



## **Marrow Flatts Farm, Copt Hewick, Ripon, North Yorkshire, HG4 5DF**

A mainly arable farm comprising a modest farmhouse with a range of traditional and modern farm buildings and productive arable land extending to about 96.93 acres (39.23 ha), predominantly within a ring fence. It is located in a very accessible & sought after location within the heart of North Yorkshire, between Ripon and Thirsk.



## Marrow Flatts Farm, Copt Hewick, Ripon, North Yorkshire, HG4 5DF

Ripon 4 miles, Boroughbridge 6 miles, Thirsk 9 miles, A1(M) 0.5 miles (all distances approximate)

**Guide Price: £1,500,000**

### Accommodation

**A mainly arable farm with land extending to a total of approximately 97 acres (39.23ha), and including a 3-bedroom farmhouse requiring updating, an extensive range of traditional farm buildings with potential to look to alternative uses subject to PP and some modern farm buildings.**

### General Remarks

#### The Property

Marrow Flatts Farm comprises a ring-fenced block of productive Grade 2 Agricultural Land extending to approximately 95.69 acres (38.73 ha), the majority of which is arable along with permanent pasture and a small area of woodland.

The farmstead extends to approximately 1.24 acres (0.5 ha) and comprises a modest 3 bedroom brick built farmhouse with an adjoining outbuilding/store. There is an extensive range of traditional farm buildings set around a fold yard with garaging. There is a further range of more modern farm buildings and stores.

The farm is offered for sale as a whole.

**The Farmhouse** – The farmhouse is brick built under a pantile roof and extends to approximately 1172 sqft. It offers an entrance vestibule leading to the breakfast kitchen, sitting room, dining room, wet room and dairy. To the first floor there are three bedrooms with one having a shower room. To the rear of the property is an adjoining outbuilding/store. The property does require some upgrading.

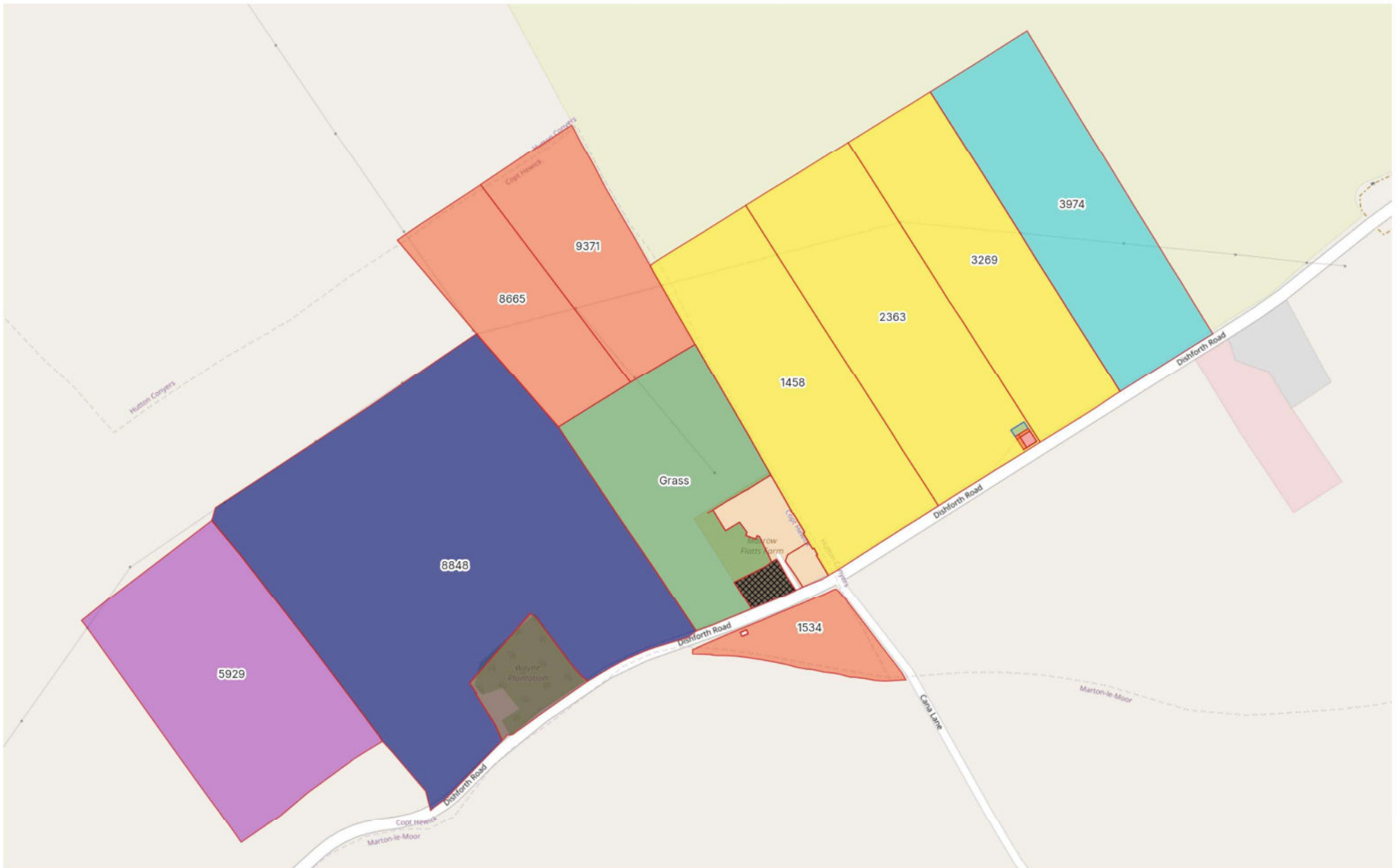


**Farm Buildings** – The farm buildings comprise a range of traditional brick & cobble single & two storey buildings set around a central fold yard with adjoining stores. There is a Dutch barn to the north with modern steel portal framed buildings beyond which include two grain stores and a machinery store. The main steel portal framed building is in good condition and is an excellent general purpose & grain store. Some of the buildings need some repair, whilst the traditional range has limited use for agriculture, but may be considered as having scope for alternative uses, subject to obtaining all the necessary consents.

Please see the building plan showing both the traditional and modern buildings.

**The Farmland** – The farmland extends to approximately 95.69 acres (38.73 ha) in total and is Grade 2 agricultural land. Much of the land is ring-fenced arable amounting to approximately 86.49 acres (35.00 ha) and the planned cropping for Harvest 2027 together with the previous cropping history is shown in the table after the field plan. Approximately 7.47 acres (3.02 ha) is permanent pasture and is currently grazed with sheep. There is also 1.73 acres (0.70 ha) of woodland including a useful hard standing.



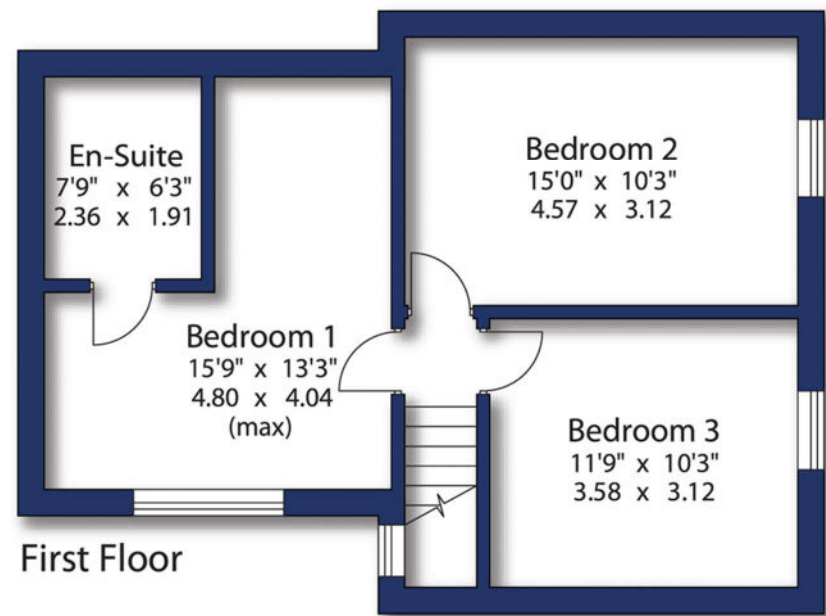
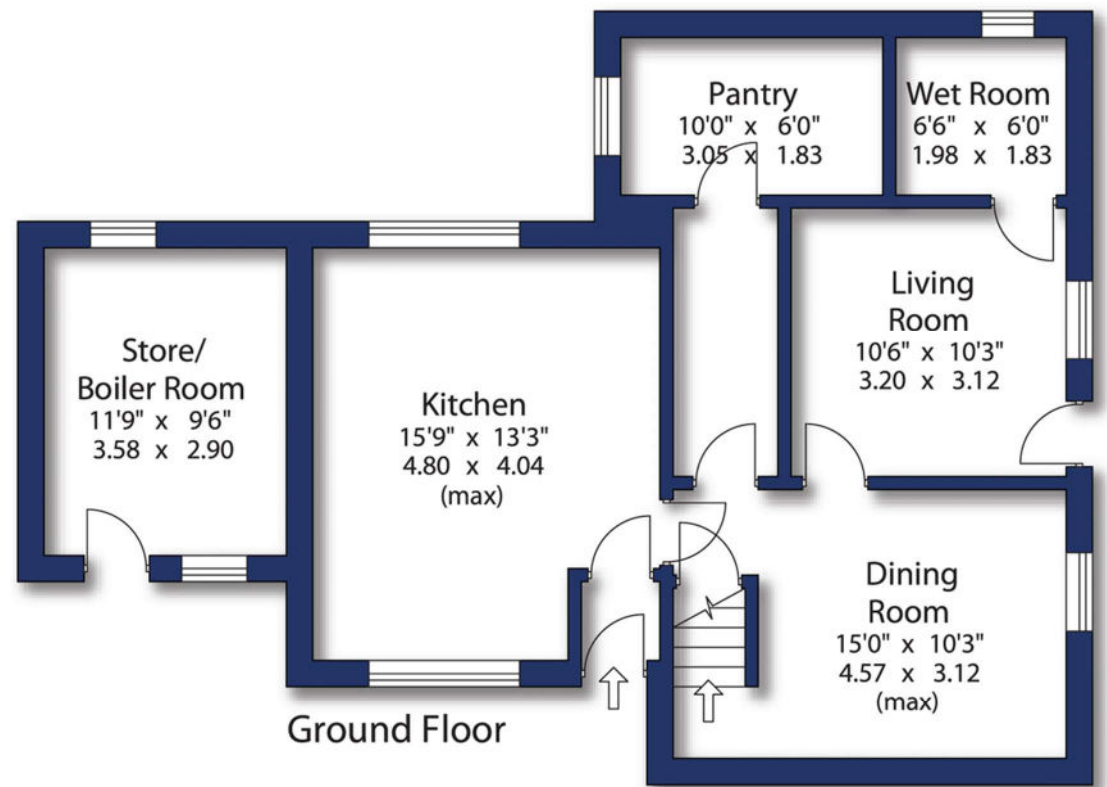


Cropping – In order of Pink / Purple / Red / Yellow / Light Blue  
as shown on the field plan

| Harvest Year | Crop                                   |
|--------------|----------------------------------------|
| 2024         | WW / WW / Lucerne / WW / Lucerne       |
| 2025         | SFI / W Beans / Lucerne / WW / Lucerne |
| 2026         | SFI / WW / WW / Rye / Lucerne          |
| 2027         | SFI / Rye / WW / WOSR / Lucerne        |

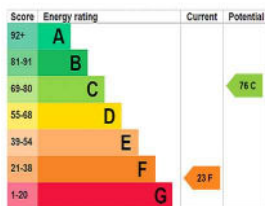


Floorplans





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## Directions

Postcode: HG4 5DF

What3Words: /// limits.neat.faded

## Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently E

## Tenure, Services & Parking

- Freehold with vacant possession of the house, buildings and grassland available on completion. The arable land is subject to a Farm Business Tenancy that expires on 31 August 2027.
- Mains water and electric with a 3-phase supply. Private drainage.
- Garage and hardstanding

## Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

## NVZ

The land lies within an NVZ.

## Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

## Wayleaves, Easements & Rights of Way

A right of access to The Croft is reserved over the first part of the entrance together with rights to services, utilities and drainage. There is a right of access from the highway to the telecoms mast in field 2363. There are electricity lines over some of the land.

## Development Value

The property will be sold subject to a development overage clause. If the buildings or land obtain planning consent for development other than Agricultural or Equestrian use within the next 25 years the vendor will be entitled to receive 50% of the increase in value.

## Sporting & Mineral Rights

These are included so far as they are owned or exist.

## Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Lister Haigh Ref: LHH260056

