



Highfields Farm
Loftus, Saltburn-By-The-Sea, North Yorkshire

For the finer things in property.



Highfields Farm Loftus, Saltburn-By-The-Sea, North Yorkshire, TS13 4UG

A rare opportunity to purchase a most attractive and compact residential dairy, livestock and arable farm in a stunning location with wonderful views located between the popular Yorkshire Coast and the North York Moors.

Loftus 1.5 miles (5 mins), Saltburn 6 miles (15 mins), Guisborough 12 miles (20 mins), Whitby 15 miles (25 mins), Middlesbrough 19 miles (35 mins), Teesside Park Shopping Centre 22 miles (40 mins), Teesside International Airport 30 miles (45 mins)

For sale as a whole

The Property

The land extends to approximately 185.6 acres (75.11 ha) in total with a mixture of 174.42 acres of productive arable land, 4.64 acres of woodland and 5 acres of permanent pasture. The potential land use is very versatile with only 5 acres being of permanent grass with the remainder available to both grass and arable production. Residential accommodation is well provided for in a most comfortable and spacious farmhouse and a modern and spacious dormer bungalow. There are a very good and complete set of modern and traditional style farm buildings situated beside the farmhouse which provide everything that is needed for effective dairy, livestock and arable production.

Situation

The farmstead at Highfields Farm is very well situated in the centre of its own land and all within a ring fence in idyllic countryside close to the village of Loftus and on the edge of the North York Moors National Park. The village of Loftus has most of the day-to-day facilities required with the larger centres of Guisborough, Whitby and Middlesbrough being within easy driving distance.

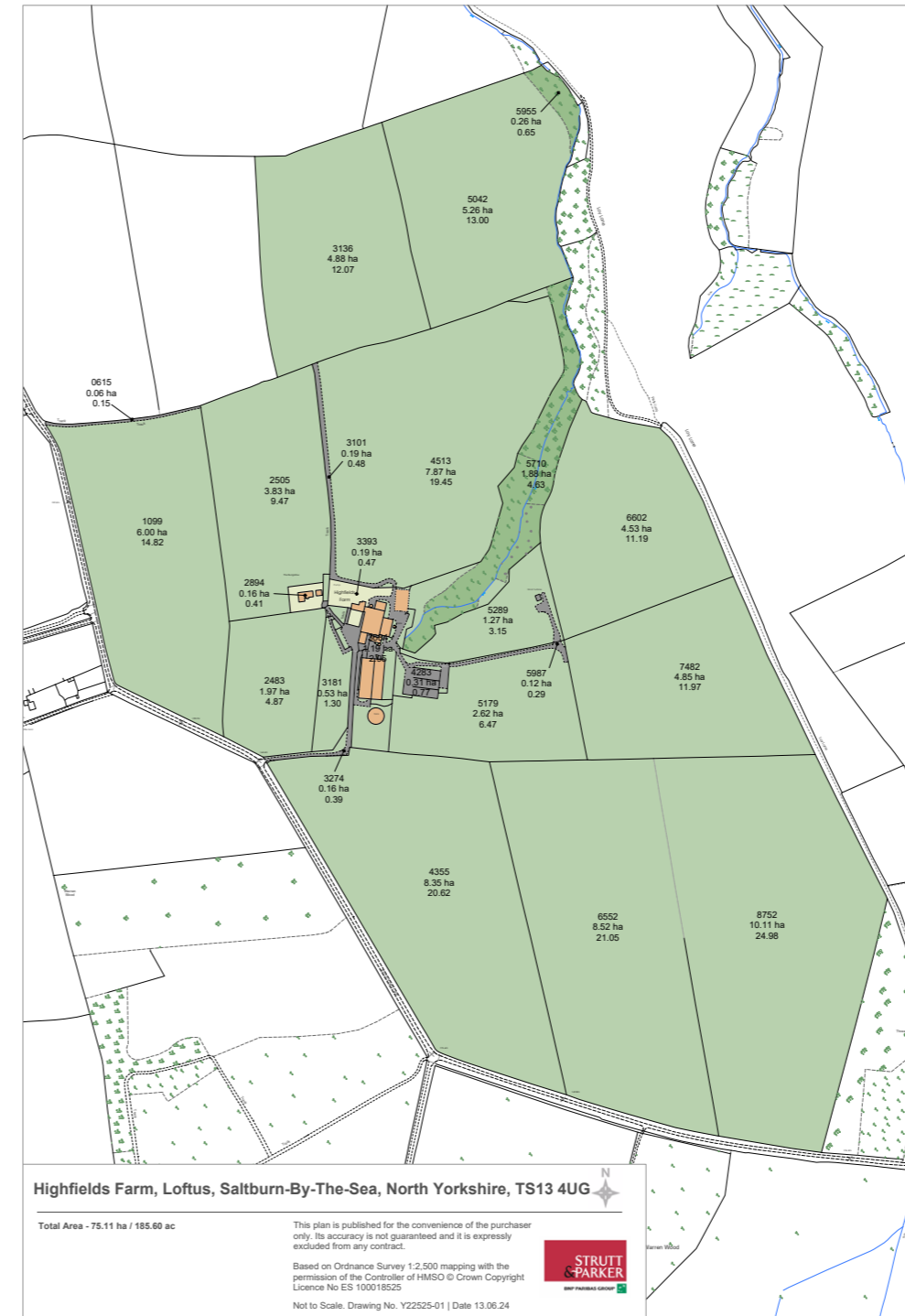
Middlesbrough is the closest large town in the area and has a wide range of shopping and leisure facilities, along with a mainline train service connecting to National and international transport links. Teesside Park Shopping Centre offers a wide range of shopping, eating and leisure facilities and Teesside International Airport offers scheduled flights to many European Cities and other international transport hubs.

The Farmhouse

The farmhouse is accessible from South Town Lane via a private farm road and has ample parking in the farmyard in front of the house. The farmhouse dates from the 1800's or earlier and is constructed of traditional red brick and rendered to the rear under a ridge tile roof. Internally this spacious property comprises an entrance hall, with cloaks room, WC, study, sitting room, family room/dining room, kitchen, boot room and garden room on the ground floor and a landing, four double bedrooms, WC, shower room and family bathroom on the first floor. Outside there are extensive and very well-maintained mature gardens to the front, back and side of the house. The farmhouse is found in good decorative order throughout and has the benefit of modern UPVC windows and doors.

The Dormer Bungalow

This large and spacious dormer bungalow is situated close to the main farmhouse and is accessed via a separate drive leading from the central farmyard which in turn leads to a private turning and parking area to the front. This property was built in 2012 and has an agricultural occupancy condition upon it (AOC). It is of traditional red brick construction under a clay ridge tile roof. Internally the dormer bungalow comprises an entrance hall, sitting room, drawing room/dining room, kitchen, utility room, WC, two bedrooms (one with en suite shower room with WC), family bathroom and WC. On the first floor there is a landing, three bedrooms, shower room and an office. To the side of the property is a large double car garage with space for a hobby room/office over. This very well-appointed dormer bungalow is offered in very good decorative order and benefits from UPVC windows and doors throughout.



NGN	Area (hectares)	Area (acres)	Land Use
0615	0.06	0.15	Track
1099	6.00	14.82	Agricultural
2483	1.97	4.87	Agricultural
2505	3.83	9.47	Agricultural
2894	0.16	0.41	Farmhouse
3101	0.19	0.48	Track
3136	4.88	12.07	Agricultural
3181	0.53	1.30	Agricultural
3274	0.16	0.39	Track
3393	0.19	0.47	Farmhouse
3684	1.19	2.95	Farmyard
4283	0.31	0.77	Farmyard
4355	8.35	20.62	Agricultural
4513	7.87	19.45	Agricultural
5042	5.26	13.00	Agricultural
5179	2.62	6.47	Agricultural
5289	1.27	3.15	Agricultural
5710	1.88	4.63	Woodland
5955	0.26	0.65	Woodland
5987	0.12	0.29	Track
6552	8.52	21.05	Agricultural
6602	4.53	11.19	Agricultural
7482	4.85	11.97	Agricultural
8752	10.11	24.98	Agricultural
	75.11	185.60	



Highfields Farm Buildings

Farmhouse - 157.51 sq m
 Dormer Bungalow - 173.16 sq m
 Building A - 596.62 sq m
 Building B - 164.57 sq m
 Building C - 125.48 sq m
 Building D - 134.94 sq m
 Building E - 278.64 sq m
 Building F - 104.59 sq m
 Building G - 462.36 sq m
 Building H - 1,456.28 sq m
 Building I - 330.34 sq m
 Building J - 1,125.56 sq m

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Not to Scale. Drawing No. Y22525-02 Date 13.06.24



The Farm Buildings

There is an extensive collection of modern and traditional farm buildings that comprise:

A. A traditional fold yard with a concrete floor, brick walls and wooden trusses under a cement sheet roof. The fold yard is surrounded by loose boxes which have potential for conversion.

B. A traditional byre with timber trusses under a corrugated sheet roof.

C. General storage barn with concrete floor.

D. Loose cattle yard in a modern portal steel framed building.

E. Timber portal framed general storage barn with concrete floor.

F. Milking Parlour containing a 10/20 Herringbone system and an 8,500 litre capacity bulk tank.

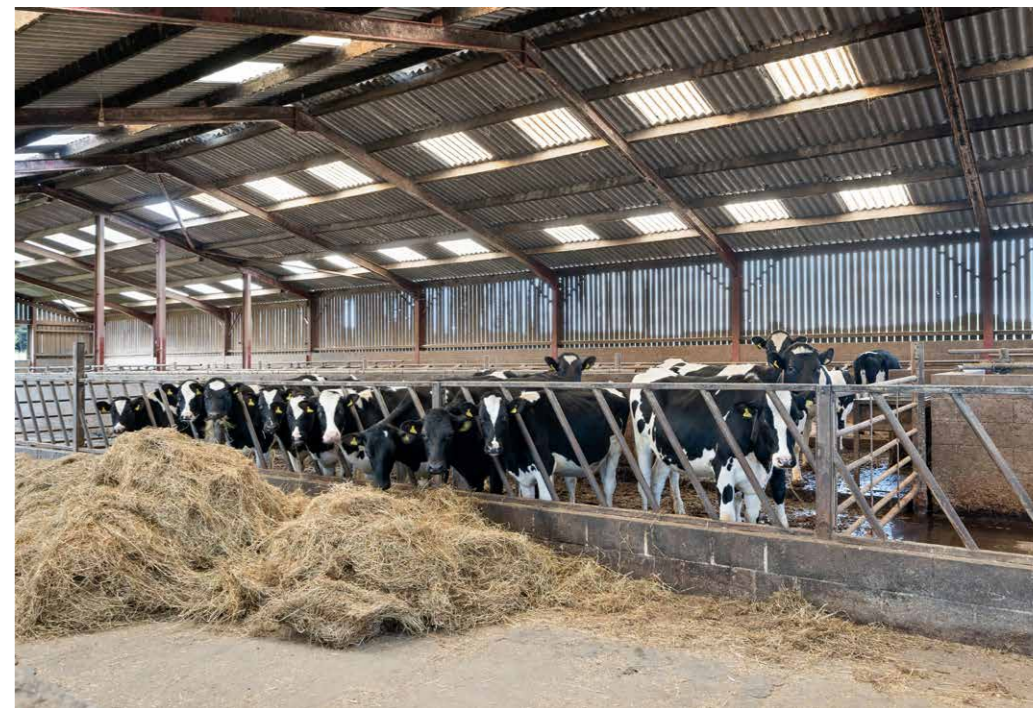
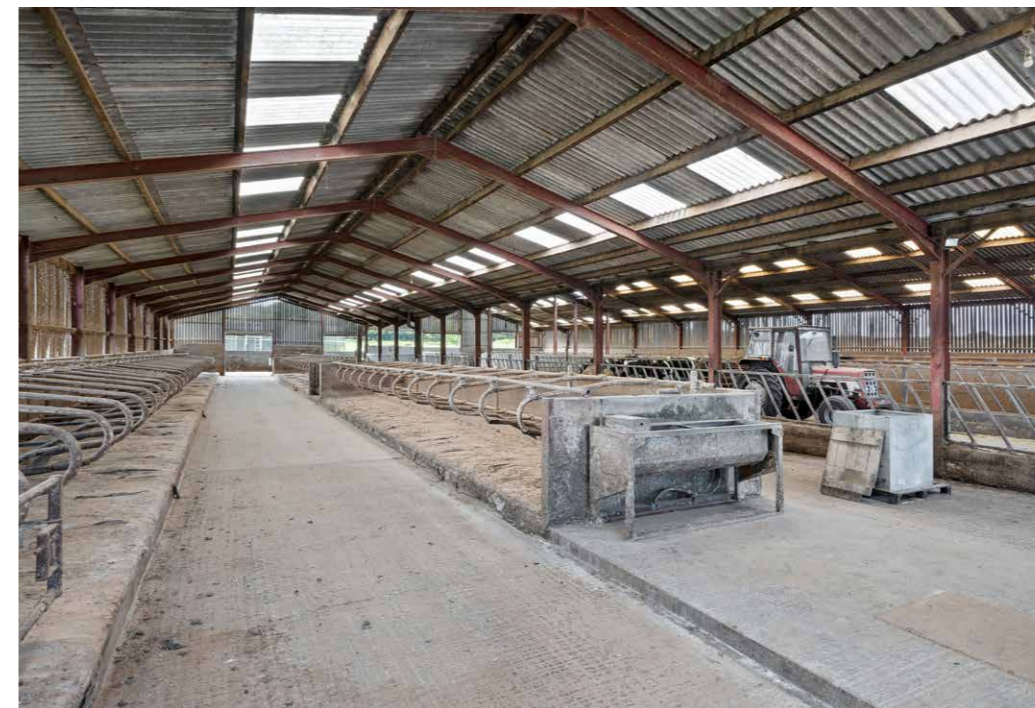
G. Purpose built modern portal framed grain store with concrete walling and floor.

H. Modern portal framed cattle housing with central feed passage and raised beds with 160 cow cubicles.

I. Slurry Tank (erected in 2018) with current capacity for approximately 300,000 gallons of slurry, however this can be extended to store 480,000 gallons.

J. Three silage clamps; 2x 700 tonnes and 1x 900 tonnes.

In addition, there is a 55/60 tonne grain silo, 10 tonne molasses store, 25 tonne high-level cake bin, 6 tonne bagging bin and two 20ft feed bins. A modern Lely A4 robotic milker has been installed in the cubicle shed and was in use until quite recently. There is a 3 phase farm electric supply, an 80 KVA 3 phase tractor driven generator and a private water supply from an on-farm bore hole. To the East of the farm buildings in the adjoining field is a wind turbine which provides electricity to the farm.



The Land

The land is mostly flat with gentle undulations throughout and is farmed in a traditional rotational system. The land is classified as being of Grade 3 status and according to the Soil Survey of England and Wales the land is classified as being mostly of the Nerwys Series which is described as being a deep fine loamy soil with slowly permeable subsoils with slight seasonal waterlogging. The soil is ideally suited for mixed enterprise farming such as crop production and livestock rearing. There is a gravity fed water supply available to all fields.

Wind Turbine

The property benefits from an 80 kw/hr wind turbine which produces twice yearly rent and an amount of free electricity which, when used up, the charges will revert to an advantageous export rate. Full details available from the vendor's agents.

General

Method of Sale: The property is offered for sale as a whole by private treaty.

Tenure and Possession: The freehold of the farm is offered for sale.

Guide Price: £3,250,000 for the whole.

Services: The farmhouse, dormer bungalow and dairy are all on a mains water supply and the rest of the farm is supplied from the farm borehole. There is mains electricity, oil heating and private drainage. Prospective purchasers should however make their own enquiries of the relevant utility providers for the possible provision of services. We understand that the private drainage at this property has not been checked and therefore it may not comply with the relevant regulations. Further information must be sought.



Council Tax and EPC Rating: The farmhouse is in Council Tax Band E and the annual payment for 2024/25 is £2,917.50. The farmhouse has an EPC rating of E. The dormer bungalow is in Council Tax Band E and the annual payment for 2024/25 is £2,917.50. The dormer bungalow has an EPC rating of C.

Wayleaves, Easements and Rights of Way:

The land is sold subject to and with the benefit of all rights including, rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Basic Payment: We understand that the land is registered with the Rural Payments Agency under the Basic Payment Scheme.

Holdover & Ingoing Valuation: Subject to the timing of completion of sale, holdover of the land and buildings may be reserved to permit the disposal of livestock, storage and the disposal of crops and a machinery sale if required. An ingoing valuation in accordance with CAAV rates and costings will be carried out if required.

Employment: There are no TUPE obligations connected with this sale.

VAT: Is not chargeable on this property. In the event that the sale of the property or any part of it, or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Sporting, Timber and Mineral Rights:

The sporting and timber rights are included in the sale, in so far as they are owned. The mineral rights are expressly not included in the sale.

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority as to the current status and future potential of the land being sold.

Local Authority: Redcar & Cleveland Borough Council, Redcar and Cleveland House, Kirkleatham Street, Redcar, Yorkshire, TS10 1RT. Tel: 01642 774774

Solicitors: Latimer Hinks, 5-8 Priestgate, Darlington, DL1 1NL. Contact: Adam Wood 01325 341500

Health and Safety: Given the potential hazards of working farms and farmland we ask you to be as vigilant and careful as possible when making your inspection. Beware of moving vehicles and keep away from machinery. The ground may also be uneven, slippery and possibly potholed where cattle have been grazing or tractors working.

Postcode: TS13 4UG

what3words: manly.initiates.mysteries

Directions

From the A171 Guisborough to Whitby road take Grinkle Lane towards Easington and then take the second left turning onto South Town Lane and the entrance to Highfields farm will be found after approximately half a mile on the right hand side.

Viewing

Strictly by confirmed appointment with the Vendor's Agents.



Highfields Farm Location

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Northern Estates & Farm Agency

Thornfield Business Park, Standard Way,
Northallerton, DL6 2XQ

01609 780306

northallerton@struttandparker.com
struttandparker.com

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