



*Land at Calfthwaite Farm*

CLUGHTON, SCARBOROUGH

**Carter Jonas**

**LAND AT  
CALFTHWAITE FARM  
STAINTONDALE ROAD  
CLOUGHTON  
SCARBOROUGH  
YO13 0AX**

**Partially equipped grassland holding situated within the North York Moors National Park.**

Productive block of meadow and pasture land together with a range of general purpose buildings and amenity woodland with far-reaching views along the Scarborough coastline extending in all to approximately 160.41 acres (64.94 hectares).

For sale as a whole or in up to 3 lots.



**LOCATION**

The land and buildings at Calfthwaite Farm is situated approximately 2 miles to the north of the village of Cloughton with the seaside resort of Scarborough being situated 7 miles to the south.

### LOT 1

Ring-fenced block of productive grassland together with a useful range of modern general purpose agricultural buildings extending in all to approximately 64.79 acres (26.22 hectares).

The farmstead and track extends to approximately 1.73 acres and comprises a useful range of modern agricultural buildings as summarised in the table:

The land extends to approximately 63.06 acres and comprises meadow land extending to 33.48 acres, pasture land extending to 26.42 acres and woodland extending to 3.16 acres.

The soils are classified as being Grade 3 under the former MAFF Land Classification Series and being part of the Rivington 1 series which is summarised as being a well-drained coarse loam soil.

The land has an easterly aspect rising from approximately 100 metres above sea level to 130 metres above sea level and is bounded by a mixture of mature hedgerow and timber post and wire fencing.

### FARM BUILDINGS

<b>A</b>	Livestock	183 sq m	Timber framed building with corrugated fibre cement sheet roof. Timber clad sides, concrete floor. Moderate condition.
<b>B</b>	Livestock	220 sq m	Steel portal framed building, corrugated steel sheet roof. Legs in central section, thrust panel walls. Moderate condition
<b>C</b>	Livestock	460 sq m	Timber framed building with corrugated profile clad roof with part concrete thrust walling and Yorkshire boarding to eaves.
<b>D</b>	Livestock	160 sq m	Timber framed lean to building with corrugated steel clad roof with corrugated steel clad walls and concrete floor.
<b>E</b>	Livestock	255 sq m	Portal frame building under corrugated profile clad roof and corrugated steel sheet walls.



### LOT 2

A productive block of productive meadow land extending to approximately 35.48 acres (14.36 hectares) with road frontage.

The soils are classified as being Grade 3 under the former MAFF Land Classification Series and being part of the Rivington 1 series which is summarised as being a well-drained coarse loam soil.

The land has an easterly aspect rising from approximately 110 metres above sea level on the eastern boundary to 140 metres above sea level on the western boundary and is bounded by a mixture of dry stone walls and timber post and wire fencing.



### LOT 3

A productive block of pasture land and woodland extending in all to approximately 60.19 acres (24.36 hectares) and comprises a useful cattle handling pen extending to 0.30 acres, meadow land extending to 14.42 acres, pasture land extending to 31.28 acres and amenity woodland extending to 14.15 acres.

The soils are classified as being Grade 3 under the former MAFF Land Classification Series and being part of the Rivington 1 series which is summarised as being a well-drained coarse loam soil.

The land is undulating in nature rising from 130 metres above sea level on the eastern boundary to 160 metres above sea level centrally and 130 metres above sea level on the western boundary. The land is bounded by a mixture of mature hedgerow and timber post and wire fencing.

### METHOD OF SALE

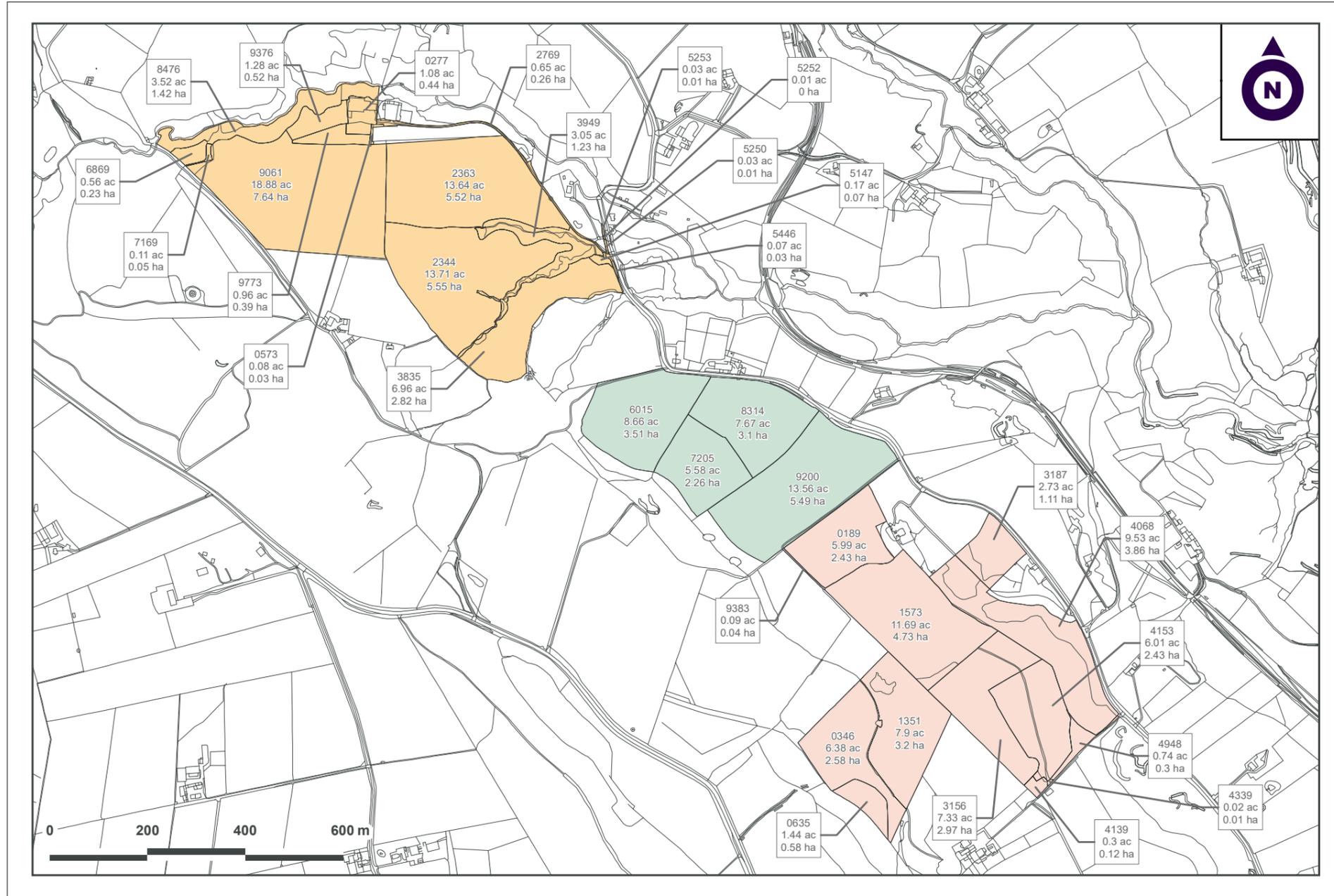
The property is available for sale by private treaty as a whole or in up to 3 lots.

If you have downloaded these particulars, please register your interest with the selling agent so that you can be kept fully informed as to how we propose to conclude the sale.

### TENURE & POSSESSION

The property is offered for sale freehold with vacant possession.





### BASIC PAYMENT SCHEME

The land has been registered on the Rural Land Registry with the Basic Payment Scheme (BPS) claimed by the vendor.

The Vendors intend to submit a Basic Payment Scheme claim for the 2023 scheme year and will retain the payment therefrom.

As the BPS will be de-linked in 2024, no entitlements will be included in the sale.

### ENVIRONMENTAL SCHEMES

The land has not been entered into any Environmental Schemes.

### WAYLEAVES EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the benefits of all rights of way, water drainage, water courses and other easements and rights of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

The farm access track that serves Lot 1 is subject to third party access rights.

Lot 3 is accessed via a private right of way over the track adjoining the southern boundary.

Public footpaths follow the eastern boundary of OS field 9061 and the south eastern boundary of OS field 9200.

### HEALTH & SAFETY

Please take care when viewing the property and be as vigilant as possible when making an inspection for your own personal safety.

### VAT

Any prices quoted are exclusive of VAT. 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 to the purchase price.

### SPORTING TIMBER & MINERAL RIGHTS

The sporting rights are included in the sale in so far as they are owned.

The mine and mineral rights are reserved in favour of a third party.

### LOCAL AUTHORITIES

North Yorkshire Council  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

North York Moors National Park  
[www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)

### VIEWINGS

Parties are permitted to view the land on foot and during reasonable daylight hours whilst in possession of these particulars. Please inform Carter Jonas that you intend to view the land 01423 707801

### DIRECTIONS

Travel north from Scarborough on the A171 through the villages of Scalby and Burniston. In the village of Cloughton turn right onto Newlands Road and the land at Calfthwaite Farm is situated on the left hand side after approximately 2 miles.



Lot 1: /// honeybees.sleepers.wriggled

Lot 2: /// secrets.mopped.poetry

Lot 3: /// adjusting.mole.barn





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## IMPORTANT INFORMATION

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