



Barn & Land at Kirkby Moor, Kirkby Malzeard, Ripon, HG4 3QR 75.14 Acres (30.41Ha) Approx.

A substantial detached stone barn together with grassland and woodland situated in a desirable location and with scope for a range of uses. Offer for sale in up to 4 lots:

Lot 1 – Stone Barn in 2.04 acres Grassland

Guide Price £175,000

Lot 2 – 27.23 acres Grassland & Woodland

Guide Price £300,000

Lot 3 – 37.59 acres Grassland, Barn & Woodland

Guide Price £425,000

Lot 4 – 8.28 acres Grassland

Guide Price £100,000

For sale by Private Treaty

DESCRIPTION

The property comprises a substantial detached stone barn together with productive grassland and amenity woodland extending in all to approximately 75.14 acres (30.41Ha). The property is offered for sale as a whole or in up to 4 lots:

LOT 1 – Stone Barn – Shaded Blue

A substantial detached traditional stone barn with adjoining byre located adjacent to Kirkby Moor Road and set within approximately 2.04 acres.

The barn has recently been used for general farm storage but has significant potential for conversion to for a substantial dwelling or alternative uses (subject to planning).

The barn comprises the following:

Two storey stone barn – 4.67m x 9.62m

Single storey byre – 3.10m x 8.78m

The land is laid to grassland and has scope to provide garden and amenity space for the barn together with offering grazing land and allowing for the protection of the views over the picturesque valley beyond.

LOT 2 – 27.23 Acres – Shaded Purple

A ring-fenced block of productive grassland and woodland with access off both Kirkby Moor Road and Ringbeck Road. The land is divided into convenient sized parcels and bounded by mature tree-lined hedgerows with mainly stockproof fences. Part of the land has recently been sown to a new 5 year grass lay with all land having been reseeded in the past 5 years.

Planning consent has been granted for a new earth banked slurry lagoon within this lot, access to the site being off Kirkby Moor Road. This proposed infrastructure would provide sufficient storage for regular applications of slurry to the land.

LOT 3 – 37.59 acres – Shaded Orange

A good sized parcel of productive grassland, stone built field barn and with small parcels of amenity woodland located to the south of Ringbeck Road.

The land is mainly improved grassland having been sown to 5 year ryegrass leys capable of producing good silage crops and also grazing.

There is a small stone-built field barn within the land which provides storage and potential handling facilities and with scope for conversion to alternative uses (subject to consents). The barn measures approximately 7.33m x 4.64m

The woodland comprises a mix of native broadleaf species with a range of ages. There is scope for some thinning and firewood production together with enhancement of biodiversity.

Access to Lot 3 is off Ringbeck Road via two existing access gates.

LOT 4 – 8.28 Acres – Shaded Red

Two parcels of productive grassland and a small corner of trees with access off Kirkby Moor Road and running to adjoin Beck Meetings Plantation. The land is currently sown to a 5 year ryegrass silage ley but is also suitable for grazing. The land is bounded by mature hedgerows with occasional boundary trees which are generally stockproof and provide good shelter and biodiversity to the land.

The land is split into two grass parcels with a substantial hedgerow boundary. The land is suitable for a range of uses including mowing, grazing, conservation and amenity uses (subject to consents).

FIELD SCHEDULE

The following is a schedule of field areas based on the RPA Rural Land Register maps.

Lot	Sheet No.	Field No	Ac	Ha	Use
1	SE2173	4990	1.29	0.52	Grass
1	SE2174	5491	0.65	0.26	Grass
1	SE2173	5588	0.10	0.04	Barn
Lot 1 Total			2.04	0.82	
2	SE2174	4701	2.62	1.06	Grass
2	SE2174	4514	1.94	0.79	Woodland
2	SE2174	5910	8.58	3.47	Grass
2	SE2173	6396	4.27	1.73	Grass
2	SE2174	5527	4.18	1.69	Grass
2	SE2174	5540	2.47	1.00	Grass
2	SE2174	6332	3.17	1.28	Grass
Lot 2 Total			27.23	11.02	
3	SE2174	1001	0.23	0.09	Game Cover
3	SE2173	1196	0.21	0.09	Woodland
3	SE2174	0422	1.39	0.56	Woodland
3	SE2174	1428	6.85	2.77	Grass
3	SE2174	1605	6.03	2.44	Grass
3	SE2174	2627	4.32	1.75	Grass
3	SE2174	3038	4.73	1.91	Grass
3	SE2174	3148	3.82	1.55	Grass
3	SE2174	3724	2.19	0.89	Grass & Game Cover
3	SE2174	4435	2.74	1.11	Grass & Barn
3	SE2174	4545	2.87	1.16	Grass
3	SE2174	4526	2.21	0.89	Woodland
Lot 3 Total			37.59	15.21	
4	SE2173	3472	5.24	2.12	Grass
4	SE2173	3556	2.99	1.21	Grass
4	SE2173	3783	0.05	0.02	Woodland
Lot 4 Total			8.28	3.35	
Total			75.14	30.41	

LOCATION & SITUATION

The property lies to the west of the village of Kirkby Malzeard with access off both Kirkby Moor Road and Ringbeck Road. The land lies between 150 and 175m above sea level and is situated within the Nidderdale National Landscape.

DIRECTIONS

From Ripon proceed west on Kirkby Road, turning left after 4 miles signed Kirkby Makzeard. Continue through the village and bend left at the end of Main Street. On leaving the 30MPH zone, take the first right turn onto Kirkby Moor Road, signed Dallogill. Continue for approximately ½ mile and the barn is on the right-hand side marked by a For Sale board.

TENURE AND OCCUPATION

The tenure of the property is understood to be freehold. Vacant possession will be available upon completion.

RESTRICTIVE COVENANTS

The property is sold subject to and with the benefit of all restrictive covenants, both public and private, whether mentioned in these particulars or not.

OVERAGE CLAUSE

The property is sold subject to an existing overage clause whereby the previous owner and their successors in title reserves the right to clawback a share in the uplift in value resulting from the sale of land following, or implementation of, any planning consent or change of use application at a rate of 60% for a term ending on 30th April 2030 excluding any consent for agricultural use.

PLANNING MATTER

Lot 2 benefits from planning consent for the construction of an earth banked slurry lagoon within field 6396. Full details area available from North Yorkshire Council under reference ZC24/00112/FUL.

No planning applications have been submitted in relation to the two stone barns, however it is considered that with appropriate design and consideration of landscape impacts, both barns have potential for conversion (subject to planning).

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to all Rights of Way, public and private, which may affect the property.

Notwithstanding the above, mains water pipes cross the land to supply adjoining properties.

There is a public bridle path which crosses Lot 3.

SPORTING, TIMBER & MINERAL RIGHTS

The sporting, timber and mineral rights are included in the sale so far as they are owned. The vendor reserved the use of the sporting rights until 1st February 2025.

SERVICES

There is a mains water connection within Lot 3 adjoining Ringbeck Road. No troughs are currently connected to the supply.

Lot 1 and 2 will have a right to cross the other lots to connect to this supply, subject to installing appropriate sub meters or new meters and paying for any water used.

Supply pipes cross the property from the connection adjoining Ringbeck Road to supply adjoining properties.

BOUNDARIES

Where the boundary maintenance responsibilities are known or to be allocated, these are shown on the site plan by an inward facing T mark.

The purchaser of Lot 1 will, within 1 month of completion, erect and thereafter maintain a suitable stockproof fence along the boundary with Lot 2.

BASIC PAYMENT SCHEME

The eligible farmland has been registered with the Rural Payments Agency. BPS Entitlements are being de-linked and any payments retained by the seller.

ENVIRONMENTAL STEWARDSHIP SCHEME

The land is currently entered into a Countryside Stewardship Mid-Tier Scheme which runs until 31/12/2028. The purchases of each lot will have the option to take over this agreement on completion.

The scheme includes both revenue and capital options including a significant grant towards fencing works on the property.

The relevant options under the scheme are summarised below:

Option		Area/ Length	Capital Payment	Annual Payment
BE3	Hedgerow management	226m		£29.38
GS1	Field corner management	0.16ha		£54.08
GS4	Herbal Ley	0.61ha		£233.02
HS8	Maintenance of remote barns	40m2		£320.00
SW9	Seasonal livestock removal	26.97ha		£3,102.01
FG2	Fencing	4674m	£34,914.78	
FG12	Wooden Gate	7 gates	£3,429.30	
			£38,344.08	£3,738.49



Lot 1 - Barn



Lot 2 - Grassland



Lot 2 - Grassland



Lot 3 - Grassland



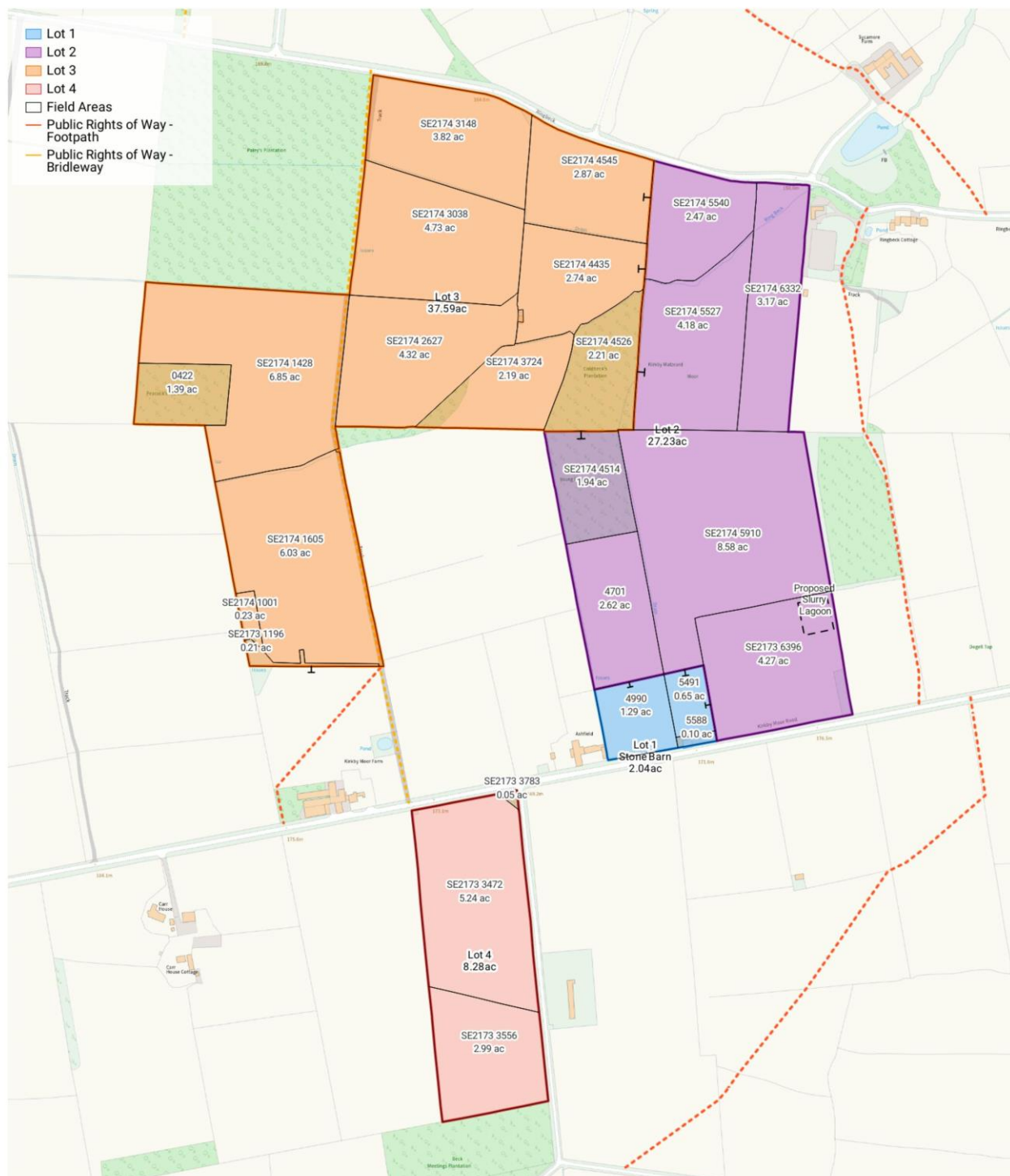
Lot 3 - Barn



Lot 4 - Grassland

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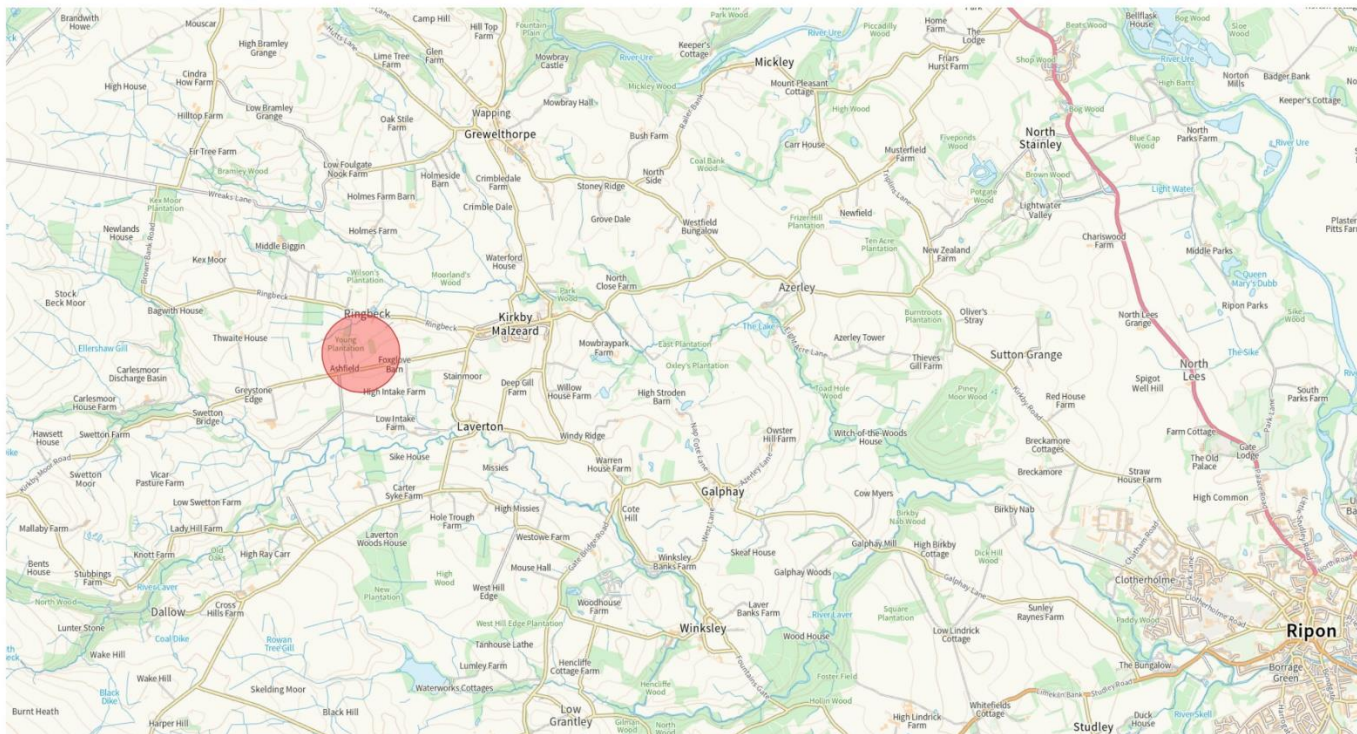
Barn & Land at Kirkby Moor,
Kirkby Malzeard, Ripon
Sale Plan



Produced on Sep 5, 2024.
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100 m
Scale 1:5000 (at A4)





METHOD OF SALE

The property is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method.

Following acceptance of any offer, all buyers will be required to undertake Anti-Money Laundering ID Checks and provide proof of funding to the selling agents.

Following successful checks, solicitors will be instructed with an anticipated timescale for exchange of contracts within 60 days. If a purchase is unable to achieve this, they should make this clear at the time of submission an offer.

Upon exchange of contracts a 10% deposit will become due with the balance payable upon completion at a date to be agreed between the parties.

LOCAL AUTHORITY

North Yorkshire Council, Northallerton Business Park,
Northallerton DL6 2NA

Tel: 01609 780780 www.northyorks.gov.uk

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6. If you have any particular concerns or questions please raise these with us prior to traveling to view the property.

Regulated by RICS

VIEWING

The property may be viewed at any reasonable time while in possession of these particulars.

VALUE ADDED TAX (VAT)

The Guide Price quoted is exclusive of VAT. Should any part of the sale become chargeable, this will be payable by the purchaser. The seller is not aware that any option to tax has been made on the property.

PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey Plan. The areas given may vary from the Rural Land Registry plans and previous Ordnance Survey Sheets, field data sheets and deed plans. All plans in these particulars are for identification purposes only and areas are approximate and subject to the verification in the title documents.

IMPORTANT NOTICE

If you have downloaded these particulars from our website please also register your interest with our office to ensure that you are kept informed about the progress of the sale.

Particulars Produced on 5th September 2024