



Rudd Hall Farm, East Appleton
Richmond, North Yorkshire



Robin Jessop

Rudd Hall Farm, East Appleton

Richmond, North Yorkshire, DL10 7QD

Superbly Positioned Small Farm with 21 Acres Approx • In Need Of Complete Refurbishment • Secluded Rural Location • Superb Potential for Development and Extension

JOINT AGENTS: LEYBURN LIVESTOCK AUCTION MART

SITUATION

Hackforth 1 mile. Hornby Castle 2 miles. Catterick 2 miles. A1 Catterick Interchange 5 minutes. Bedale 6 miles. Darlington 15 miles. Durham Tees Valley Airport 20 miles. All distances and times are approximate.

The property is well secluded, nicely set back down the long drive which serves the property and Ghyll Hall Farm and which is maintained by the local authority. The property is complemented by 21 Acres of grassland.

The property stands well close to the small North Yorkshire village of Hackforth and the renowned Hornby Castle. The property is attractively positioned facing due South and overlooking the beautiful surrounding countryside, with the Hambleton Hills in the distance.

AMENITIES

Communications – A1 Interchange at Catterick (3 mile approx). Railway Station at Northallerton 9 miles. Airport at Teesside (20 mins).

Shopping – Catterick Village and Richmond. Larger centres at Teesside, Tyneside, York, Leeds and Harrogate.

Schools – The area is well served by good state and independent schools. **Primary schools** in Hackforth and Crakehall. **Comprehensive schools** at Richmond and Bedale. Ripon Grammar School.

Private Schools – Aysgarth (Newton Le Willows), Cundall Manor, Queen Mary's School for Girls (Topcliffe), Barnard Castle.

Golf – Romanby, Bedale, Akebar.

Racing – Catterick, Ripon, Thirsk and York.

Walking and Cycling – the property is attractively placed within easy reach of the Yorkshire Dales and the North York Moors National Parks, both of which are renowned for their outstanding scenery.

Leisure – Leisure Centres at Bedale, Richmond and Scotch Corner.

Theatres – Darlington and Richmond.

DESCRIPTION

The property comprises an attractive former farmhouse extending to 1600ft² approx. The property requires complete refurbishment and offers significant scope for further development and extension (subject to obtaining the necessary planning consents). Some original period features remain such as window shutters and fireplaces. The property has the benefit of full oil fired central heating.

The property is well secluded, nicely set back down a long private shared drive leading to Ghyll Hall Farm. The property is complemented by 21 Acres of grassland.

ACCOMMODATION

Ground Floor

Reception Hall

Stairs To First Floor.

Living Room

Feature fireplace and exposed timber floor.

Dining Room

Feature Fireplace.

Rear Hall

Kitchen/Former Pantry

Utility

Belfast Sink. W.C.

Stairs leading to:

First Floor

Galleried Landing leading to:

Bedroom 1

Fireplace.

Bedroom 2

Fitted Cupboard.

Bathroom

WC. Wash Hand Basin. Bath. Shower.

OUTSIDE

There is a useful attached store.

General Purpose Building

10.6m x 7.0m – Concrete block construction.

GARDENS & GROUNDS

The gardens are laid principally to the front of the property, together with a small orchard. These are nicely protected and secluded by a substantial stone wall.

THE LAND

The land is well positioned in a ring fence and extends to 21 Acres Approx. It provides good productive grassland with ready access from the shared access drive.

GENERAL REMARKS AND STIPULATIONS

VIEWING

By appointment with Robin Jessop Ltd (01677) 425950 / (01969) 622800 or Leyburn Livestock Auction Mart 01969 623137.

TENURE

Freehold with Vacant Possession upon completion.

SERVICES

Private Water supply. Mains Electricity and Drainage to septic tank.

JOINT AGENTS

Leyburn Livestock Auction Mart – 01969 623137.
Mr Stephen Walker Acting.

HOLDING NUMBER

48/134/0005

LISTING

Rudd Hall Farm is NOT Listed.

FIXTURES & FITTINGS

Only those fixtures, fittings and equipment specifically referred to in these particulars are included in the sale.

COUNCIL TAX

Band C.

EASEMENTS & RIGHTS OF WAY

The property is sold subject to all covenants easements and rights of way whether mentioned in these particulars or not. Without prejudice to the foregoing properties sold with the benefit of and subject to:

1. The drive to the property is maintained by the local authority and serves both the property and Ghyll Hall Farm. From the drive the access to the property crosses a small part of the yard at Ghyll Hall for which there are full legal rights.
2. There is a right of way in favour of the adjacent property along the access drive as highlighted yellow on the attached plan.

SPORTING RIGHTS

It is understood that the Sporting Rights are in hand and included in the sale.

SINGLE FARM PAYMENT

The Entitlements are presently registered with Messrs M and I Dodds of Ghyll Hall Estates. It is understood these Entitlements will be transferred to the purchaser upon completion.

BOUNDARIES

The Vendors will only sell such interest (if any), as they have in the boundary fences, ditches, walls and hedges and other boundaries separating this property from other properties not belonging to them.

USEFUL ADDRESSES

Vendor's Solicitors

Critchley Hall Solicitors, The Office, Golden Lion Yard, Leyburn, DL8 5AS. Acting: Mr J Hall.
Tel: 01969 625526

County Council

North Yorkshire County Council, County Hall, Northallerton – (01609) 780780.

District Council

Richmondshire District Council, Springwell House, Frenchgate, Richmond, North Yorkshire DL10 4JE.
Tel: 01748) 829100.

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
55	58	22	41

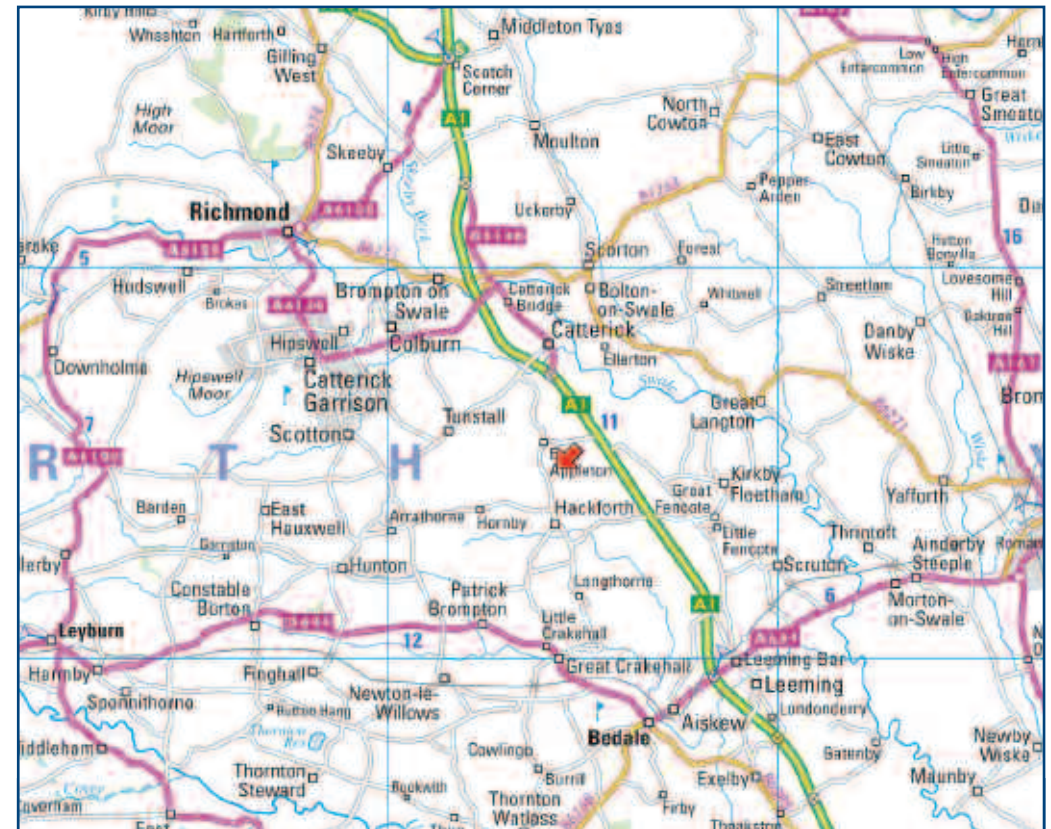
England & Wales EU Directive 2002/91/EC

Important Notice

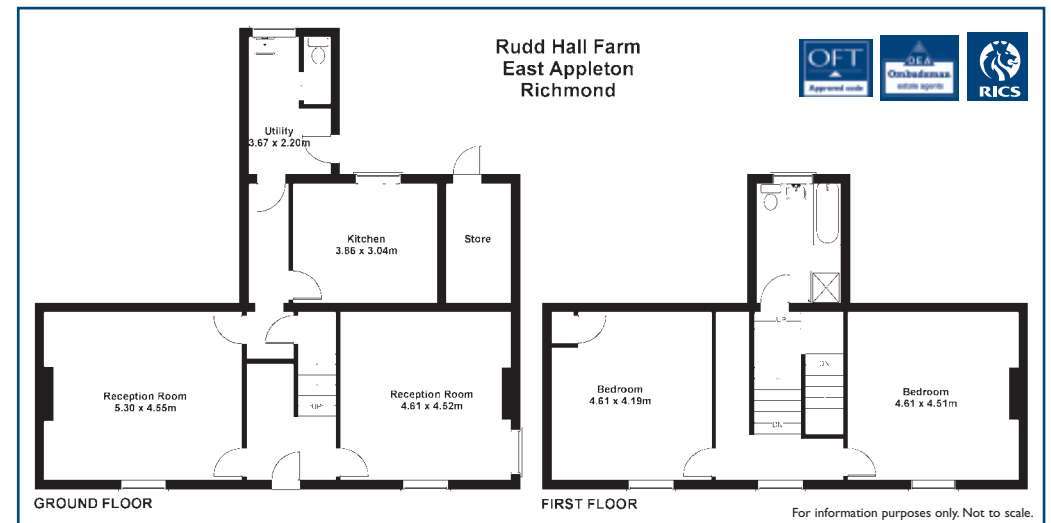
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4 North End, Bedale, North Yorkshire, DL8 1AB Tel: 01677 425950
Marwood House, Railway Street, Leyburn, North Yorkshire, DL8 5BG Tel: 01969 622800
www.robinjessop.co.uk