



CROSBY BUNGALOW
CROSBY, NORTHALLERTON,
NORTH YORKSHIRE DL6 3SU

AN OPPORTUNITY TO ACQUIRE A RURAL SMALLHOLDING COMPRISING A TWO BEDROOM DETACHED BUNGALOW (IN NEED OF REFURBISHMENT) WITH A RANGE OF AGRICULTURAL AND EQUESTRIAN BUILDINGS SET WITHIN APPROXIMATELY 2.88ACRES (1.17 HA).

THE BUNGALOW IS SUBJECT TO AN AGRICULTURAL OCCUPANCY RESTRICTION

GUIDE PRICE £275,000

FOR SALE BY PRIVATE TREATY



LOCATION

The property is located approximately 2 ½ miles to the south east of Northallerton and 3 miles north of the village of Knayton off Crosby Court Road at the entrance to Low Crosby Court Farm.

DESCRIPTION

The sale of Crosby Bungalow represents a rare opportunity to acquire a rural smallholding benefiting from an extensive range of outbuildings and set within approximately 2.88 acres (1.17ha) of land. The property enjoys a peaceful location with open views set in an easily accessible location.

BUNGALOW

The bungalow is subject to an Agricultural Occupancy Restriction, see Restrictive Covenants for details. The accommodation briefly comprises:

Entrance Hall 1.81x5.25m (5'11"x17'3")
Having double glazed entrance door with matching side panels, radiator and telephone point.

Lounge 5.34x3.96m (17'6"x13'0")
Fireplace with tiled mantel and surround, radiator, power points and window with views to front.

Kitchen 4.22x2.91m (13'10"x9'7")
With a range of fitted units, sink unit, radiator, door to side entrance and store and window with views over paddock to rear.

Bedroom 1 3.93x3.97m (12'11"x13'0")
With fitted wardrobes and cupboards over, radiator and window with views to front.

Bedroom 2 3.79x2.90m (12'5"x9'6")
With radiator and window with views over paddock to rear.

Bathroom
Part tiled with white suite comprising bath with electric shower over and pedestal hand basin.

Separate WC

Garage 5.40x2.81m (17'9"x9'3")
With up & over door. Adjoining Store accessed from kitchen.

BUILDINGS

Greenhouse
Aluminium framed greenhouse to side of garage.

Store/Workshop
Timber frame and clad under a corrugated tin roof.

Stables

Three timber stables with timber and felt roof (in need of repair)

Field Shelter

Timber frame open fronted field shelters located in the northwestern corner of the land.

LAND

Extending to approximately 2.52ac (1.02ha) of productive grassland in a single well-fenced paddock located to the north of the bungalow.

GENERAL MATTERS

DIRECTIONS

From Northallerton proceed south on the A168 Thirsk road and turn left onto Mill Hill Lane. Continue on this road for approximately 2 miles and the property is located on the left hand side marked by a Lister Haigh For Sale board.

SINGLE PAYMENT SCHEME

The land has not been registered under the RPA Rural Land Register or the Single Payment Scheme. There are NO SPS Entitlements relating to the land.

SPORTING & MINERAL RIGHTS

The mineral and sporting rights are included in the sale so far as they are owned or exist.

TENURE AND OCCUPATION

We understand that the property is held Freehold and Vacant Possession will be available upon Completion.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, DL6 2UU Tel: 0845 1211 555

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way, both public and private, whether mentioned in these particulars or not. We understand the property benefits from a right of way off the public highway over the track.

SERVICES

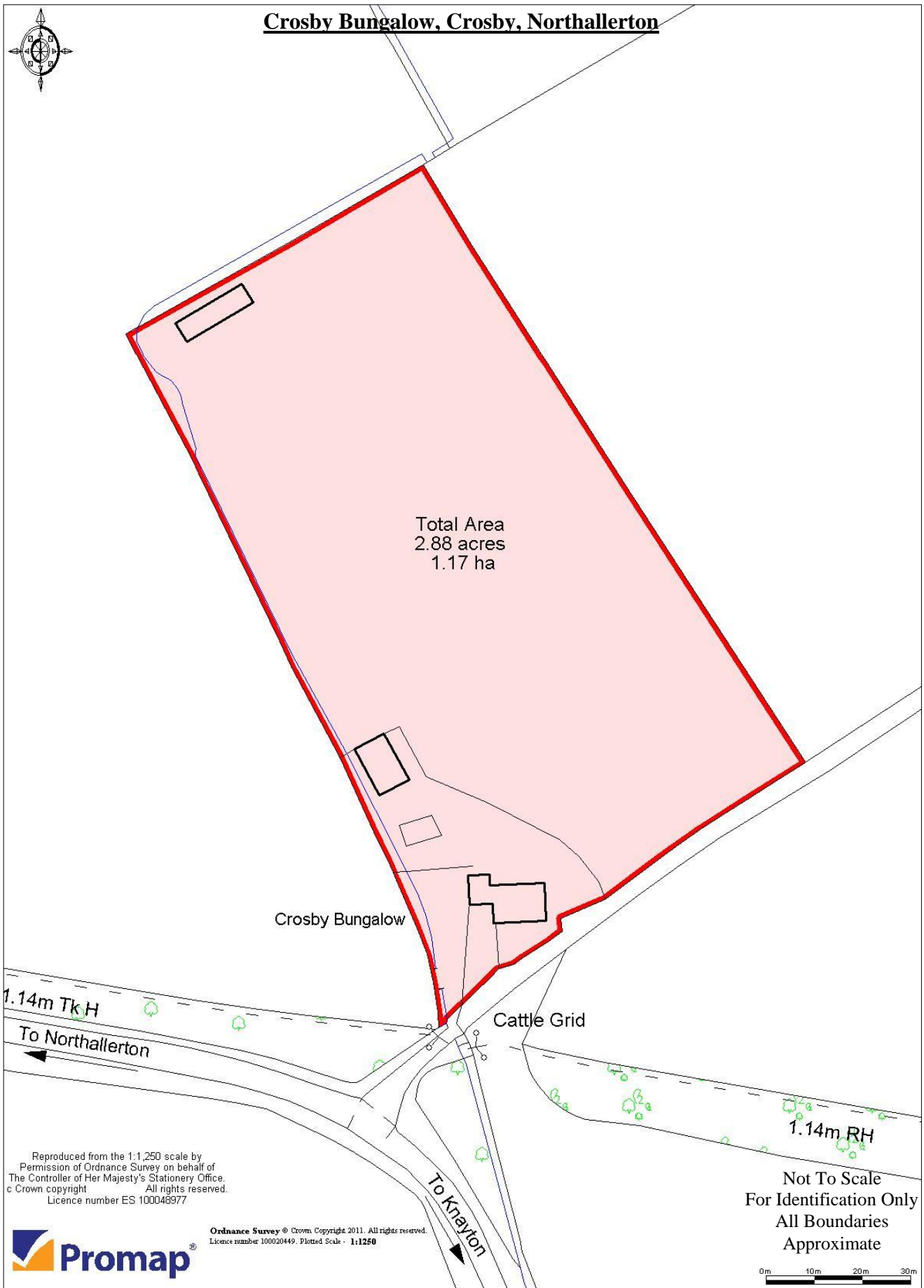
We understand the property benefits from mains water, septic tank drainage and oil fired central heating, the working order of the services is unknown.

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.

VIEWING

Strictly by prior appointment only with agents Lister Haigh (Knaresborough) Ltd. Tel: 01423 860322.



PLANS AND AREAS

The farm plan attached to these particulars is a copy of the Ordnance Survey Promap 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. All boundaries, dimensions and areas are approximate and subject to verification in the title documents. All room measurements are for indication only.


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.

Notwithstanding the aforementioned, the bungalow is subject to an agricultural occupancy restriction limiting the occupation of the property to 'Persons employed or last employed in agriculture as defined by section 221 of the Town and County Planning Act 1962, or forestry, and dependants of such persons.'

IMPORTANT NOTE

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest to ensure you are kept up to date with the progress of the sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		46
(21-38) F		
(1-20) G	18	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



PROPERTY MISDESCRIPTIONS ACT 1991

"Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them;
3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property."

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Regulated by the RICS