
SE6867 5537	3.31	8.18	Arable
SE6867 5658	10.13	25.04	Arable
SE6867 6052	0.11	0.27	Woodland
SE6867 7544	0.05	0.12	Grassland
SE6867 7640	0.41	1.02	Grassland
SE6867 7952	1.92	4.74	Grassland
SE6867 8245	0.96	2.38	Grassland
SE6867 9554	2.90	7.15	Grassland
SE6867 9598	2.50	6.19	Grassland
SE6867 9883	3.95	9.76	Arable/Grassland
SE6967 0264	2.93	7.24	Grassland
SE6967 0376	0.06	0.14	Grassland
SE6967 0548	0.03	0.08	Grassland
SE6967 1164	0.13	0.32	Grassland
Woodland	0.81	2.00	Woodland
Yard/Buildings	0.60	1.47	
Total	30.80	76.11	



SALE PLAN





THE BUILDINGS

Granary 13.50m x 6.10m
Double height stone barn with concrete floor.
Internal granary floor and grain equipment

Storage Building 7.37m x 5.00m
Single height stone building with concrete floor

Cart Shed 8.50m x 5.70m
Single storey stone built cart shed

Open Fronted Building 8.80m x 7.8m
Stone built open fronted store

Cart Shed 13.20m x 5.90m
Open fronted brick and stone built three bay cart shed with integral stores and concrete floor

Covered Yard 13.50m x 9.70m
Timber framed covered yard with concrete floor

Covered Yard 13.40m x 7.40m
Steel portal frame covered yard with a concrete floor

Dutch Barn 18.29m x 6.95m
Steel portal frame building with corrugated roof, part concrete block walls and part corrugated sheet cladding. Concrete floor to three of the four bays

Livestock Building 27.43m x 21.34m
Timber framed building with concrete floor, central feed passage, part block walls with Yorkshire boarding cladding above

Loose Boxes 19.66m x 5.06m
Four open fronted block and steel frame constructed loose boxes under a monopitch roof

Monopitch Building 18.29m x 9.15m
Open-fronted timber-framed building with earth floor



SERVICES

Crossfield House Farm benefits from mains electricity and water and makes use of septic tank drainage

TENURE

The property within the blue line on the Sale Plan is subject to a Farm Business Tenancy. Notice has been served for this to terminate on 31st January 2023. The remainder of the land is subject to a cropping/grazing licence which is due to expire on 31st October 2022.

The Purchaser of the property may complete the sale subject to these occupancy arrangements, or can complete on 1st February 2023 with vacant possession.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The Land is sold subject to, and with the benefit of, all other existing wayleaves, easements and rights of way, whether public or private, whether specifically mentioned in these details or not. The following should be noted -

- 1 - We are aware that there is a public footpath, shown coloured brown on the Sale Plan which passes through the farmyard
- 2 - We are also aware of four telegraph poles located upon the property and assume that there is a wayleave agreement in place for these, however we have not had sight of the agreement.

SPORTING & MINERAL RIGHTS

Sporting and Mineral Rights are included in the sale, insofar as they are owned.

RESERVED RIGHTS

We are not aware of any rights reserved which affect the property.

LOCAL AUTHORITY

Ryedale District Council.

COUNCIL TAX

Crossfield House Farm has a Council Tax rating of Band E.

METHOD OF SALE

Crossfield House Farm is offered for sale by Private Treaty as a whole.

GUIDE PRICE

Crossfield House Farm is offered for sale with a Guide Price of £1,600,000

VIEWINGS

There will be the opportunity to view the property on specific viewing days.

Viewings may be restricted to those in a genuine proceedable position.

EPC

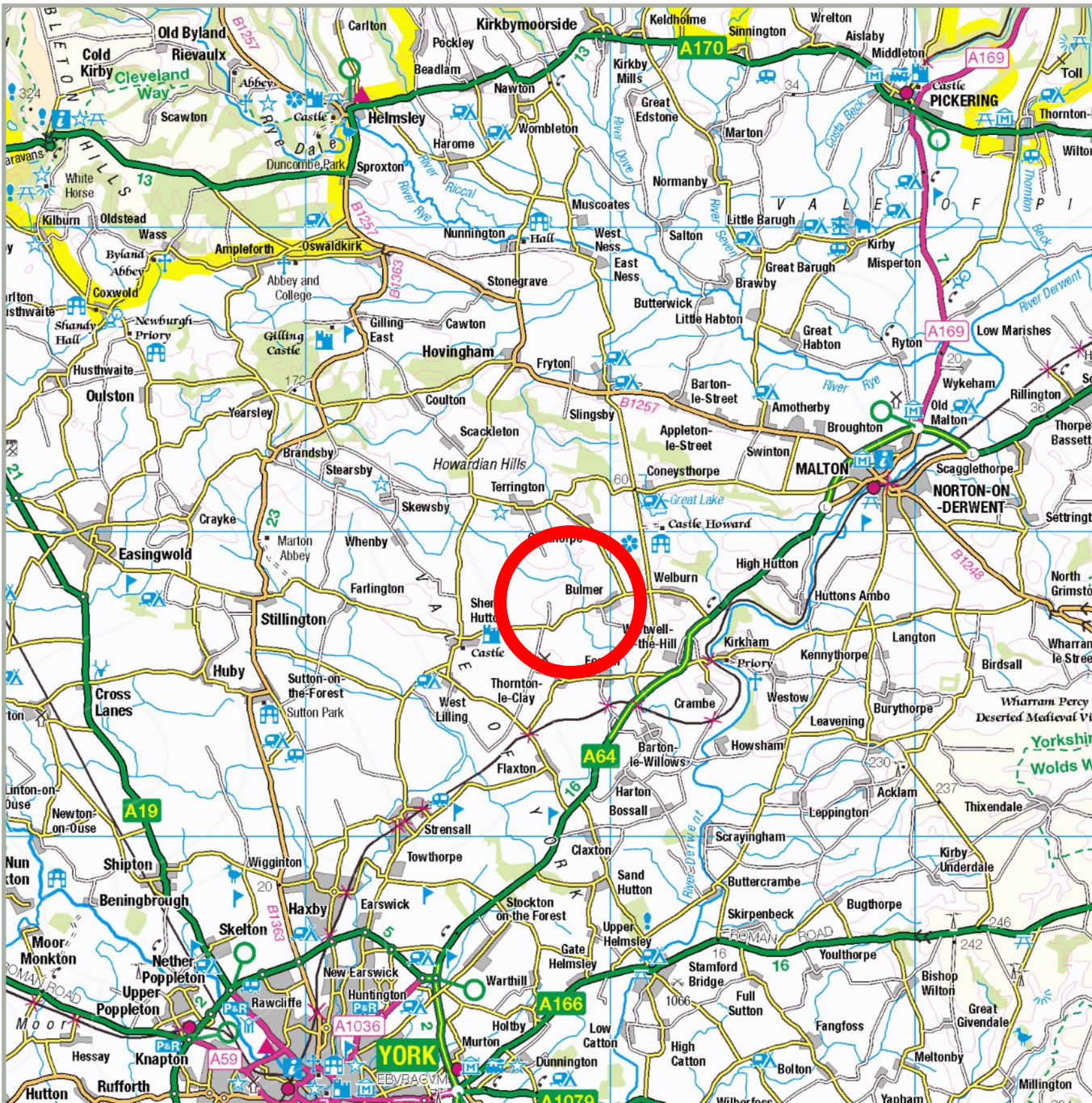
Crossfield House Farm has an Energy Performance Rating of Band F.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		





LOCATION PLAN



CLUBLEYS



Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

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