



Carter Jonas

# THE CAWTHORN ESTATE

**CROPTON, PICKERING, NORTH YORKSHIRE** 

MIXED AGRICULTURAL, SPORTING AND FORESTRY ESTATE
WITH SIGNIFICANT POTENTIAL AND BEAUTIFULLY LOCATED AT THE SOUTHERN
EDGE OF THE NORTH YORK MOORS NATIONAL PARK.

PICKERING 5 MILES
KIRKBYMOORSIDE 7 MILES
HELMSLEY 12.5 MILES
SCARBOROUGH 24 MILES
YORK 32 MILES
(DISTANCES ARE APPROXIMATE)

# **INTRODUCTION**

The Cawthorn Estate has been retained in the same family ownership since the 1800's and the sale offers a rare opportunity to acquire the freehold ownership of an un-spoilt area of the North Yorkshire countryside. The Cawthorn area is well known following the establishment of the Cawthorn Roman Camps, which adjoin the southern section of the estate, in the 1st and 2nd Century to overlook the North York Moors.

In total, the estate extends to approximately 523.57 acres (211.88 ha) and comprises a mix of farming, forestry, sporting and conservation. Approximately 188.77 acres (76.39 ha) is let on two Agricultural Holdings Act tenancies including a smallholding, grassland, moorland and the Cawthorn Moor Site of Special Scientific Interest (SSSI). The remainder of the estate is in-hand and includes mature and semi-mature mainly broadleaf woodland as well as a valuable natural spring water supply. The estate provides excellent sporting and has been developed into a challenging shoot as part of a local syndicate.

Cawthorn Moor SSSI comprises a complex of wet heath and flushes in and around Cold Field Slack and represents one of the most important examples of this habitat type within the predominantly dry heather moors of the North York Moors National Park. As part of the SSSI designation, Cawthorn Moor is considered exceptional, both for the extent and species richness of these habitats.

The village of Cropton is located 2 miles to the south of the estate with the popular market towns of Pickering, Kirkbymoorside and Helmsley all located nearby providing an excellent range of services, amenities and accommodation. The area benefits from direct transport links to the motorway networks and the east Yorkshire coast via the A64 and the A170. Regular trains are available from York to London Kings Cross (approximately 2 hours), with a railway station at Malton connecting through to York.





# THE CAWTHORN ESTATE

The estate is offered for sale as a whole or in lots which comprise:

# Lot 1 - East Moor (73.01 acres)

East Moor consists of an extensive area of mixed species woodland of varying ages and open space including part of the escarpment known as Cawthorn Bank. Lot 1 is all in-hand and adjoins the historic Cawthorn Roman Camps site, a popular visitor site and vantage point overlooking the North York Moors National Park.

# Lot 2 - Rising Sun Farm (32.34 acres)

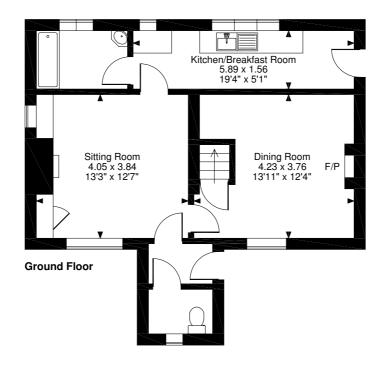
Rising Sun Farm comprises a traditional small-holding occupying a stunning position in a scenic valley to the north of Cawthorn Bank escarpment. The property includes a detached, stone-built cottage together with a range of buildings, all in various states or repair. Rising Sun Farm is let on a secure Agricultural Holdings Act (AHA) tenancy which commenced on 4th March 1968 and runs year to year.

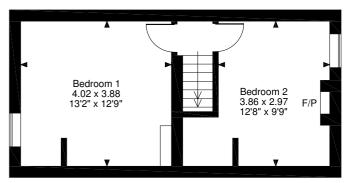
The dwelling at Rising Sun Farm requires modernisation and improvement with the internal accommodation currently comprising a basic kitchen, two reception rooms and a bathroom on the ground floor and two bedrooms on the first floor. Externally, the property is surrounded by an area of garden, farmyard and the land included in the tenancy.

The farm buildings at Rising Sun Farm comprise a dilapidated range of traditional stone outbuildings which may offer potential for a change of use, subject to obtaining any necessary consents.

# Rising Sun Farm Approximate Gross Internal Area 897 sq ft / 83 sq m

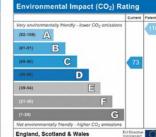






First Floor





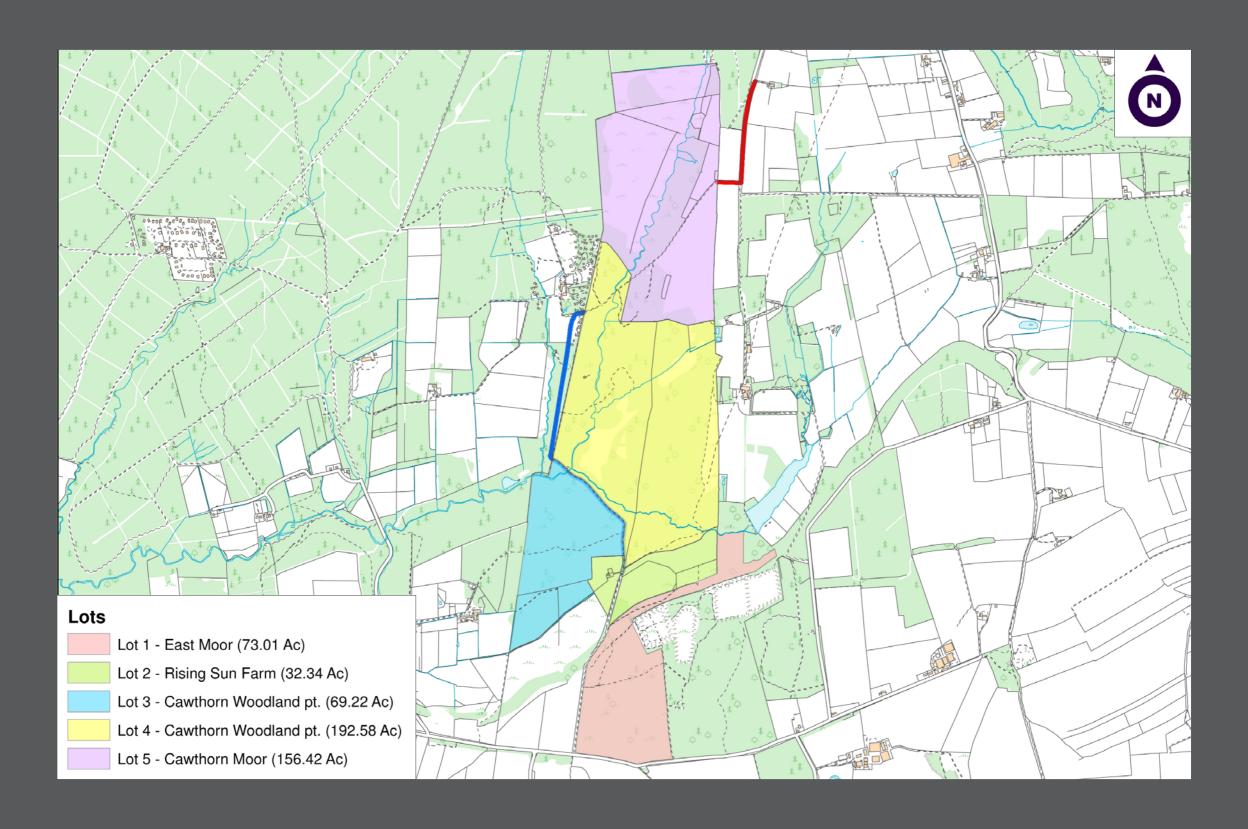
# FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only. © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8347260/MSS









In addition, there is also a small range of general-purpose agricultural buildings constructed by the tenant.

The agricultural land is all contiguous and extends to approximately 30.59 acres (12.38 hectares) including permanent pasture, arable land and areas of game cover.

# Lot 3 - Cawthorn Woodland pt. (69.22 acres)

Lot 3 includes part of Cawthorn Wood, including mature and semimature mixed woodland, thinned approximately 30 years ago. Importantly, Lot 3 includes ownership of the metalled access road through the estate which also leads to the Keldy Castle and the Forest Holidays cabin development owned by the Forestry Commission. There are access rights in favour of the Forestry Commission over the road included with Lot 3, but these are limited to the residential cottages at Keldy Castle and 61 cabins. The access rights do not allow for any further development, caravanning or camping at the Keldy Castle site.

# Lot 4 - Cawthorn Woodland pt. (192.58 acres)

Lot 4 consists of an extensive area of mixed mature and semi-mature woodland with undulating topography which rises up towards the northern boundary to the area known as Cawthorn Moor. The woodland has been thinned previously along with Lot 3. Access to Lot 4 is gained from the metalled road adjoining the boundary with Lot 3 and via a right of way through the Keldy Cabins site adjoining the western boundary highlighted blue on the sale plan.

# Lot 5 - Cawthorn Moor (156.42 acres)

Cawthorn Moor consists of improved grassland, rough grassland and heath, with a large proportion within the Moorland Line and forming part of Cawthorn Moor SSSI which extends over 97.33 acres.

The land in Lot 5 is included in an AHA tenancy to a local farmer. A particular feature of Lot 5 is a natural spring water supply which currently provides water for livestock and a nearby holding, although may have commercial potential.

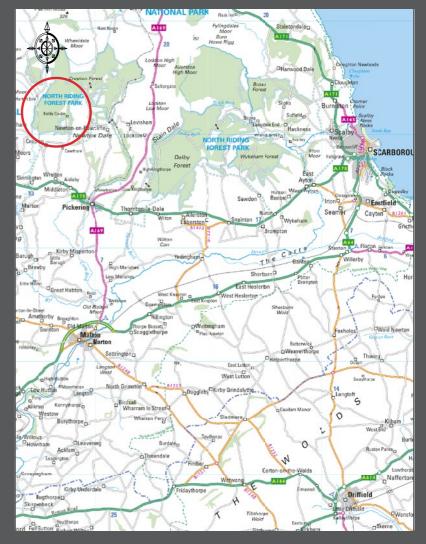
The land rises from the southern boundary at approximately 170 metres above sea level to approximately 210 metres above sea level on the northern boundary, including an area of productive level pasture.

Cawthorn Moor is classified as Grade 4 and within the 'Maw' soil series, described as loamy acid upland soil over sandstone with areas of wet peat". The land is accessed from a private right of way on the eastern boundary which connects to the public highway known as "Middle Head Road" as highlighted in red on the sale plan.

#### SPORTING RIGHTS AND RECREATION

The natural terrain and varying land use on the estate have been utilised to develop a challenging shoot which is operated in conjunction with other land in the area. The shooting rights have been let to the same party for a number of years by virtue of a sporting licence which is scheduled for renewal at the beginning of February 2020.

The shoot is operated by the licensee as part of a syndicate which also rents additional sporting rights locally. Strategically placed game and cover crops have been planted on the estate to maximise the potential, with a shoot cabin (owned by the licensee) constructed within Lot 4. The syndicate tend to shoot weekly through the season, with typical bags in the region of 150 - 170 birds per day.









# **GENERAL INFORMATION TENURE AND POSSESSION**

The Cawthorn Estate is owned freehold with Lots 1, 3 and 4 in-hand. Lots 2 and 5 together with the shooting rights are let and a summary of the tenure and income is provided below:

PROPERTY	LOT NO.	TENURE	TERM	RENT/ FEE PA
Woodland	1,3 & 4	In-hand	N/A	
Rising Sun Farm	2	AHA 1986	Year to Year	£2,000
Cawthorn Moor	5	AHA 1986	Year to Year	£4,000
Sporting Rights	1, 2, 3,4 & 5	Annual Licence	Annual	£6,600
TOTAL				£12,600

#### METHOD OF SALE

The Cawthorn Estate is offered for sale by Private Treaty as a whole or in lots as set out in these particulars. Alternative lotting proposals may be considered by negotiation.

The Vendors reserve the right to conclude the sale by any other means at their discretion. Interested parties are required to register their interest with the joint selling agents in order to be kept informed as to how the sale will be concluded.

# **TENURE AND POSSESSION**

The estate is offered for sale freehold subject to the tenure arrangements summarised above.

# **RENTS AND LICENCE FEES**

The vendors reserve the right to all rental income and licence fees accruing or payable to the point of completion of any sale (whether payable in advance or in arrears).

# **DESIGNATIONS/CLASSIFICATION**

The whole estate is within a Less Favoured Area and classified as "Disadvantaged". The southern part of the estate (Lot 1) is within a Groundwater Nitrate Vulnerable Zone.

#### **BASIC PAYMENT SCHEME**

Parts of the estate have been registered with the Rural Payments Agency. The sale does not include any subsidy entitlements.

#### STEWARDSHIP AND CONSERVATION

The estate is not currently entered into any Environmental Stewardship Schemes. Lot 1 and Lot 5 were previously within a Higher-Level Agreement.

# **FIXTURES AND IMPROVEMENTS**

Any tenant's fixtures or improvements, whether expressly mentioned within these particulars or not, are excluded from the sale and may be liable to compensation at the end of the tenancy term.

#### **TENANT RIGHT**

There will be no claim for tenant right matters or counter claim from the landlord for dilapidations, nor is there any ingoing valuation in respect of growing crops.

# **SPORTING**

The sporting rights are included with the freehold subject to the prevailing sporting licence in favour of a third party which terminates — A property of this nature includes potential hazards and to protect on 1st February 2020.

# MINERAL RIGHTS

The mineral rights and mines are included in the sale, insofar as they are owned with the freehold.

# **EASEMENTS, WAYLEAVES AND RIGHTS OF WAY**

The land is sold subject to and with the benefit of all rights of way, water drainage, water courses and other easements quasi or reputed 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 Forestry Commission together with their subsidiary partners benefit from a private right of way over the access track included with Lot 3 which connects their land with the public highway. In return the Cawthorn estate benefits from a private right of way over the access track (highlighted blue on the sale plan) from Lot 3 to Keldy Castle and The Forest Holidays site.

The estate benefits from a private right of way (highlighted red on the sale plan) which provides access to Cawthorn Moor from the public highway known as Middle Head Road.

# **BOUNDARIES**

The vendors will only sell such interest in the boundary fences, walls, ditches, hedges and other boundaries separating the estate from third party properties in so far as they are owned.

#### SERVICES

There are no mains services to the Estate. Rising Sun Farmhouse is connected to a well water supply with foul drainage to a private septic tank. A generator provides a private electricity supply. A natural spring fed water supply provides water for part of Lot 4 and Lot 5.

# **COUNCIL TAX**

Council Tax is payable to Ryedale District Council and Rising Sun Farmhouse is classified within Band B.

#### VAT

Any guide prices quoted are exclusive of VAT. In the event that the sale of the estate, any part thereof or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable by the purchaser(s) in addition to the purchase price.

#### **HEALTH AND SAFETY**

personal safety all viewers must be as vigilant as possible when inspecting the estate.

#### **DIRECTIONS**

From Pickering: Travel west along the A170 travelling through the villages of Middleton and Aislaby. After leaving Aislaby village turn right signposted Wrelton, Cropton and Rosedale. On entering the village of Wrelton follow the signposts for Cropton. On leaving Wrelton, turn right onto Cawthorn Lane signposted Cawthorn. Continue along Cawthorn Lane for approximately 2.2 miles and turn right at the T Junction. After approximately 200 yards turn left signposted Keldy. Rising Sun Farm is situated on the left hand side after approximately 0.5 mile.

#### POSTCODE

YO18 8HN

#### **LOCAL AUTHORITIES**

Ryedale District Council, Ryedale House, Old Malton Road, Malton, North Yorkshire, YO17 7HH

T: 01653 600666 Web: www.ryedale.gov.uk

North York Moors National Park Authority, The Old Vicarage, Bondgate, Helmsley, York, North Yorkshire, YO62 5BP. T: 01439 772700 Web: www.northyorkmoors.org.uk

# **VIEWING**

Viewings of the property will be arranged strictly by prior appointment with the joint selling agents. We would ask you to respect the privacy of the tenants and not to approach them directly.



**Harrogate Rural** 

Regent House, 13-15 Albert Street, Harrogate HG1 1JX

Sam Johnson

E: sam.johnson@carterjonas.co.uk T: 01423 523 423

**carterjonas.co.uk**Offices throughout the UK

**Dee Atkinson and Harrison** 

Exchange Street,
Driffield YO25 6LD

**Oliver Stones** 

E: oliver@dee-atkinson-harrison.co.uk T: 01377 253151

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