



HAYBRIDGE FARM – FOR SALE
Ganton, North Yorkshire

 **AFP** Alnwick Farming And
Property Consultants

IDYLIC RESIDENTIAL FARM WITH DEVELOPMENT POTENTIAL

Ganton | North Yorkshire

Scarborough 10 miles | Malton 15 miles | York 32 miles | Leeds 59 miles
(Distances Approximate)

SUPERB ENERGY EFFICIENT MODERN FAMILY HOME
TRADITIONAL BUILDINGS WITH CONVERSION POTENTIAL
MODERN STORAGE BUILDINGS & SOLAR PV ARRAY
ALL WITHIN A RING FENCE

For sale freehold by Private Treaty

In all approximately 6.56 Ha (16.20 acres)



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GENERAL DESCRIPTION

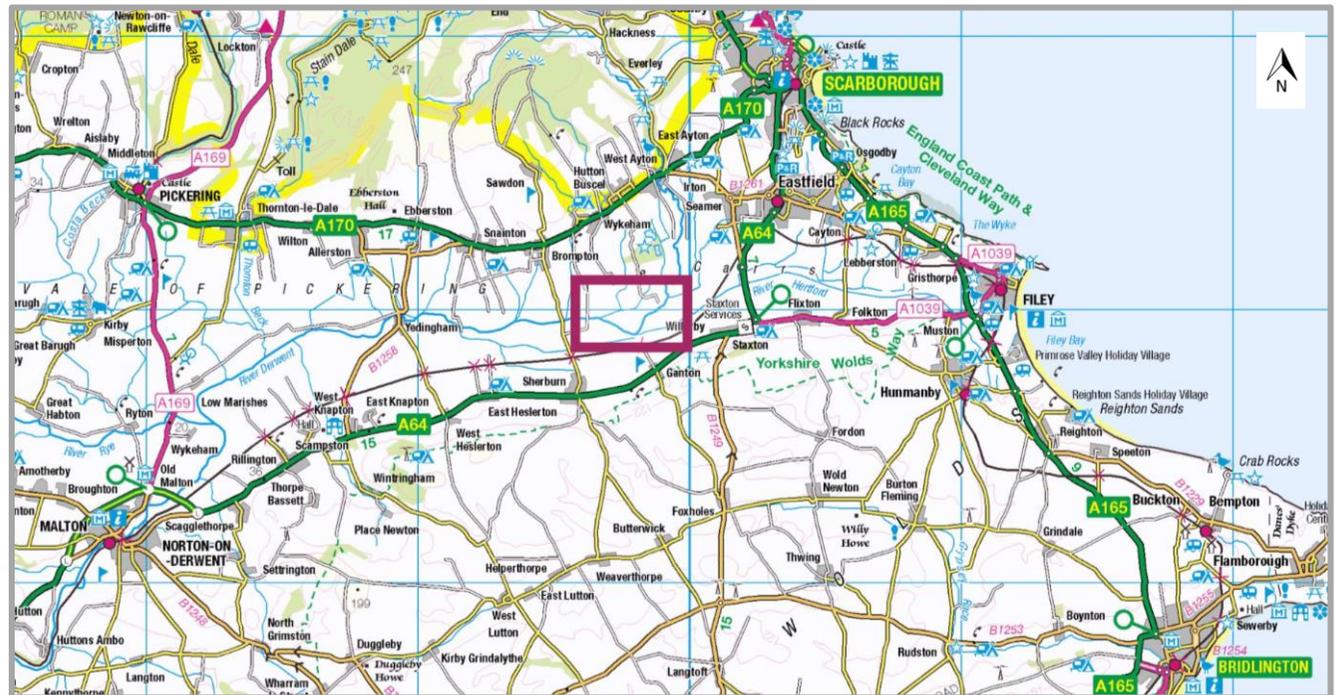
Haybridge Farm is a first class residential farm in an idyllic location, enjoying views towards the Yorkshire Wolds. Benefiting from a recently constructed, energy efficient farmhouse, the property offers privacy and development potential. Surrounded by a generous garden with a wildlife pond and sweeping driveway landscaped with ornate trees, the farmstead occupies a commanding position at the centre of the land. An extensive range of traditional chalk-stone and brick outbuildings are well suited to conversion, with plans prepared to create holiday cottages. Two additional modern farm buildings could be utilised for agricultural, equestrian and storage uses, providing an ideal opportunity to develop a diversified business, with the added benefit of a 20 kw solar pv array supplying renewable electricity.



LOCATION & SURROUNDING AREA

Haybridge Farm is located in the Vale of Pickering surrounded by beautiful countryside and land within the same ownership. The North York Moors, Yorkshire Wolds and Dalby Forest are all nearby and ideal for walking, cycling and horse riding. A doctor's surgery and Post Office are available locally, with Ganton Golf Club which is regarded as one of the finest inland links courses in the British Isles located just to the south of Haybridge Farm.

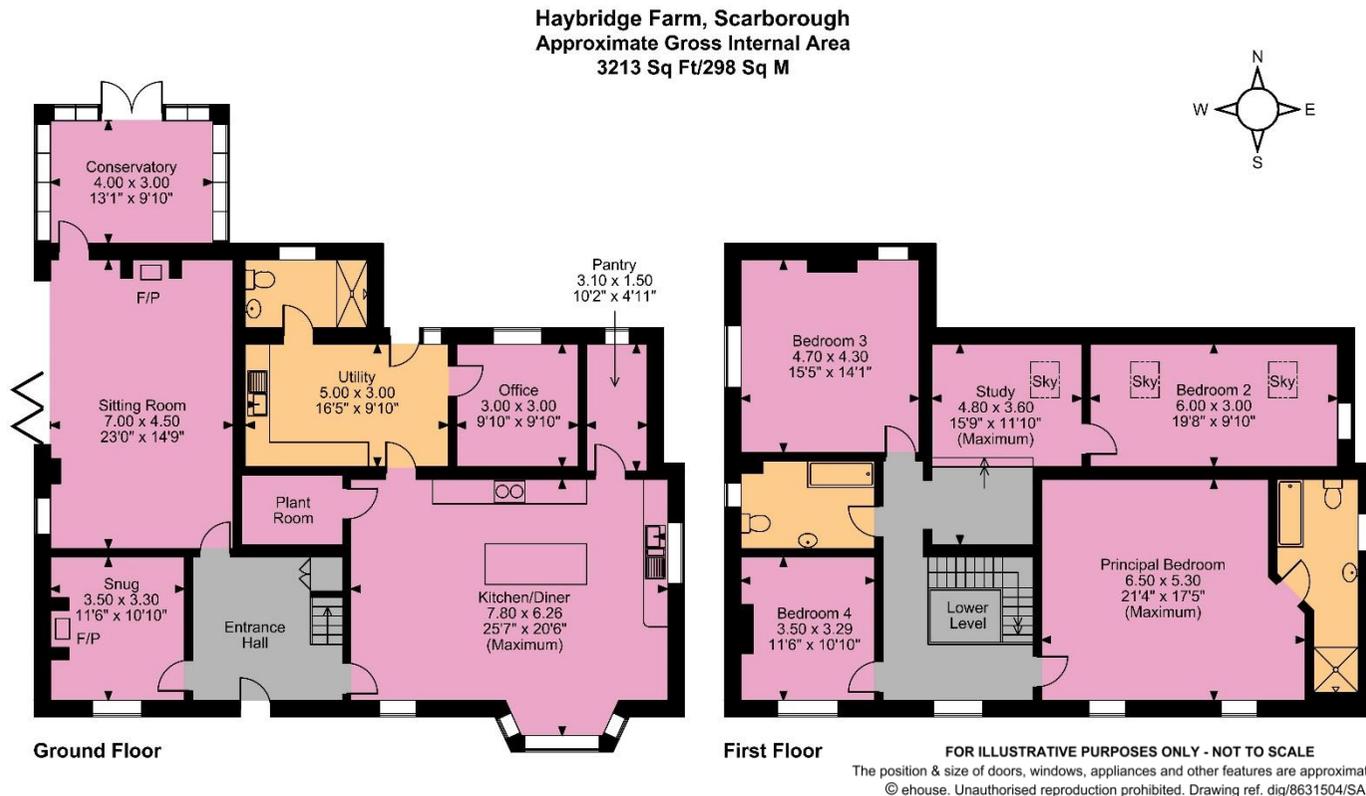
Scarborough offers a wide range of services and amenities as well as access to the glorious coastline and sandy beaches. To the west is Malton, revered as the 'Food Capital of Yorkshire' and the Howardian Hills AONB. Primary schools are available in nearby villages, with secondary education provided in Scarborough, Filey and Malton/Norton. Independent Schools are also available in Scarborough, York and Hull. The area is accessible via the 'A64' trunk road with train stations at Seamer and Malton which, via York, connect into the East Coast Main Line and the Trans Pennine Express.



MAIN DWELLING

Constructed in 2016, the farmhouse is an ideal family home, which has been tastefully designed and finished using high quality materials including oak windows, doors, flooring and staircase with galleried landing, together with 'Gorenje' kitchen fittings and impressive sanitaryware. Modern technology has been incorporated into the design including under-floor heating, a heat recovery system, security alarm and zoned heating controls.

Internally the property is extensive with the accommodation leading off from a main reception hall to a fantastic dining kitchen, with island unit and a high degree of integrated appliances including double fitted ovens, warming draw, induction hob and extractor. A separate pantry provides a cooler environment for food storage and preparation, with a bay window and seating area capturing views of the surrounding countryside. A separate snug with log burner is perfect as a day room, with a main sitting/drawing room benefitting from doors leading to the garden and a conservatory enjoying open views over the Vale of Pickering.



On the first floor is a substantial master bedroom with en-suite, two further double bedrooms, craft room/4th bedroom, house bathroom and study area . A large second floor attic space is fully boarded with potential to create a 5th bedroom or playroom.



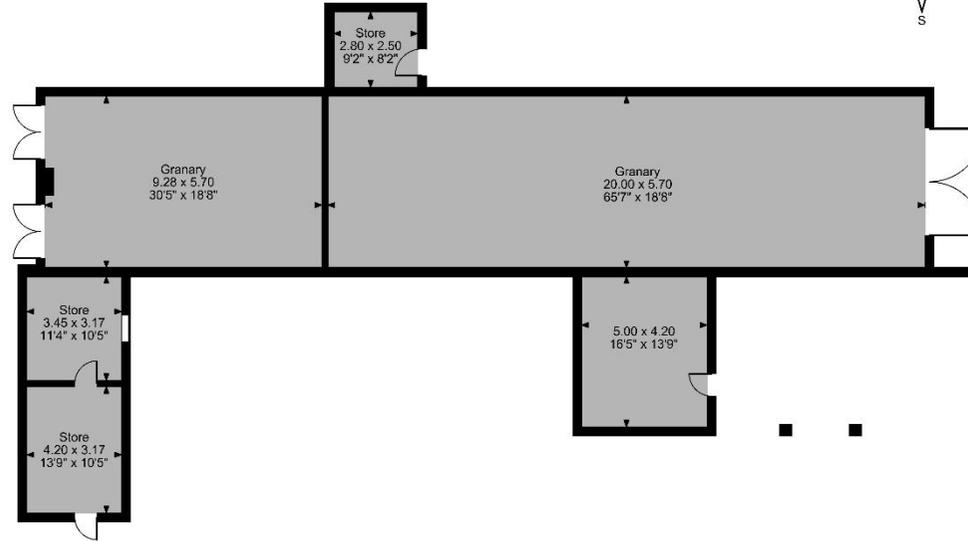
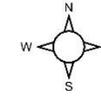
Externally, the farmhouse is surrounded by an extensive patio area and a generous lawned garden, beyond which is a meadow with a wildlife pond viewed from the sitting room. A separate enclosed vegetable garden includes a polytunnel and raised beds.

OUTBUILDINGS

The farm buildings consist of traditional and modern structures with detailed conversion plans prepared for No.s 2 and 3 to create 4 holiday cottages and a landscaped courtyard to the north of the farmhouse. Buildings 4 to 8 consist of more modern structures providing useful storage and livestock housing.

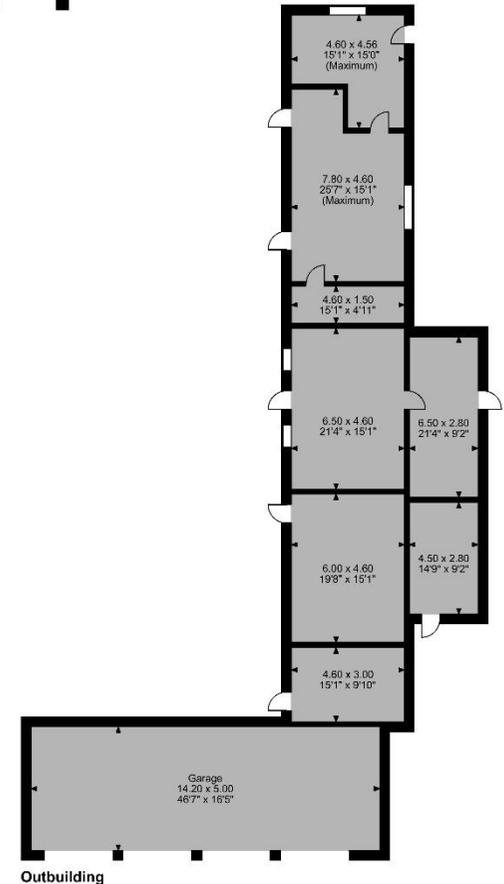
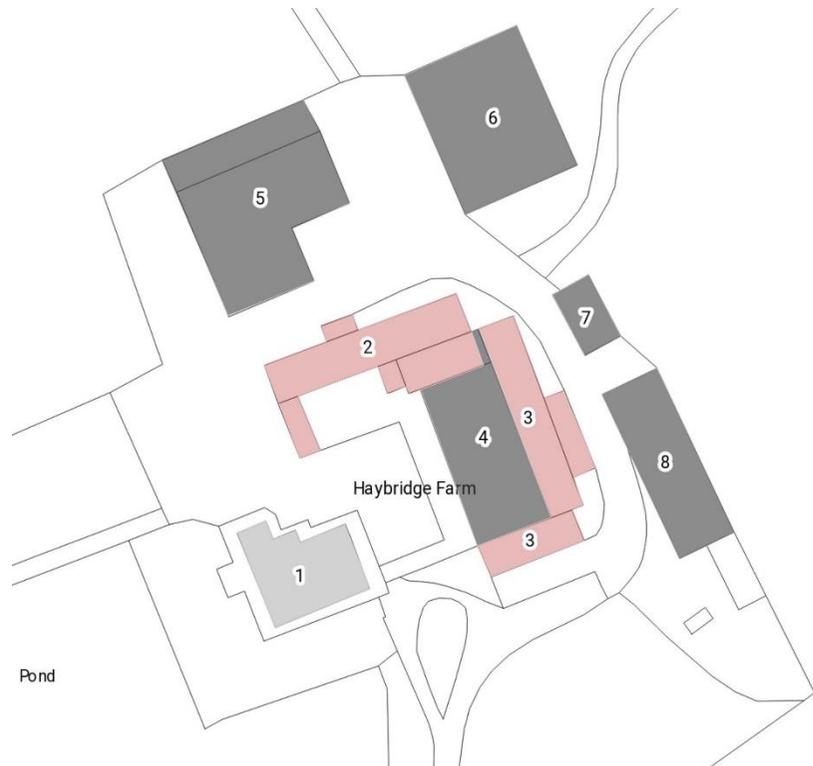
No.	Brief Description
1	Farmhouse
2	Traditional chalk-stone and brick Granary
3	Chalk-stone and brick single story build/garage
4	Steel framed covered fold-yard
5	Steel framed storage barn with lean-to
6	Modern steel framed general purpose building
7	Livestock building - redundant
8	Livestock Building - redundant

Outbuilding 2, Haybridge Farm, Scarborough
Approximate Gross Internal Area
2409 Sq Ft/224 Sq M



Outbuilding 3, Haybridge Farm, Scarborough
Approximate Gross Internal Area
Outbuilding = 1776 Sq Ft/165 Sq M
Garage = 764 Sq Ft/71 Sq M
Total = 2540 Sq Ft/236 Sq M

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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LAND

The land surrounds the farmstead, is classified as Grade 3 and divided into level, easily managed fields. The soil type consists of loamy clay soils, which are typical of the surrounding area. The land is productive, well farmed and suited to either arable or grassland.



ENVIRONMENTAL STEWARDSHIP

The land is included in a Countryside Stewardship Mid-Tier Agreement which ends in December 2027. The purchaser(s) will be required to take over the agreement and indemnify the vendor as part of the sale.

BOUNDARIES

The boundaries are defined by mature hedges and fences.

DESIGNATIONS

The River Derwent is within a SSSI Impact Zone.

EASEMENTS AND WAYLEAVES

The property is to be sold subject to and with the benefit of all rights of way whether public or private, rights of water, drainage, light, electric and other rights, as well as existing or proposed wayleaves, easements, quasi-easements, restrictive covenants and other burdens whether referred to in the particulars or not.

SPORTING AND MINERAL RIGHTS

As far as they are owned, the sporting and mineral rights are included with the freehold and included in the sale.

RESTRICTIVE COVENANTS

Buildings 5, 6, 7 & 8 are subject to a restrictive covenant preventing them from being used for residential purposes.

COUNCIL TAX & ENERGY PERFORMANCE

	Council Tax	EPC Rating
Farmhouse	F	B

SERVICES & SOLAR ARRAY

Haybridge Farm is connected to mains water and electricity. Foul drainage is to a modern 'Klargester' treatment plant. The farmhouse is heated via a ground-source system. Within field No. 9324 there is a 20 kwp ground mounted solar array installed in 2022, providing renewable electricity to the farmhouse and buildings. No electricity is exported to the grid.

OUTGOINGS

Haybridge Farm is within the Vale of Pickering Internal Drainage Board area with an annual drainage rate payable for the property.

PUBLIC RIGHTS OF WAY

A public bridleway runs along the access track to Haybridge Farm and continues northwards along the western boundary.

SITUATION & ACCESS RIGHTS

Haybridge Farm is situated approximately 25 metres to 30 metres above sea level. Access is via a public highway leading off from the A64, which connects to a private stoned track (coloured brown on the plan) leading to Haybridge Farm. The property benefits from access rights over the stoned track with repairs and maintenance shared.

PLANS, AREAS AND SCHEDULES

The plans included in the particulars are based on the areas provided by the Rural Payments Agency and Ordnance Survey and are for reference only. The purchaser(s) will be required to satisfy themselves as to the boundaries and areas of the land offered for sale and any errors shall not annul the sale nor entitle either party to compensation in respect thereof.

VAT

To our knowledge the property has not been opted to tax. If the sale, or any part of it, or any right attached to it attract VAT, such tax will be payable in addition to the purchase price.

FIXTURES, FITTINGS AND SOFT FURNISHINGS

All carpets and certain light fittings, soft furnishings and blinds are included in the sale.

COSTS

Each party to bear their own costs.

TITLE AND TENURE

Title to the property is registered under: **NYK 435923**.

LOCAL AUTHORITY

North Yorkshire Council
County Hall, NORTHALLERTON, North Yorkshire, LS1 2TW
T: 0300 1312131
W: www.northyorks.gov.uk

HEALTH AND SAFETY

When viewing the property please be aware of the potential hazards associated with a working farm.

SALE METHOD

The property is offered for sale freehold by Private Treaty. The vendor reserves the right to conclude the sale by any other method and prospective purchasers should register their interest with the selling agents to be kept informed.

MONEY LAUNDERING REGULATIONS

The successful purchaser(s) will be required to provide the selling agents with documents to satisfy the Money Laundering Regulations including proof of identity and address. Further details of the requirements are available upon request.

VIEWINGS

Viewings are to be arranged strictly by prior appointment with the selling agents.

POST CODE

YO12 4PD

WHAT3WORDS///

gullible.tripled.hounded

INFORMATION PACK

An information pack is available for seriously interested parties with details on accessing the information available from the selling agents.

SELLING AGENTS

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E: oliver@alnwickfpc.co.uk

Emma Smith MRICS FAAV

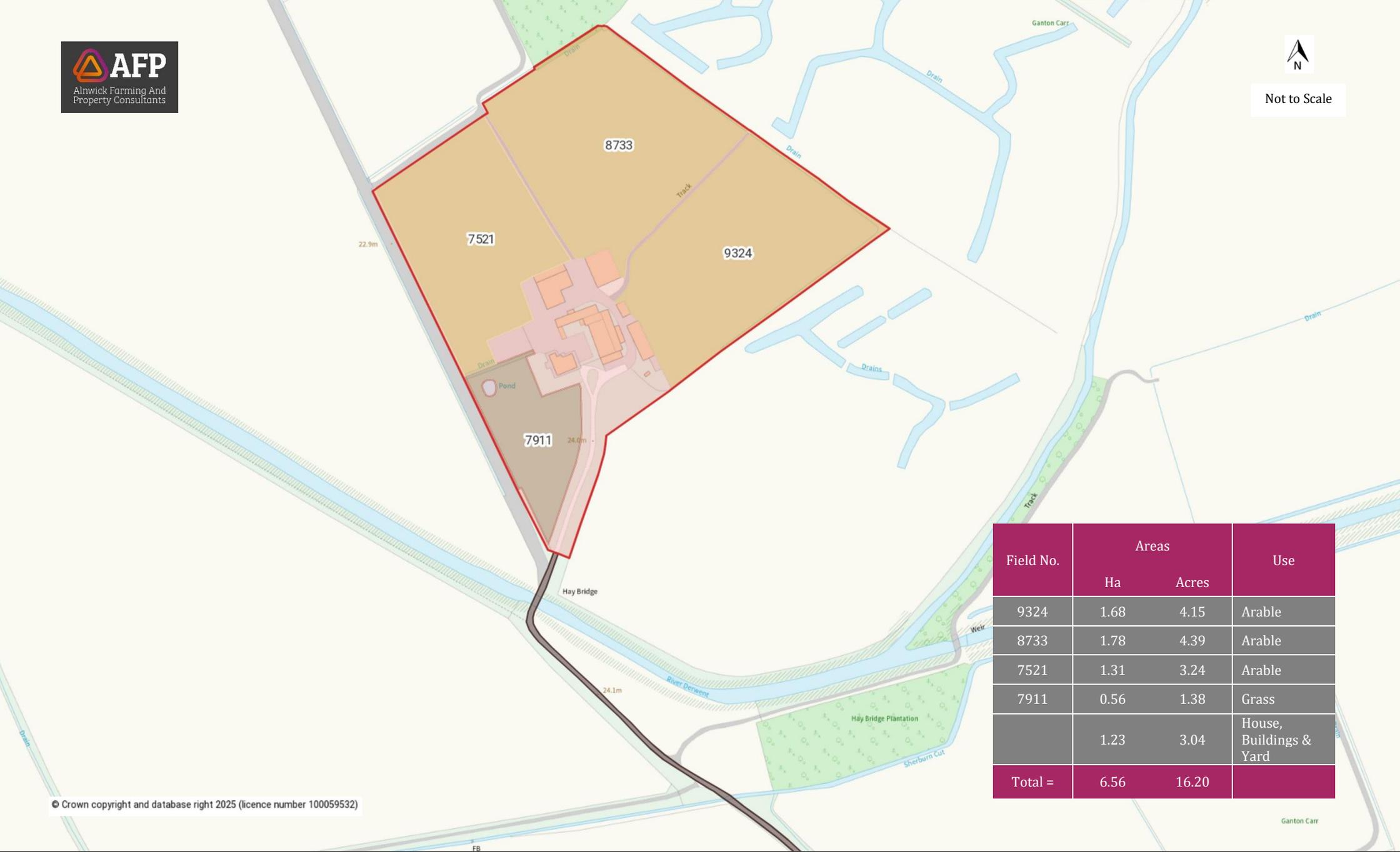
M: 07378 381134
E: emma@alnwickfpc.co.uk







Not to Scale



Field No.	Areas		Use
	Ha	Acres	
9324	1.68	4.15	Arable
8733	1.78	4.39	Arable
7521	1.31	3.24	Arable
7911	0.56	1.38	Grass
	1.23	3.04	House, Buildings & Yard
Total =	6.56	16.20	

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Brochure Reference: AFC/25/83/V.3 | Particulars finalised: January 2025 | Photographs taken: January 2025

IMPORTANT NOTICE

The information contained in these particulars is intended to be reliable and accurate. They should however be used for guidance only and complete accuracy cannot be guaranteed. All dimensions, measurements and descriptions provided are approximate and plans are for illustrative purposes only. Prospective purchasers should satisfy themselves as to the information provided including the boundaries and areas. No services have been tested and cannot be guaranteed. These particulars are for the guidance of interested parties and do not constitute an offer or contract.