

NORTH YORKSHIRE COUNCIL

COMMONS ACT 2006 — SECTION 11

Notice of an application to re-allocate an attached right of common

Application Reference Number: CA5 002

Levisham Moor (CL49) – Right Entry 36

Application has been made to the North Yorkshire Council by Stephen Eddon under Section 11 of the Commons Act 2006 and in accordance with Schedule 4(5) of the Commons Registration (England) Regulations 2014.

The application, which includes documentary evidence, can be viewed at:

<https://www.northyorks.gov.uk/environment-and-neighbourhoods/land-and-waterways/common-land-and-village-greens/common-land-applications-and-decision-notice>

or you can request a copy by contacting the Commons Registration Officer: -

email: commons.registration@northyorks.gov.uk , telephone: 01609 534753

or write to: North Yorkshire Council, Commons Registration, County Hall, Northallerton, North Yorkshire DL7 8AD

Any person wishing to make a representation regarding this amendment:

- should quote the Application No. CA5 002
- must state the name and postal address of the person making the representation and the nature of that person's interest (if any) in any land affected by the application.
- may include an e-mail address of the person making the representation
- must be signed by the person making the representation
- must state the grounds on which the representation is made
- should send the representation to: Commons Registration Officer, Commons Registration North Yorkshire Council, County Hall, Northallerton, North Yorkshire DL7 8AD or e-mail to commons.registration@northyorks.gov.uk on or before 14 August 2024

Representations cannot be treated as confidential, and a copy will be sent to the applicant in accordance with Regulation 25 of the 2014 Regulations. Should the application be referred to the Planning Inspectorate for determination, in accordance with Regulation 26 of the 2014 Regulations, any representations will be forwarded to the Planning Inspectorate.

A summary of the effect of the application (if granted) is as follows: the Registration Authority will amend the register to show that the rights at entry no. 36 have been reallocated to the land as shown outlined on Map B.

Dated: 25 June 2024

Karl Battersby

Corporate Director – Environment
North Yorkshire Council

Commons Act 2006: section 11

Application to re-allocate an attached right of common

This section is for office use only

Official stamp

Application number

COMMONS ACT 2006

NORTH YORKSHIRE COUNCIL

COMMONS REGISTRATION AUTHORITY

DATE: 19 JUN 2024

CA5 002

Applicants are advised to read 'Part 1 of the Commons Act 2006: Guidance to applicants' and to note:

- All applicants should complete boxes 1–9.
- Only the owner of the land to which the right is attached can apply under section 11 of the Commons Act 2006.
- If your application relates to only part of a right of common then you must also submit an application under section 8 to apportion the right.
- You will be required to pay a fee for your application. Ask the registration authority for details. You would have to pay a separate fee should your application be referred to the Planning Inspectorate.

Note 1

Insert name
of commons
registration
authority.

1. Commons Registration Authority

To the:

NORTH YORKSHIRE COUNCIL
COUNTY HALL
NORTHALLERTON
DL7 5AH

Tick the box to confirm that you have enclosed the appropriate fee for this application:



Note 2

If there is more than one applicant, list all their names and addresses in full. Use a separate sheet if necessary. State the full title of the organisation if the applicant is a body corporate or an unincorporated association. If you supply an email address in the box provided, you may receive communications from the registration authority or other persons (e.g. objectors) via email. If box 3 is not completed all correspondence and notices will be sent to the first named applicant.

Note 3

This box should be completed if a representative, e.g. a solicitor, is instructed for the purposes of the application. If so all correspondence and notices will be sent to the person or firm named here. If you supply an email address in the box provided, the representative may receive communications from the registration authority or other persons (e.g. objectors) via email.

2. Name and address of the applicant

Name:

STEPHEN EDDON

Postal address:

GRANGE FARM
LEVISHAM
PICKERING
YO18 7NL

Postcode

Telephone number:

Fax number:

E-mail address:

3. Name and address of representative, if any

Name:

Firm:

Postal address:

Postcode

Telephone number:

Fax number:

E-mail address:

Note 4

For further details of the requirements of an application refer to Schedule 4, paragraph 5 to the Commons Registration (England) Regulations 2014.

Note 5

The accompanying Ordnance map must be at a scale of at least 1:10,560 and show the land by means of distinctive colouring within accurately defined boundaries so as to enable both the whole of the dominant tenement and the relevant part which it is to be excluded from it to be clearly identified. If the application relates to only part of a right, this application must be accompanied by an application to apportion rights under section 8. State the Land Registry title number where known.

4. Basis of application for registration and qualifying criteria

Specify the register unit number to which this application relates:

CL 49

Specify the registered rights entry number to which this application relates:

36

State the reason why the relevant part is or is intended to be no longer used for agricultural purposes:

LAND REGISTRY TITLES NYK366762 + NYK366682 ARE BEING SOLD TO A NON AGRICULTURAL BUYER
THE TRADITIONAL FARM BUILDINGS HAVE BEEN CONVERTED/DEMOLISHED TO FORM A HOLIDAY LETTING BUSINESS WITH ASSOCIATED RESIDENTIAL USE. THE PROPERTY IS NOT REGISTERED WITH THE RURAL PAYMENTS AGENCY NOR HAS A C.P. HOLDING NUMBER

5. Identification of the land to which the right will be attached

Name by which the land to which the right is to be attached (the dominant tenement) is usually known:

GRANGE FARM (INCLUDING LAND FORMERLY KNOWN AS END HOUSE FARM)

Location:

LEVISHAM
PICKERING
YO18 7NL

Tick the box to confirm that you have attached an Ordnance map of the land: SHOWN ON LAND REGISTRY MAP TITLE NYK366763 REGISTER CL49 ENTRY 36 AS SHOWN ON MAP B

Tick this box if you have submitted an application to apportion the right under section 8:

Note 6

List or enter in the form all such declarations that are required to accompany the application. This can include any written declarations sent to the applicant (i.e. a letter), and also any such declarations made on the form itself.

Note 7

List all supporting consents, documents and maps which accompany the application, including evidence of ownership of the dominant tenement. There is no need to submit copies of documents issued by the registration authority or to which it was a party but they should still be listed. Use a separate sheet if necessary.

Note 8

List any other matters which should be brought to the attention of the registration authority (in particular if a person interested in the land is expected to challenge the application for registration). Full details should be given here or on a separate sheet if necessary.

6. Declarations of consent from any "relevant leaseholder" of, and the proprietor of any "relevant charge" over, the land

AS JOINT OWNER OF THE PROPERTY CONCERNED
I CONSENT TO MY HUSBAND'S APPLICATION TO
RE-ALLOCATE THE COMMON RIGHTS REGISTERED ON THE
PROPERTY
H. M. EDDON
(HEATHER MARGARET EDDON)

7. Supporting documentation

MAP A - NON AGRICULTURAL PROPERTY TO BE SOLD.
MAP B - FIELDS RETAINED ADDED TO GRANGE FARM BUSINESS
COPY LAND REGISTRY TITLES : NYK366762 + NYK366682
+ NYK366763
PLANNING CONSENT FOR FARM BUILDINGS CONVERTED
TO HOLIDAY COTTAGES
CUNDAMS SALE BROCHURE

8. Any other information relating to the application

THE BUYER OF NYK366762 + NYK366682 IS
RYELAND INVESTMENT PROPERTIES LIMITED -
COMPANY NUMBER 12484508. THEY ARE AWARE
THAT THE SALES CONTRACT DOES NOT PROVIDE
FOR ANY COMMON RIGHTS AND HAVE NO INTEREST
IN CHALLENGING ANY RE-ALLOCATION OF COMMON
RIGHTS.

Note 9

The application must be signed by each individual applicant, or by the authorised officer of an applicant which is a body corporate or an unincorporated association.

9. Signature

Date:

17.6.2024

Signatures:

**REMINDER TO APPLICANT**

You are responsible for telling the truth in presenting the application and accompanying evidence. You may commit a criminal offence if you deliberately provide misleading or untrue evidence and if you do so you may be prosecuted.

You are advised to keep a copy of the application and all associated documentation.

Data Protection Act 1998

The application and any representations made cannot be treated as confidential. To determine the application it will be necessary for the commons registration authority to disclose information received from you to others, which may include other local authorities, Government Departments, public bodies, other organisations and members of the public.

A copy of this form and any accompanying documents may be disclosed upon receipt of a request for information under the Environmental Information Regulations 2004 or the Freedom of Information Act 2000.



Official copy of register of title

Title number NYK366762 Edition date 20.04.2023

- This official copy shows the entries on the register of title on 03 MAY 2024 at 12:30:09.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 03 May 2024.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Durham Office.

A: Property Register

This register describes the land and estate comprised in the title.

NORTH YORKSHIRE

- 1 (27.02.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being End House Farm, Levisham, Pickering (YO18 7NL).
- 2 (06.06.2019) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (25.02.2009) PROPRIETOR: STEPHEN EDDON and HEATHER MARGARET EDDON of Grange Farm, Main Street, Levisham, Pickering YO18 7NL and of shmeddon@gmail.com.
- 2 (27.02.2009) The value stated as at 27 February 2009 for the land in this title and in NYK366763 was £452,000.
- 3 (27.02.2009) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.
- 4 (17.01.2020) The proprietor's address for service has been changed.

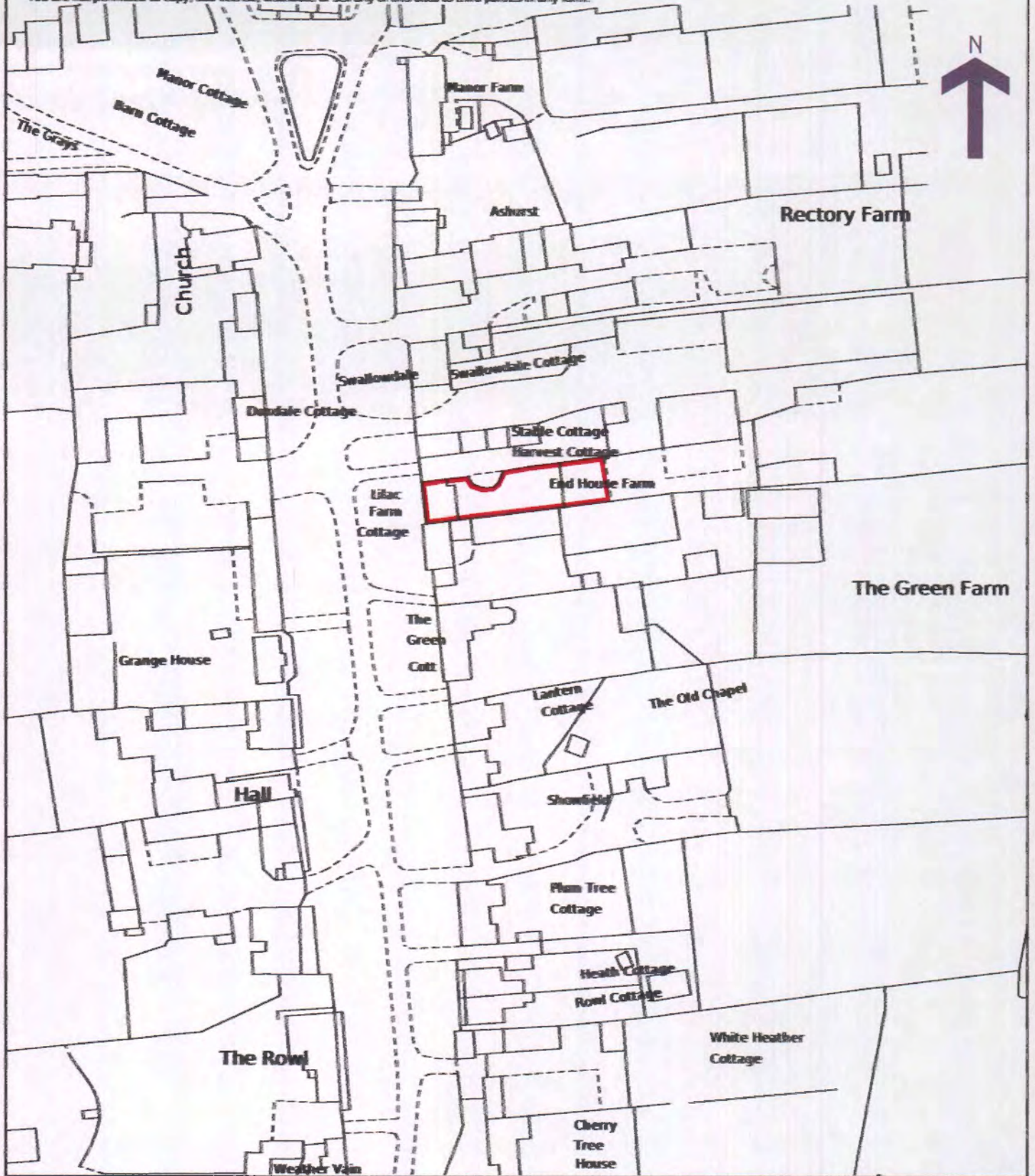
End of register

HM Land Registry
Official copy of
title plan

Title number **NYK366762**
Ordnance Survey map reference **SE8390NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **North Yorkshire**

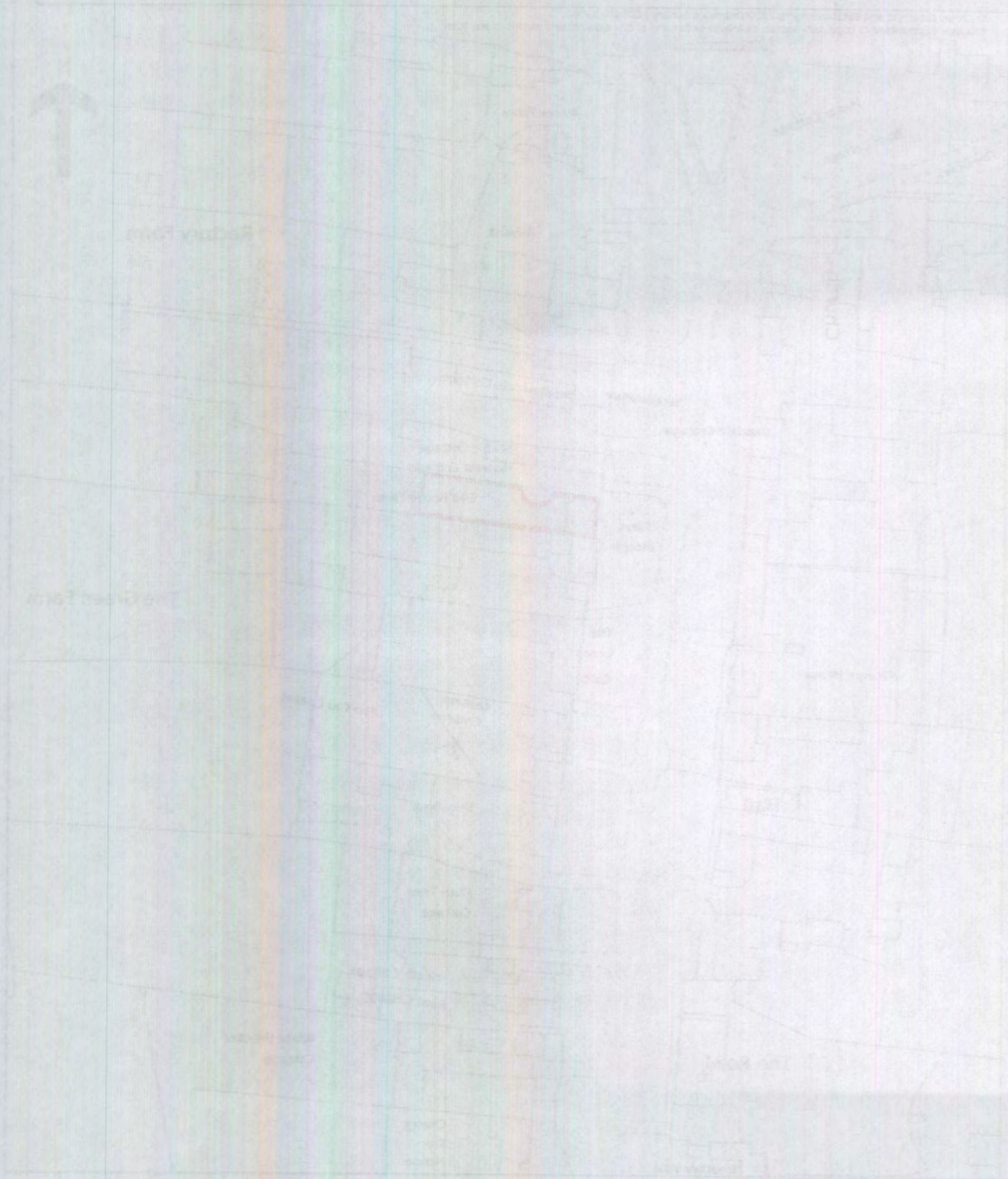


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The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



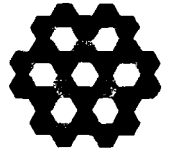
These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 03 May 2024 shows the state of this title plan on 03 May 2024 at 12:30:09. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Durham Office .



Official copy of register of title

Title number NYK366682 Edition date 20.04.2023

- This official copy shows the entries on the register of title on 03 MAY 2024 at 12:31:32.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 03 May 2024.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Durham Office.

A: Property Register

This register describes the land and estate comprised in the title.

NORTH YORKSHIRE

- 1 (25.02.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Lilac Cottage, Main Street, Levisham, Pickering (YO18 7NL).
- 2 (25.02.2009) The Conveyance dated 17 December 1982 referred to in the Proprietorship Register contains the following provision:-

"IT IS HEREBY DECLARED that this Conveyance does not include any right of way to the property hereby conveyed over the land edged blue on the said Plan Number 2"
- 3 (06.06.2019) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 4 (06.06.2019) The land has the benefit of any legal easements reserved by the Transfer dated 30 May 2019 referred to above/in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (25.02.2009) PROPRIETOR: STEPHEN EDDON and HEATHER MARGARET EDDON of Grange Farm, Main Street, Levisham, Pickering YO18 7NL and of shmeddon@gmail.com.
- 2 (25.02.2009) The value stated as at 25 February 2009 for the land in this title and in NYK366680 and NYK366681 was £563,260.
- 3 (25.02.2009) A Conveyance of the land tinted pink on the title plan dated 17 December 1982 made between (1) William Norris Baldwin and Christopher James Baldwin (Vendors) and (2) Stephen Eddon (Purchaser) contains purchaser's personal covenant(s) details of which are set out in the schedule of personal covenants hereto.

Title number NYK366682

B: Proprietorship Register continued

4 (17.01.2020) The proprietor's address for service has been changed.

Schedule of personal covenants

1 The following are details of the personal covenants contained in the Conveyance dated 17 December 1982 referred to in the Proprietorship Register:-

"THE PURCHASER hereby covenants for himself and his successors in title that he will on receiving notice from the Vendors or their successors in title to the land edged blue on the said Plan Number 2 so to do within Ten years from the 17th day of November 1982 erect within Twelve months on the receipt of such notice and forever thereafter repair and maintain a good and sufficient stone wall not less than Four feet Six inches in height between the points marked A and B on the said Plan Number 2."

NOTE: The land edged blue and the points A and B referred to have been reproduced on the title plan.

C: Charges Register

This register contains any charges and other matters that affect the land.

1 (06.06.2019) A Transfer of the land edged and numbered NYK466565 in green on the title plan and other land dated 30 May 2019 made between (1) Stephen Eddon and Heather Margaret Eddon and (2) Keith Anthony Mawson and Jacqueline Dorothy Mawson contains restrictive covenants by the transferor.

NOTE: Copy filed under NYK466565.

End of register

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

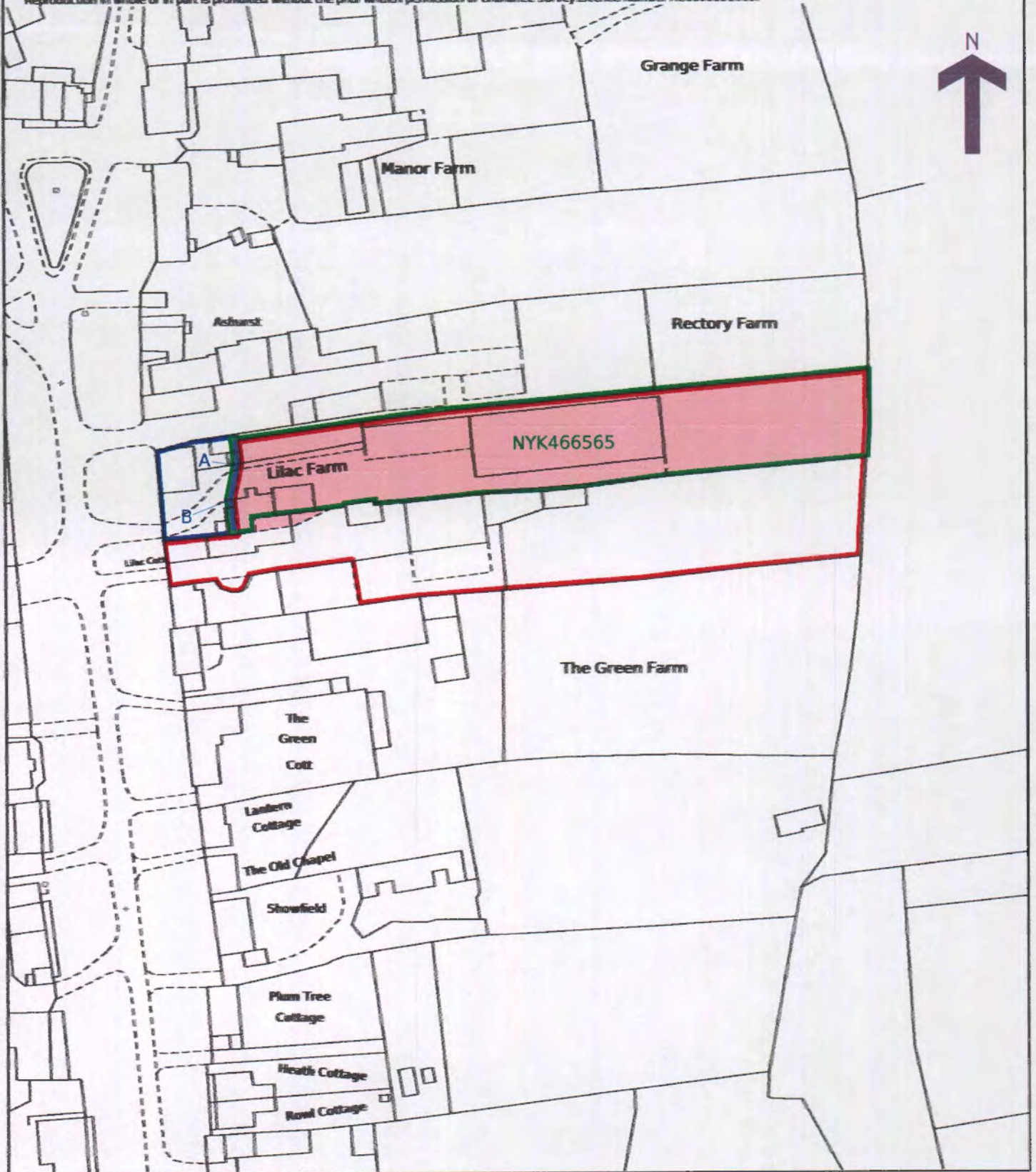
This official copy is issued on 03 May 2024 shows the state of this title plan on 03 May 2024 at 12:31:32. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Durham Office .

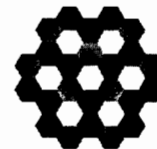
HM Land Registry
Official copy of
title plan

Title number **NYK366682**
Ordnance Survey map reference **SE8390NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **North Yorkshire**



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Official copy of register of title

Title number NYK366763

Edition date 20.04.2023

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- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 11 Jun 2024.
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- This title is dealt with by HM Land Registry, Durham Office.

A: Property Register

This register describes the land and estate comprised in the title.

NORTH YORKSHIRE

- 1 (27.02.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Limpsey Gate Lane and Braygate Lane, Levisham, Pickering.
- 2 (01.04.2009) A new title plan showing an amended extent has been prepared.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

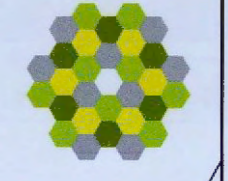
- 1 (25.02.2009) PROPRIETOR: STEPHEN EDDON and HEATHER MARGARET EDDON of Grange Farm, Main Street, Levisham, Pickering YO18 7NL and of shmeddon@gmail.com.
- 2 (27.02.2009) The value stated as at 27 February 2009 for the land in this title and in NYK366762 was £452,000.
- 3 (27.02.2009) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.
- 4 (17.01.2020) The proprietor's address for service has been changed.

End of register

MAP B
(FARM LAND RETAINED
WITH GRANGE FARM, LEISHAM)

HM Land Registry
Official copy of
title plan

Title number NYK366763
Ordnance Survey map reference SE8391SW
Scale 1:2500
Administrative area North Yorkshire



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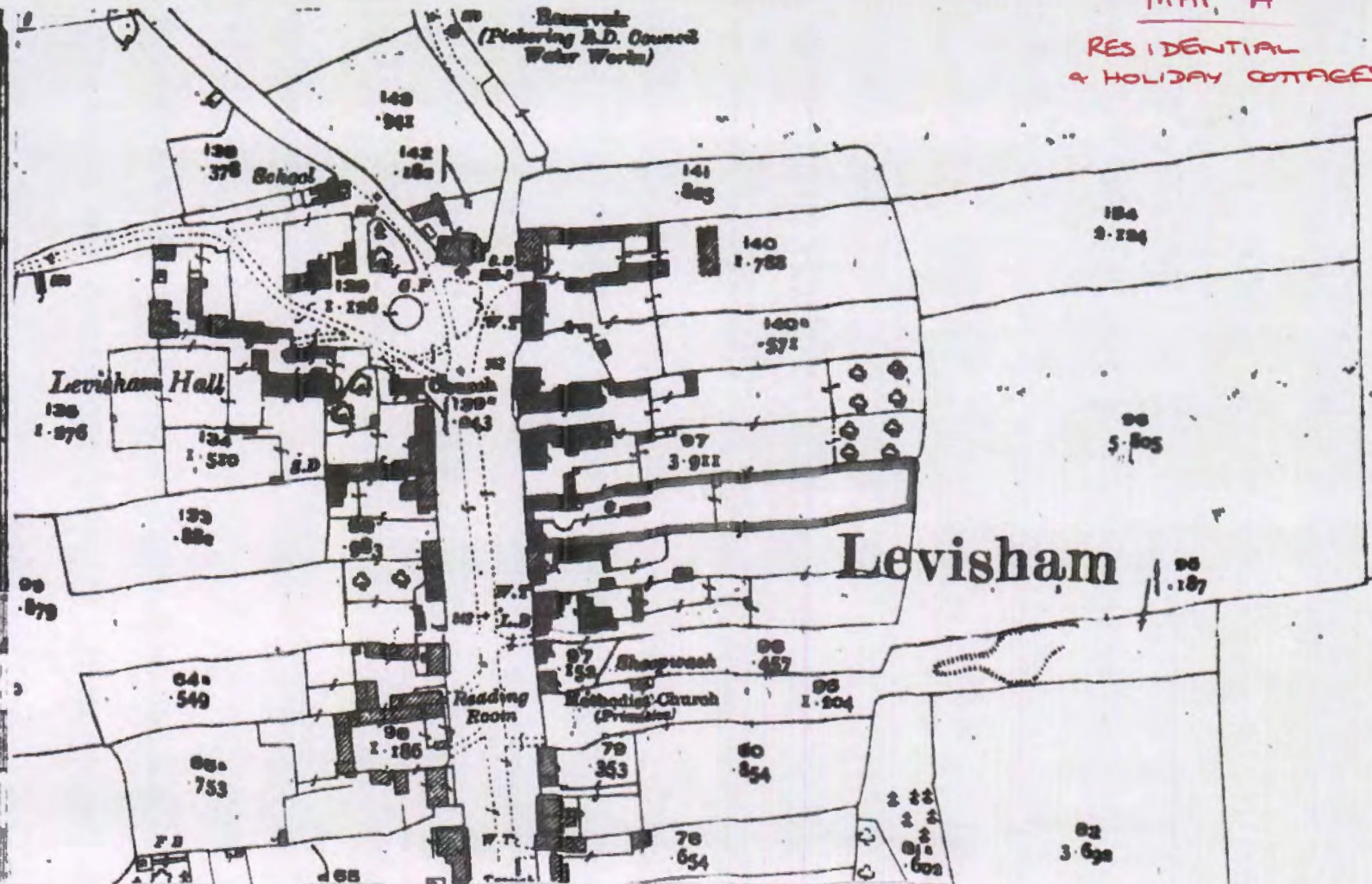


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This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.
This title is dealt with by HM Land Registry, Durham Office.

MAP A

RESIDENTIAL
& HOLIDAY COTTAGES

Reservoir
(Pickering B.D. Council
Water Works)



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CL 49-3(2)

MAP B

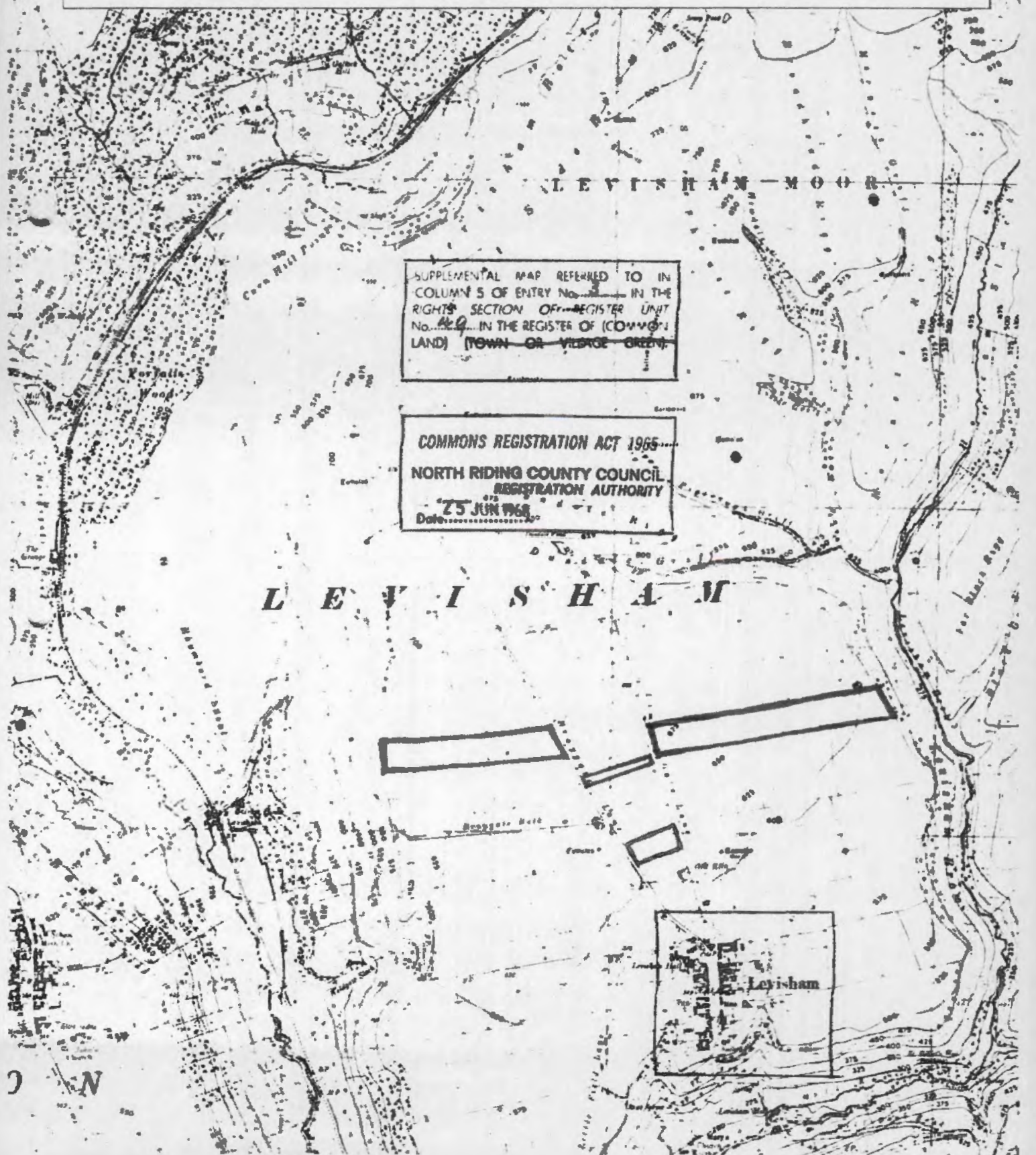
FARM LAND TO
BE RETAINED

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SUPPLEMENTAL MAP REFERRED TO IN
 COLUMN 5 OF ENTRY No. IN THE
 RIGHTS SECTION OF REGISTER UNIT
 No. IN THE REGISTER OF (COMMON
 LAND) (TOWN OR VILAGE GREEN)

COMMONS REGISTRATION ACT 1965
 NORTH RIDING COUNTY COUNCIL
 REGISTRATION AUTHORITY
 25 JUN 1968
 Date:

Levisham

TOWN AND COUNTRY PLANNING ACT, 1990
NORTH YORK MOORS NATIONAL PARK AUTHORITY

NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION FOR
PERMISSION TO CARRY OUT DEVELOPMENT

To Mr & Mrs Eddon
Lilac Farm
Levisham
Pickering
North Yorkshire
YO18 7NL

The above named Authority being the Planning Authority for the purposes of your application registered 1 September 2010, in respect of proposed development for the purposes of **variation of condition 7 of planning approval NYM3/077/0057/PA to allow the holiday cottages to be tied to Lilac Cottage not Lilac Farm at Lilac Farm, Levisham** have considered your said application and have **granted** permission for the proposed development subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in accordance with the application plans as amended by the plans received at the National Park Authority on the 27 October 2010, or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. The holiday cottages known as Harvest Cottage and Stable Cottage approved under planning reference NYM3/077/0057/PA shall not be used for residential purposes other than for holiday letting purposes in connection with the main dwelling known as Lilac Cottage and shall remain as part of the curtilage to that property as a single planning unit. For the purposes of this condition "holiday letting" means letting to the same person, group of persons or family for period(s) not exceeding 28 days in any one calendar year.
4. All new window frames, glazing bars and external door frames shall be of timber construction and either white painted or stained dark brown and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5. The external face of the frame to all new windows shall be set in a reveal of a minimum of 6cm from the front face of the adjacent walling and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6. The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.

Continued/Conditions



Mr C M France
Director of Planning

Date: **27 OCT 2010**

DecisionApprove

For the Rights of Appeal and Notes see overleaf

Rights of Appeal

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the office of the Secretary of State of Department of Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of the date of this notice. The Secretary of State can allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

- (2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, the owner of the land may claim that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the council of the county/district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Note: If an aggrieved applicant wishes to exercise their right of appeal as above mentioned, they should do so on the appropriate planning/householder planning appeal form obtainable from:

The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol, BS1 6PN

Or online at: www.planningportal.gov.uk/pcs

Notes

1. Please note, only the applicant possesses the right of appeal.
2. No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the District Council in whose area the site of the proposed Development is situated; or of obtaining approval under any other Bye-Laws, local Acts, orders, regulations and statutory provisions in force; and no part of the proposed development should be commenced until such further approval has been obtained.
3. In your own interests your attention is particularly drawn to the conditions under which approval has been given to your proposals. Failure to comply fully with the conditions could lead to enforcement action resulting in work already done being demolished or prosecution in Magistrates' Court.
4. Where an enforcement notice has been served in the last two years the period in which the applicant can appeal against the decision reduces to 28 days.

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0696/FL

Conditions (Continued)

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H and within Schedule 2, Part 2, Classes A to C of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
8. The access and car parking arrangements shall be provided in accordance with the drawings submitted with application reference NYM3/077/0057/PA before the development hereby permitted is first brought into use and shall thereafter be kept available for such use and maintained clear at all times of any other obstruction.

Reasons for Conditions


1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and Development Plan Policy 3.
3. The site is in a position where the permanent occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the holiday accommodation and main dwelling and to accord with NYM Development Policy 19.
- 4 to 6. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
7. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Core Policy A and NYM Development Policy 3.
8. In accordance with NYM Development Policy 23 and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.

Development Plan policies relevant to the decision

Local Development Framework - DP8 – Conversion of Traditional Rural Buildings

Reason for Approval

The transfer of ownership of Harvest and Stable Cottage from Lilac Farm House to Lilac Cottage is not considered to result in any adverse impact upon any of the properties concerned. The proposal would enable the holiday cottages to be run by any future occupier of Lilac Cottage and independently of Lilac Farm which does not benefit from any physical connection to the site. The proposal is therefore considered to comply with the requirements of Development Policy 8 of the NYM Local Development Framework.



Mr C M France
Director of Planning

Date 27 OCT 2010



END HOUSE FARM AND HOLIDAY COTTAGES
LEVISHAM, NORTH YORK MOORS NATIONAL PARK, YO18 7NL

Cundalls



END HOUSE FARM & HOLIDAY COTTAGES

MAIN STREET, LEVISHAM
NORTH YORK MOORS NATIONAL PARK
YO18 7NL

Pickering 7 miles, Malton 16 miles, York 32 Miles, Leeds 60 Miles (All distances approximates)

***A unique and flexible village property comprising a 3 bedroom period house, a further 3 bedroom residential cottage and two further 1 bedroom holiday cottages, situated together with a range of buildings and grass paddock.
In all amounting to around 0.84 acres.***

The property is attractively situated in the centre of Levisham village within the North York Moors National Park.

- **End House Farmhouse:** Period farmhouse providing 3 bedroom accommodation, together with private gardens.
- **Lilac Farm Cottage:** Character cottage which can be occupied full time and currently provides characterful 3 bedroom accommodation as a successful holiday let.
- **Harvest Cottage & Stable Cottage:** A pair of compact, well presented, 1 bedroom holiday cottages.
- **Buildings & Land:** Range of traditional and more modern buildings including Dutch barn and an attached shed. In all almost 0.9 acres, of which 0.5 acres comprises a grass paddock. Around 3 acres available to purchase by separate negotiation.

FOR SALE BY PRIVATE TREATY

NO ONWARD CHAIN

GUIDE PRICE: £850,000

DESCRIPTION / BACKGROUND

A well situated and compact holiday cottage complex located within an enduringly popular and picturesque National Park Village and offering an exceptionally versatile range of properties. In all just under an acre, with further land available by separate negotiation, together with substantial agricultural building and further traditional outbuildings.

End House Farm is situated in the eastern side of the village street and comprises a parcel of four properties in total. End House Farm and Lilac Farm Cottage are unrestricted and can be occupied full time, making it especially well-suited for those buyers looking for a multi generational property, which is also capable of producing a healthy income.

Lilac Farm Cottages were developed around 30 years ago by the current owners with the cottages formed out of a 18th Century cottage and range of traditional buildings with the original farmhouse offering the principal accommodation. They retain many charming, character touches and provide well thought out accommodation. The properties have a loyal customer base, good occupancy rates and a huge amount of potential for a new buyer to build on this well-established business.

End House Farmhouse amounts to around 1,100 square feet and comprises two front facing reception rooms, kitchen with utility and rear hall. Three double bedrooms on the first floor and a large house bathroom with separate WC.

Lilac Farm Cottage faces the village green with a dual aspect sitting room with open fire, dining kitchen and three first floor bedrooms, two of which are doubles and the main house bathroom.

Harvest Cottage and Stable Cottage offer charming open plan accommodation with the living space open through to the kitchen area. Both have a double bedroom with en-suite bath or shower facilities.

As a package End House Farm has an exceptionally broad level of appeal with a substantial modern agricultural building and grass paddock. Perfect for those with equestrian or small holding interests. Further land is available by separate negotiation. Private gardens to the main house and ample off-street parking.

LOCATION

The pretty moorland village of Levisham is situated on the southern fringes of the North York Moors National Park. The village is well served by a highly regarded pub. The surrounding moorland is one of the largest expanses of open moor in Europe and offers some spectacular walks immediately from the village, including to the Hole of Horcum to the North and Bridestones to the East.



END HOUSE FARMHOUSE

UTILITY ROOM

3.67 m x 2.18 m

Useful utility room/rear hall with fitted range of base units incorporating stainless steel single drainer sink unit. Washing machine point. Casement window to the rear. Upvc door leading outside. Separate WC. Sliding door to pantry/understairs cupboard.

KITCHEN

3.30 m x 2.17 m

Range of fitted wall and base units with tiled splashbacks and incorporating one and a half bowl stainless steel sink unit. Electric cooker point. Casement window to the rear. Electric storage heater.

DINING ROOM

4.45 m x 3.30 m

Casement window to the front. Electric storage heater. Television point.

INNER HALL – Front door. Stairs to the First Floor.

SITTING ROOM

5.59 m x 4.47 m

A very attractive and well-proportioned room with double aspect, open fireplace in stone surround and stone hearth. Coving. Television point. Two electric storage heaters.

FIRST FLOOR

BEDROOM ONE

4.72 m x 3.30 m (*max*)

Double bedroom. Casement window to the front. Coving. Electric storage heater. Range of fitted cupboards and drawers.

BEDROOM TWO

3.47 m x 2.71 m

Double bedroom. Casement window to the front. Coving. Electric storage heater. Fitted wardrobe.

BEDROOM THREE

4.50 m x 2.80 m

Double bedroom. Casement window to the front. Coving. Electric storage heater.

BATHROOM

2.30 m x 2.10 m

White suite comprising bath, pedestal wash hand basin. Fitted shower cubicle with Mira electric shower. Airing cupboard housing hot water cylinder. Electric storage heater.

SEPARATE WC

1.10 m x 1.26 m

Low flush WC



LILAC FARM COTTAGE

An end of terrace cottage with three bedroom accommodation arranged over two floors.

ENTRANCE HALL

Timber front door. Stairs to the First Floor.

LIVING ROOM

4.42 m x 3.79 m

Attractive double aspect room with windows to the side (with window seat) and facing the village street. Open fireplace on stone hearth and stone surround. Original bread oven set into the fireplace. Exposed beamed ceiling. Electric storage heater. Television point. Understairs cupboard

DINING KITCHEN

4.38 m x 3.45 m

Dual aspect room with windows to the front and rear. Range of fitted wall and base units incorporating one and a half bowl stainless steel single drainer sink unit with tiled splashbacks. Electric cooker point. Washing machine point. Electric storage heater. Fitted downstairs pantry cupboard. Beamed ceiling

FIRST FLOOR

BEDROOM ONE

3.84 m x 2.50 m

Double bedroom. Casement window to the front. Electric storage heater. Large, fitted cupboard over stairs.

BEDROOM TWO

3.34 m x 2.58 m

Double bedroom. Casement window to the front. Electric storage heater.

BEDROOM THREE

2.96 m x 1.90 m

Casement window to the front. Electric storage heater.

BATHROOM

2.40 m x 1.89 m

Fitted white suite with low flush WC, pedestal wash hand basin and bath with handheld shower. Tiled surround to part. Velux roof light. Electric storage heater. Fitted airing cupboard housing the hot water cylinder.



HARVEST COTTAGE

A mid terrace cottage comprising the following:

GROUND FLOOR

OPEN PLAN LIVING DINING KITCHEN

5.78 m x 3.87 m (max)

Half glazed front door. Kitchen area incorporating a range of fitted units with stainless steel sink unit and tiled splashbacks. Electric cooker point. Living and dining area. Television point. Electric storage heater. Stairs to the first floor with understairs cupboard. Window to the front.



FIRST FLOOR

BEDROOM PLUS EN-SUITE

3.35 m x 3.46 m plus 2.40 m x 1.93 m

Double bedroom with fitted cupboard, casement window to the front. Electric storage heater. Separate en-suite with fitted shower cubicle with electric shower overhead. Low flush WC, and pedestal wash hand basin. Fitted airing cupboard housing the hot water cylinder. Electric storage heater. Casement window to the front.



STABLE COTTAGE

An end terrace cottage comprising the following:

GROUND FLOOR

OPEN PLAN LIVING DINING KITCHEN

4.31 m x 3.80 m plus 1.80 m x 1.36 m

Half glazed front door. Kitchen area incorporating a range of fitted units with stainless steel sink unit and tiled splashbacks. Electric cooker point. Living and dining area. Television point. Electric storage heater. Stairs to the first floor with understairs cupboard. Window to the front.



FIRST FLOOR

BEDROOM PLUS EN-SUITE

3.97 m x 3.95 m plus 1.80 m x 2.00 m

Twin bedroom with fitted cupboard, casement window to the front. Electric storage heater. Fitted airing cupboard housing the hot water cylinder. Separate en-suite with bath and electric shower overhead. Low flush WC, and pedestal wash hand basin. Electric storage heater. Casement window to the front.



GROUNDS & LAND

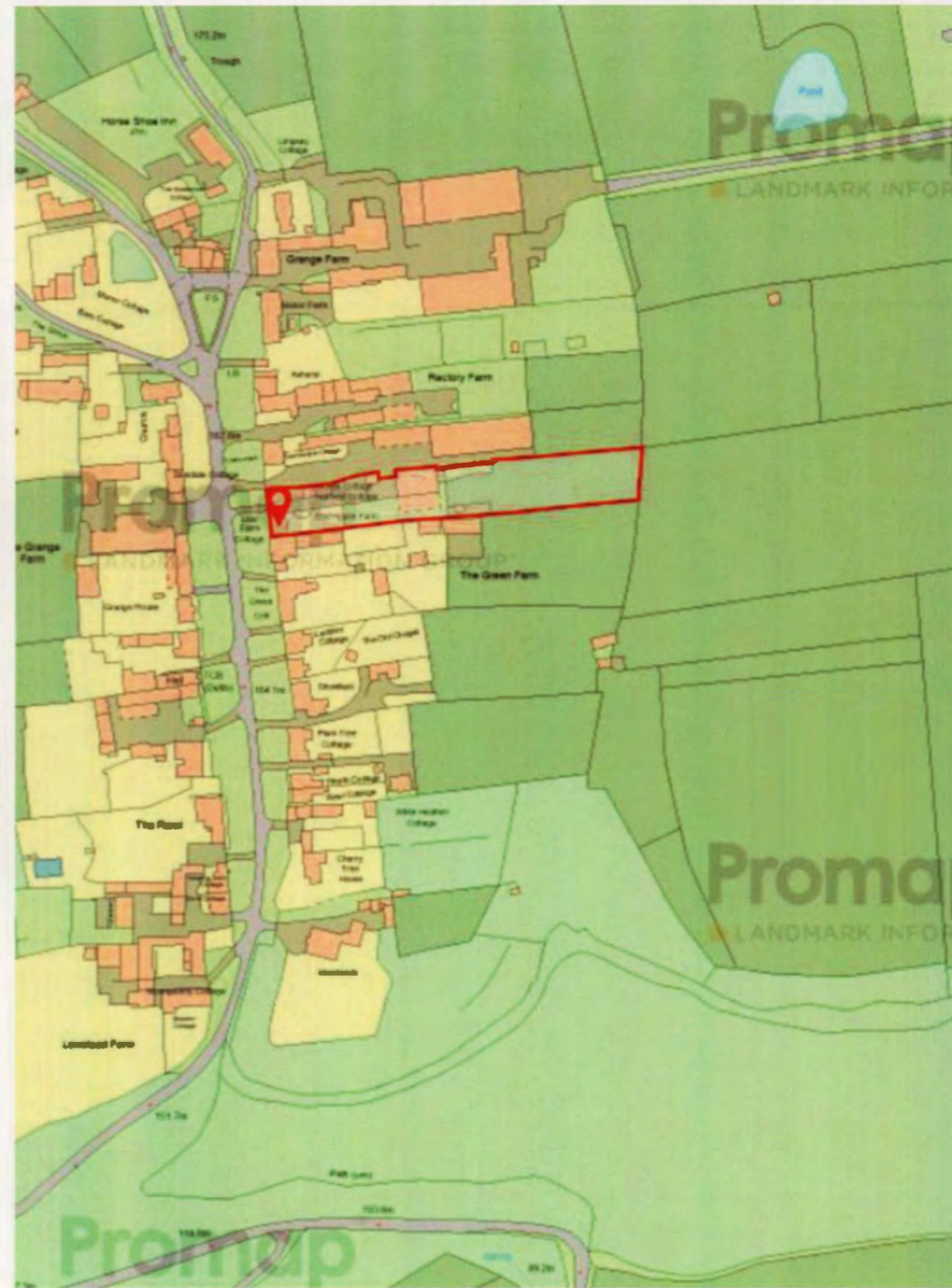
End House Farm stands on the eastern edge of the street and has a pretty view, across the main street and down the wide village green which typifies Levisham Village. To the immediate rear of the main farmhouse is a pleasant, enclosed lawned garden and beyond lies a further grassy area which could be further landscaped to create individual gardens for the cottages, or enhance the already lengthy main garden.



The land extends beyond the Dutch Barn and comprises a 0.5 acre grass paddock with hen house and run.

Beyond is a further paddock, measuring just over 3 acres and is available by separate negotiation; ideal for buyers with equestrian interests or looking to establish a larger scale smallholding.

NB THE ADDITIONAL 3 ACRE FIELD IS PART OF GRANGE FARM WHICH IS NOT BEING SOLD



BUILDINGS

GARAGE/STORE

4.10m x 3.62 m

Stone built garage/store building with double timber doors, concrete floor, exposed stone walls, profile sheet roof. Electric and light.

BIKE STORE

4.00 m x 2.57m

Stone building with personnel door. Window to the front. Concrete floor. Electric and light.

WORKSHOP/STORE

4.65 m x 3.96 m

A traditional stone and pantile building offering potential for conversion to ancillary residential or holiday cottage use subject to planning, concrete floor, electric and light

DUTCH BARN

60ft x 24ft

A steel frame building with fibre cement roof, earth floor, open sided.

LEAN TO STORE

60ft x 30ft

A steel frame building with block walling, fibre cement roof. Galvanised doors and electric light.



GENERAL INFORMATION - REMARKS & STIPULATIONS

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and walls etc. All boundaries and areas are subject to verification with the title deeds.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for the farmhouse and scores F/36.

Lilac Farm Cottage scores F/36

Harvest Cottage scores C/72.

Stable Cottage score C/72.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Tom Watson on 01653 697 820 or Judith Simpson on 01751 472 766 email: tom.watson@cundalls.co.uk / judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains electric. Mains water. Septic tank drainage: two septic tanks serve the properties.

Broadband: BT Fibre and other standard 4G providers are available within the village.

Council Tax: End House Farmhouse is Band D. Cottages are business rated.

Planning: North York Moors National Park Authority Tel: 01439 770657.

Tenure: The property is Freehold and vacant possession will be given upon completion.

Viewing: Strictly by appointment with the agents office in Malton, 01653 697 820

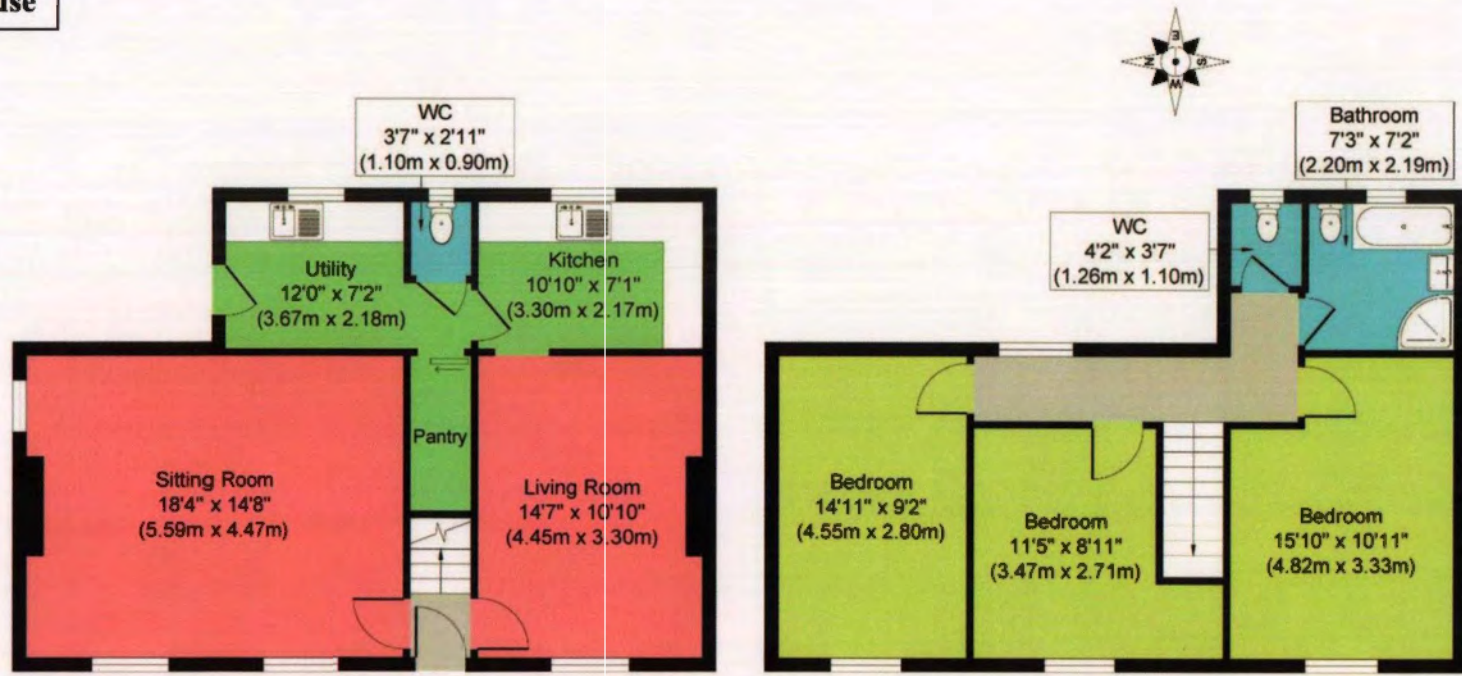
Postcode: YO18 7NL

Details prepared May 2023. Photography May 2023

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

End House Farmhouse



Ground Floor
Approximate Floor Area
654 sq. ft
(60.77 sq. m)

First Floor
Approximate Floor Area
562 sq. ft
(52.17 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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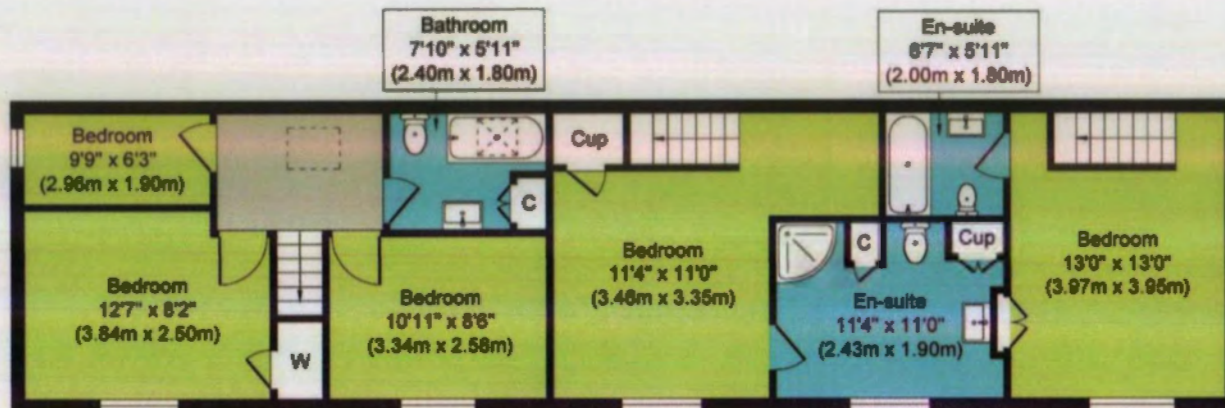


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 Tel: 01653 697820 Fax: 01653 698305
 Email: malton@cundalls.co.uk

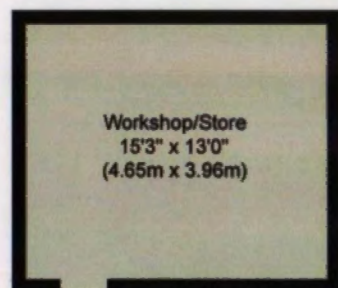
3 Church Street, Helmsley North Yorkshire, YO62 5BT
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 Email: enquiries@cundallsrfas.co.uk

40 Burgate, Pickering, North Yorkshire YO18 7AU
 Tel: 01751 472766 Fax: 01751 472992
 Email: pickering@cundalls.co.uk





First Floor
Approximate Floor Area
880 sq. ft
(81.79 sq. m)



Outbuilding
Approximate Floor Area
198 sq. ft
(18.41 sq. m)



Lilac Cottage

Harvest Cottage

Stable Cottage

Ground Floor
Approximate Floor Area
1161 sq. ft
(107.83 sq. m)

This section contains the Registration of every Right of Common Registered under the Act as exercisable over the whole or any part of the land described in the land section of this Register Unit

Registration Authority
NORTH YORKSHIRE COUNTY COUNCIL

REGISTER OF COMMON LAND

RIGHTS SECTION – Sheet No 6

COMMONS ACT 2006
NORTH YORKSHIRE COUNTY COUNCIL
REGISTRATION AUTHORITY
23 MAY 2017
DATE

Register Unit No CL 49
Edition No 1

See Overleaf for notes

1. No and date of entry	2. No., date and cause of application	3. Name and address of every applicant for registration or amendment, and the capacity in which they applied	4. Particulars of the right of common and of the land over which it is exercisable	5. Particulars of the land (if any) to which the right is attached or details of the owner of any right held in gross.	6. Declaration of entitlement to right and details of the right claimed
36 23 May 2017 (see entry 3)	CA15 014 30 March 2017 Regulation 43 of the Commons Registration (England) Regulations 2014	Stephen Eddon, Lilac Farm, Levisham Pickering, North Yorkshire YO18 7NL Declarant	To graze 20 cattle or 100 sheep over the whole of the land comprised in this register unit.	End House Farm, Levisham, shown edged red on the supplemental map bearing the number of this registration.	The applicant claims the right to graze 20 cattle or 100 sheep over the whole of the land comprised in this register unit.
37 23 May 2017 (see entry 10)	CA15 015 30 March 2017 Regulation 43 of the Commons Registration (England) Regulations 2014	Stephen Eddon, Lilac Farm, Levisham Pickering, North Yorkshire YO18 7NL Declarant	(a) To graze 30 cattle and 200 breeding ewes (b) To cut and take away turf over the whole of the land comprised in this register unit.	Low Farm, Levisham, shown edged red on the supplemental map bearing the number of this registration.	The applicant claims the right to: (a) To graze 30 cattle and 200 breeding ewes (b) To cut and take away turf over the whole of the land comprised in this register unit.

SUPPLEMENTAL MAP : CL 49 - 36

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COMMONS REGISTRATION ACT 1965
NORTH RIDING COUNTY COUNCIL
REGISTRATION AUTHORITY
Date: 25 JUN 1968

NOTE - NOT TO SCALE

COMMONS REGISTRATION ACT 1965
NORTH YORKSHIRE COUNTY COUNCIL
REGISTRATION AUTHORITY
Date : 23rd April 2017

SUPPLEMENTAL MAP REFERRED TO IN
COLUMN 4 OF ENTRY No. 36 IN THE
OWNERSHIP SECTION OF REGISTER UNIT
No. 49 IN THE REGISTER OF
(COMMON LAND) (TOWN OR VILLAGE GREEN)