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Embleton Farm, Development Plot, Land & Buildings

Garbutts Lane, Hutton Rudby, Yarm, TS15 0DN

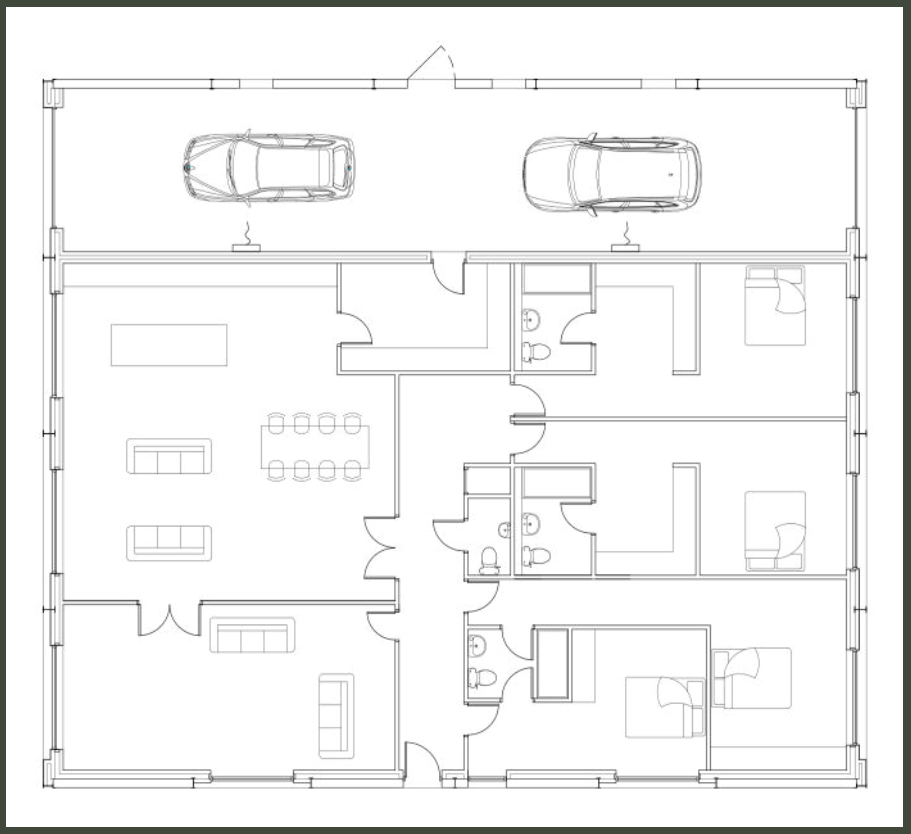
Lot 1 - Development Barn & Grassland (8.79 Acres)

Lot 2 - Stables, Arena, Yard & Land (5.97 Acres)

Lot 3 - Arable Land (20.90 Acres)

Lot 4 - Woodland (3.6 Acres)





Lot 1 - Development Barn & Grassland - 8.79 Acres

An exciting development opportunity situated on the edge of a popular and well-connected village, benefiting from excellent road links across North Yorkshire and the wider North East.

The property comprises a traditional steel portal framed barn together with a stable block incorporating 11 stables and a tack room. full Planning permission has been granted for self build conversion and redevelopment of the barn to create a substantial four-bedroom detached dwelling, further scope for changing internal layout, and potential for adding a first floor, additional development or redesign of the stable block subject to obtaining the necessary consent.
The inclusion of adjoining 8 acres of grassland provides an attractive setting and enhances the privacy, amenity and overall appeal of this exciting development opportunity.

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Lot 2 - Stables, Arena, Yard & Land - 5.97 Acres

A well-located and appealing equestrian holding with direct access from Garbutt's Lane, providing a useful range of established equestrian facilities together with adjoining pastureland.

The property offers an excellent opportunity for an equestrian enthusiast seeking a well-equipped private holding, whilst also providing potential for those looking to establish or operate a small-scale livery or equestrian enterprise, subject to any necessary consents.

The facilities comprise five stables, loose housing / storage, a tack room and associated yard area, together with a 40m x 20m sand arena/school. A particular feature of the holding is the approximately 210m long x 3m wide circular canter track, providing a valuable additional exercise and training facility.

The adjoining pastureland complements the equestrian facilities and provides useful grazing, creating an attractive and versatile holding suitable for a range of equestrian uses.

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Lot 3 - Arable Land - 20.90 Acres

A productive and conveniently situated block of arable land, comprising grade 3 medium clay loam soils and providing a productive block of arable land.

The parcel is enclosed by mature hedgerow boundaries, providing clearly defined field boundaries in a traditional rural setting. Access is provided via an established track leading directly from Garbutt's Lane, offering practical access for agricultural vehicles and machinery.

The land presents an attractive opportunity for local farmers, investors and those seeking an amenity or equestrian opportunity,

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Lot 4 - woodland - 3.6 acres

Lot 4 comprises an attractive area of mixed mature woodland, occupying a picturesque position alongside the River Leven. The woodland benefits from approximately 590 metres of river frontage, providing an appealing combination of amenity, conservation and sporting interest.

The fishing rights along the River Leven are included with the property and are currently let to Hutton Rudby Angling Club under a long-term lease. The owner retains the benefit of one annual fishing rod, offering the purchaser the opportunity to enjoy fishing on this attractive stretch of river, subject to the terms of the existing agreement.
Access is by footpath only, enhancing the secluded and peaceful nature of the woodland. With established mixed woodland, extensive river frontage and fishing rights, the lot represents an attractive opportunity for those seeking a woodland, amenity or sporting investment in a desirable rural setting.

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Introduction:
An exciting opportunity to acquire a development site in the highly sought-after village of Hutton Rudby, benefitting from planning permission for the conversion of the existing building into a residential dwelling. The approved scheme provides the opportunity to create a distinctive home, combining character features with contemporary living in a desirable village setting.

Situation:
Embleton Farm Development Plot is situated in the highly sought-after village of Hutton Rudby, the property enjoys an enviable position within one of North Yorkshire's most desirable rural communities. Renowned for its attractive village centre, thriving local amenities and strong sense of community, Hutton Rudby offers an excellent balance of countryside living and everyday convenience.

Surrounded by the beautiful North Yorkshire countryside, the village provides easy access to an extensive network of public footpaths and bridleways. Hutton Rudby benefits from a range of local facilities including independent shops, cafés, pubs, a primary school, Cricket Club with junior coaching, doctor's surgery and village hall. The nearby market towns of Stokesley (approximately 4 miles), Northallerton (approximately 11 miles) and Yarm (approximately 8 miles) provide a wider range of shopping, leisure and educational facilities, while excellent road links via the A19 and A66 offer convenient access to Teesside, York and the wider region.

Plans & Areas: What3words
Lot 1, 2, 3: ///pencils.splinters.ramming
Lot 4://////footpath.fallback.startles

Planning:
Lot 1: Planning permission for the has been granted by North Yorkshire Council Planning Department under ZB24/02129/FUL

Services:
Lot 1: Mains single phase electricity and mains water.
Lot 2: Mains single phase electricity and sub-metered water supply.
Lot 3: Submetered water supply may be available from Lot 2
Lot 4: No services

Tenure: The land is freehold with vacant possession upon completion.

Easements, Wayleaves and Rights of Way:
Lot 1 & Lot 2: Have a right of access over the driveway from Garbutt's Lane.
Lot 3: Right of access over the driveway from Garbutt's Lane and along the track hashed on the plan.
Lot 4: Footpath access only.

An ethylene pipeline crosses the land to the south of Lots 1 and 2, as identified approximately on the plan by a grey dotted line. A strict 6-metre no-build corridor applies, together with a 50-metre notification zone. A public footpath runs through Lots 1 and 2. However, the route currently used on the ground cuts across the north-eastern corner of Lot 2 before continuing along the southern boundary of Lot 3, as identified by the orange dotted line on the plan.

Local Authority: North Yorkshire Council, County Hall, Northallerton, North Yorkshire DL7 8AD

Boundaries: The Vendor will sell all boundaries for which they have an interest in. The purchaser of Lot 1 will be responsible for erecting a fence between Lot 1 and 2 within 6 months of completion.

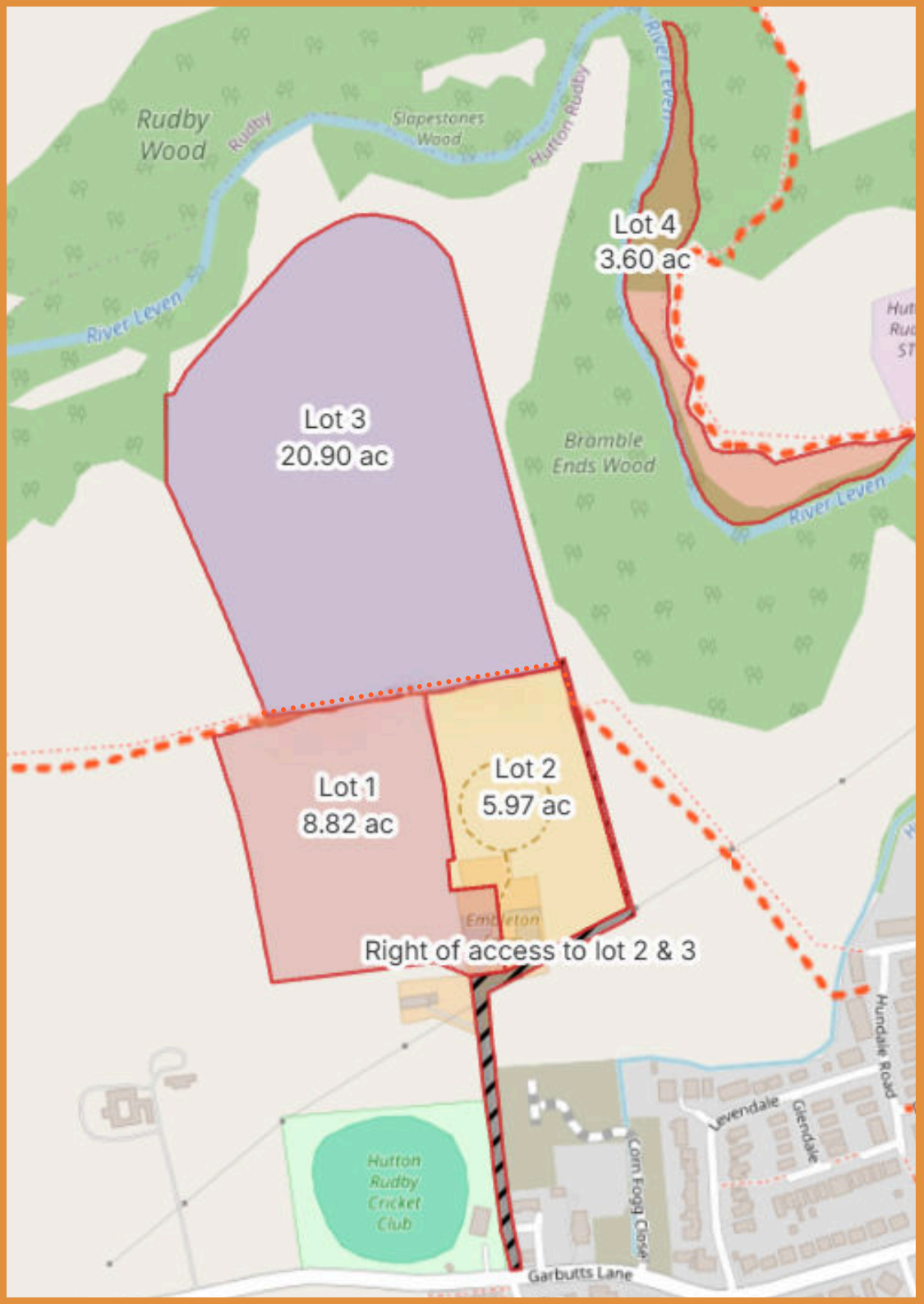
Timber & Minerals: The Timber & Minerals are to be included with the freehold as far as they are owned.

Method of Offering: The Property is offered for sale initially by private treaty, we urge all interested parties to register their interest with us to can keep you updated as to how the sale will be concluded. All expressions of interest should initially be directed to: Giles Drew MRICS FAAV FLAA. giles@drew-co.co.uk

Vendors Solicitor: Ed Miller, Miller Law UK, 6 Bridge Road Stokesley, Middlesbrough, TS9 5AA,
Tel:- 01642 039988 Email:- info@millerlawuk.co.uk

Viewings: People wishing to view please contact Drew & Co to arrange an appointment
Call:- 01609 633056 or email info@drew-co.co.uk

Anti Money Laundering: Any successful purchaser will have to provide photo ID and proof of address to satisfy anti money laundering regulations. Proof of funds will also be required before any sale proceeds.


Rudby Wood
Rudby
Slapestones Wood
Hutton Rudby
River Leven
Lot 4
3.60 ac
River Leven
Lot 3
20.90 ac
Bramble Ends Wood
River Leven
Lot 1
8.82 ac
Lot 2
5.97 ac
Right of access to lot 2 & 3
Hutton Rudby Cricket Club
Corn Fogg Close
Levendale
Glendale
Hundale Road
Garbutts Lane

















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IMPORTANT NOTICE

These particulars are prepared in good faith for general guidance only and do not constitute an offer or contract, nor form part of one. Whilst care has been taken in their preparation, their accuracy cannot be guaranteed and all interested parties should rely on their own enquiries and professional verification.

All descriptions, measurements, areas, distances and other details are approximate and provided for guidance only. No warranty or representation is given by the vendor or the agent in respect of the property.

We have not carried out a structural survey or tested any services, systems, appliances, fixtures or fittings. Any reference to such items does not imply that they are in working order or fit for purpose.

Plans and photographs are for identification and illustrative purposes only and may not be to scale. Only those items specifically confirmed in writing as included will form part of the sale.

Any matters of particular importance should be confirmed with us in writing prior to proceeding.

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