

Eastfields Farm,
Nunthorpe, Middlesbrough

Strutt
& Parker

Land and property. Since 1885.



Robin Jessop



5 bedroom farmhouse | 4 bedroom barn conversion | 4 Scandinavian style holiday lodges | 50 kW wind turbine | 90 acres of willow coppice
Ponds and fishing lakes | About 225 acres (91 ha) in total

Guide price £2,950,000 as a whole

A unique opportunity to purchase a dynamic farm with panoramic views of the Cleveland hills

Nunthorpe 2 miles, Stokesley 4 miles, Middlesbrough 6 miles, Guisborough 8 miles, Whitby 28 miles.

Situation

Located in a secluded position on the edge of the small rural hamlet of Nunthorpe Village, only 4 miles north of Stokesley, Eastfields Farm is well placed in relation to the larger centres of York and Teesside. The steading area is attractively situated off the main road providing that all important degree of privacy.

Schools

An array of primary schools all within 3 miles including Chandlers Ridge Academy, Avenue Primary Academy and Nunthorpe Primary Academy, which also offers secondary education.

Farmhouse

The farmhouse is a large detached five-bedroom dwelling built in 1860 and well appointed throughout. The ground floor provides a welcoming and spacious entrance hall, garden room with cast iron fireplace and double patio doors leading to the garden, sitting room with oak floors and fireplace, kitchen with south facing breakfast room, dining room with exposed stone wall and feature fireplace, an office, utility room and downstairs W.C.



The first floor comprises five bedrooms, four of which are double bedrooms with one single bedroom. The current principal bedroom has potential for an en suite with initial works being done, with the second bedroom already benefiting from an en suite shower room. The large family bathroom comprises a freestanding bath, shower, wash basin and W.C.



Farmhouse floor plan
 Approximate gross internal area = 322 sq m / 3466 sq ft



Drawn for illustration and identification purposes only.



The Granary

The Granary has been refurbished and is presented to a high standard, and offers a wonderful blend of modern style combined with traditional features throughout. The property is entered via an entrance hall with a large sitting room featuring arch top windows and doors. To the first floor there are four bedrooms, three of which are double bedrooms, and the principal bedroom with en suite shower room. The family bathroom comprises a bath, wash basin and W.C. Externally, the property has ample space for parking and a low maintenance courtyard with a lawn.

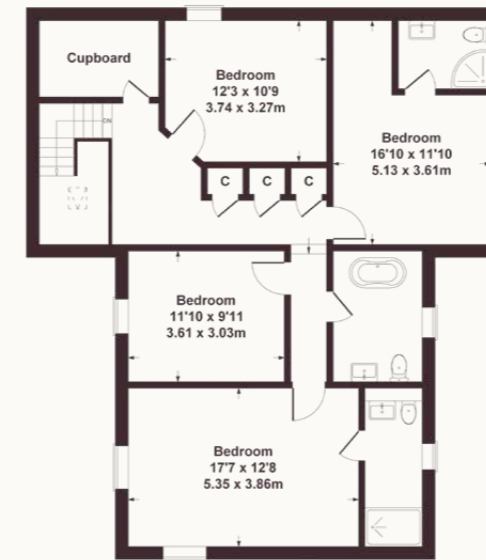


The Granary floor plan

Approximate gross internal area = 204 sq m / 2196 sq ft



GROUND FLOOR



FIRST FLOOR

Drawn for illustration and identification purposes only.



Scandinavian Lodges

Eastfields Farm also presents four very tasteful Scandinavian pine lodges, which currently offer 4-star gold accommodation. The two larger cabins feature a split-tier living space that sleeps up to five guests, with the grand en suite principal bedroom on a mezzanine floor. The single level cabins sleep up to four guests and all cabins benefit from a hot tub and sauna.



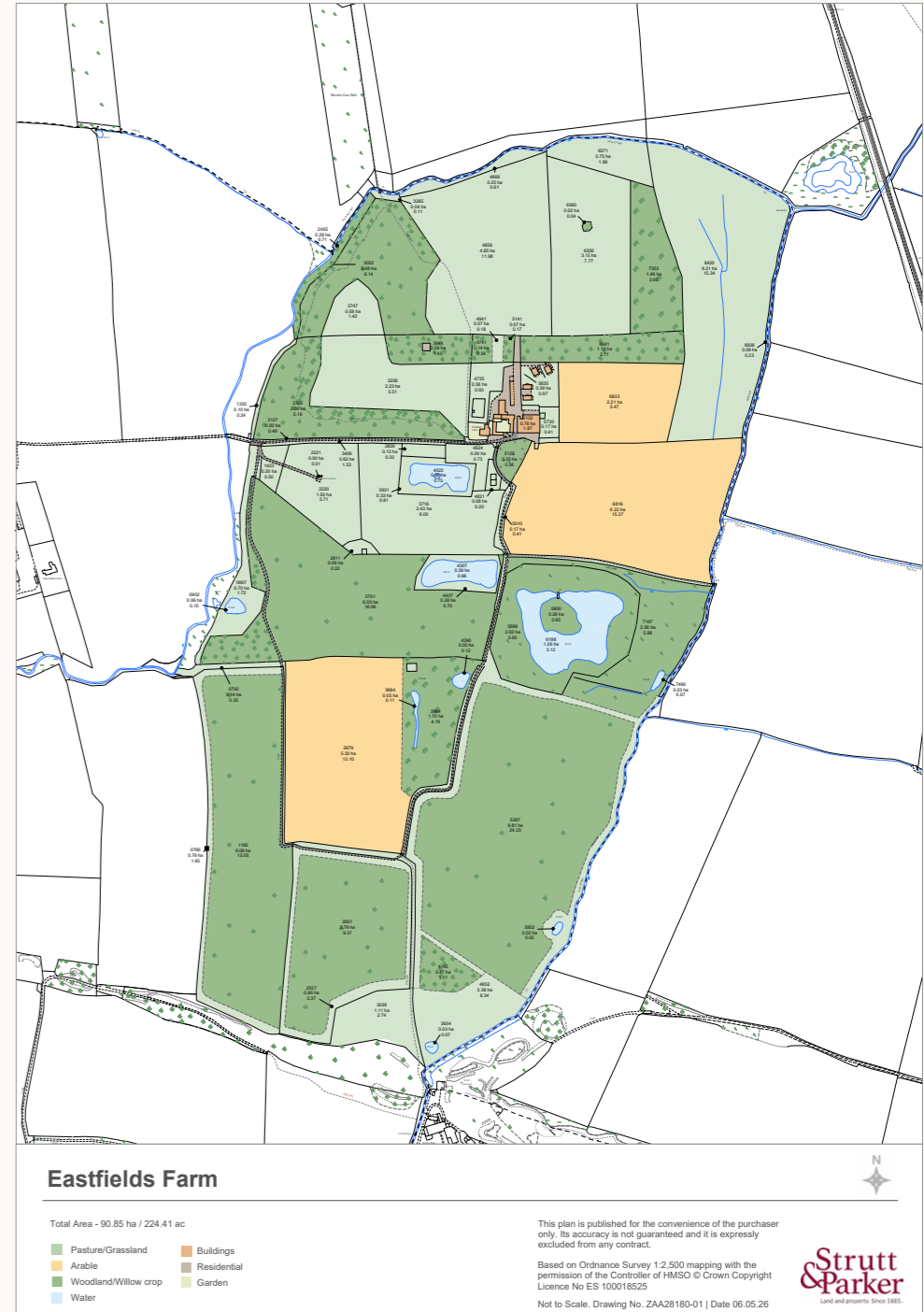
Farmstead

Farmhouse | Old Office/Store | Old Stables | Old Cow Byre
The Granary | Games Room | Store/Workshop | Workshop/
Grain Store | Dutch Barn | 4 x Scandinavian Lodges
The Old Dairy | 2 x General Purpose Buildings | Poultry Run

Farmland

33.94ac arable | 79.13ac pasture | 36.65ac woodland | 65.88ac willow coppicing
5.4ac ponds | 3.41ac farmstead

Field No	Description	Area (ac)
NZ5512 1064	Short rotation coppice	17.57
NZ5512 2649	Short rotation coppice	14.63
NZ5512 2881	Temporary grass	13.10
BZ5512 3782	Woodland & ponds	4.42
NZ5512 4380	Permanent grass	0.69
NZ5512 5069	Temporary grass/short rotation coppice & ponds	34.17
NZ5513 2118	Permanent grass	3.78
NZ5513 2209	Short rotation coppice	20.66
NZ5513 2330	Woodland	5.39
NZ5513 2747	Permanent grass	1.43
NZ5513 2828	Woodland	0.15
NZ5513 3055	Woodland	7.04
NZ5513 3236	Permanent grass	5.51
NZ5513 3626	Permanent grass	0.30
NZ4413 3717	Permanent grass	6.33
NZ5513 3841	Woodland	1.46
NZ5513 3922	Permanent grass & scrub	1.56
BZ5513 4625	Permanent grass	0.91
NZ5513 4736	Permanent grass	0.94
NZ5513 4841	Woodland	0.69
NZ5513 4857	Permanent grass	11.98
NZ5513 4970	Permanent grass	0.69
NZ5513 5015	Permanent grass	0.35
NZ5513 5124	Permanent grass	0.57
NZ5513 6101	Woodland & pond	14.33
NZ5513 6357	Permanent grass	7.81
NZ5513 6470	Permanent grass	1.90
NZ5513 6533	Arable	5.46
NZ5513 6541	Woodland	2.72
NZ5513 6818	Arable	15.59
NZ5513 7354	Woodland	3.66
NZ5513 8450	Permanent grass	15.72
TOTAL		221.50





General

Method of sale: Eastfields Farm is offered for sale as a whole by private treaty.

Guide price: £2,950,000 for the whole

Services: The property has mains electricity (3 phase), mains water (new 2-inch water main) and septic tank drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought. All of the residential properties have ground source or air source heat pumps and are heated by under floor heating and radiators.

EPCs and Council Tax:

Property	EPC Band	Council Tax Band	2026/27 payment
Eastfields Farmhouse	E	D	£2,548.05
The Granary	TBC	F	£3,680.51

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There are public footpaths over the land. Further details are available from the vendor's agent.

Payment Schemes: The purchaser will be deemed to have full knowledge of the scheme(s) and will take it on and comply with the scheme from completion if necessary. Further details are available from the vendor's agent.

The vendor will retain any scheme payments payable up to completion. Further details are available from the vendor's agent. De-linked payments are not included in the sale.

Early Entry: The Purchaser(s) will be granted early entry onto the stubbles on exchange of Contracts to enable them to carry out crop cultivations before completion, providing that the outgoing tenants have removed the crops.

Employment: There are no TUPE obligations connected with this sale.

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a 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.

Sporting, timber and mineral rights: The sporting, mineral and timber rights on land at Eastfields Farm are included within the sale insofar as they are owned.

Planning: Planning permission was granted in 2018 (now expired) for the use of agricultural land as a wedding venue. There is no existing planning permission granted for Eastfields Farm. Prospective purchasers are advised that they should make their own enquiries of the local planning authority as to the current status and future potential of the land being sold.

Local authority: Middlesbrough Council (01642 245432)

Solicitors: Endeavor Partnership, Tobias House, St. Marks Court, Teesdale Business Park, Stockton-On-Tees, Cleveland, TS17 6QW

Health and safety: Given the potential hazards of a working farm / estate / shoot we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

Postcode: TS7 area

Viewing: Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in Northallerton 01609 780306 and Robin Jessop in Bedale 01677 425950.

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