

**HONEYKILN FARM**  
**NETHER SILTON, THIRSK, YO7 2JY**





# Honeykiln Farm

Nether Silton, Thirsk, YO7 2JY

Thirsk – 9 miles | Northallerton – 7 miles | York – 31 miles  
(All distances are approximate)

A RING-FENCED GRASSLAND RESIDENTIAL FARM EXTENDING TO APPROXIMATELY 63.92 ACRES (25.88 HECTARES)  
SET IN AN ACCESSIBLE YET SECLUDED LOCATION WITHIN THE NORTH YORK MOORS NATIONAL PARK

- Traditional stone-built Grade II Listed farmhouse with two reception rooms, four bedrooms and bathroom – in need of modernisation, offering tremendous views.
- Attractive traditional farm buildings, including a double-storey stone-built granary with development potential (subject to planning consent).
- Productive pastureland.
- Range of useful livestock buildings.
- Sporting rights included but currently leased.

**FOR SALE FREEHOLD AS A WHOLE**

## Joint Selling Agents

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E-mail: [tori.heaton@ddmagriculture.co.uk](mailto:tori.heaton@ddmagriculture.co.uk)



## Introduction

Honeykiln Farm sits to the east of the small village of Nether Silton and comprises a four bedroom Grade II Listed farmhouse in need of modernisation, along with a useful range of outbuildings, all set in a ring fence of approximately 63.92 acres (25.88 hectares) or thereabouts. The Farm is accessed by Lead Lane and then Thwaites Lane.

## Location

Nether Silton is a small village located in the Hambleton District of North Yorkshire. The village is situated on the western edge of the North York Moors National Park and boasts its' own charming public house "The Gold Cup Inn", renowned for its' warm hospitality, cosy fires and friendly atmosphere.

Nether Silton lies approximately six miles to the east of Northallerton and eight miles to the north of Thirsk. The A19 lies 2.5 miles to the east providing easy access to the national motorway network and further afield. The A1 lies approximately sixteen miles to the south west.

## The Farmhouse

The traditional stone-built farmhouse was built in 1798 and offers spacious family accommodation, extending to approximately 3,547.6 sq ft (329.6 sq m). The farmhouse is Grade II Listed under Entry No. 1150953. The ground floor comprises a large kitchen, separate dining room, living room, utility, and back kitchen. Upstairs, there are four generously proportioned bedrooms and a family bathroom.

## Farmland

The land is predominantly good quality, Grade 4 grassland from the 'Ellerbeck' soil association being very stoney, well drained loamy soils and ideal for stock rearing on permanent grassland.



The field parcels are of a good workable size for modern agricultural machinery and extend in total to approximately 63.92 acres (25.88 hectares) within a ring fence.

There are no Environmental / Countryside Stewardship Schemes in operation on the farm at present. The land does not fall within a Nitrate Vulnerable Zone.

## Outgoings

North Yorkshire Council - Council Tax Band "E"  
Council tax payable 2025/2026 - £2,938.51

## Services

The Farmhouse benefits from connection to mains water, mains electricity supplies and oil fired central heating. Drainage is to a septic tank.

## Energy Performance Certificate

The EPC rating is "F".

## Tenure and Possession

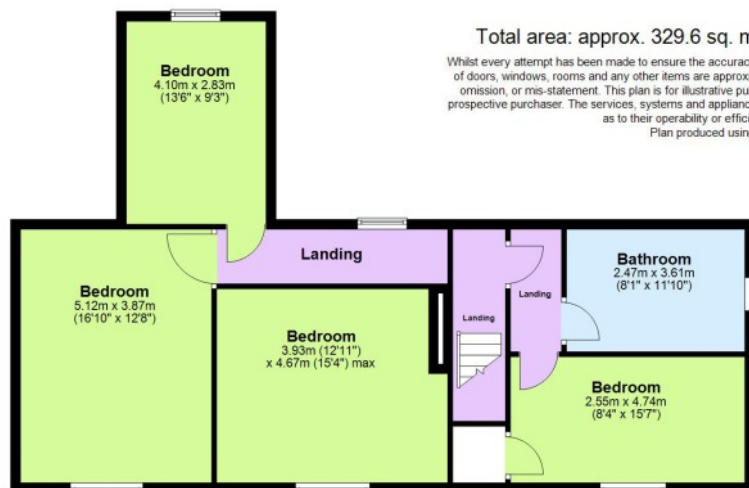
Vacant possession is available upon completion.

## Easements, Wayleaves & Rights of Way

The land is sold subject to all rights of way, reservation of minerals, water, drainage, other easements and wayleaves and all rights of access whether mentioned in these particulars or not.

## Tenantright

There will be no tenantright payable, nor will there be any consideration or allowance made whatsoever for dilapidations or any deductions of any kind.

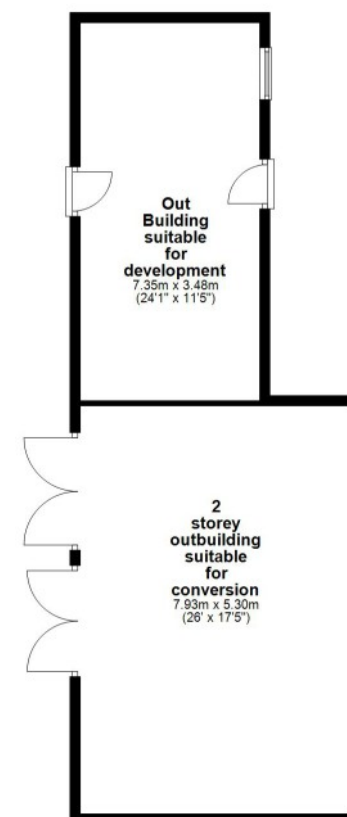


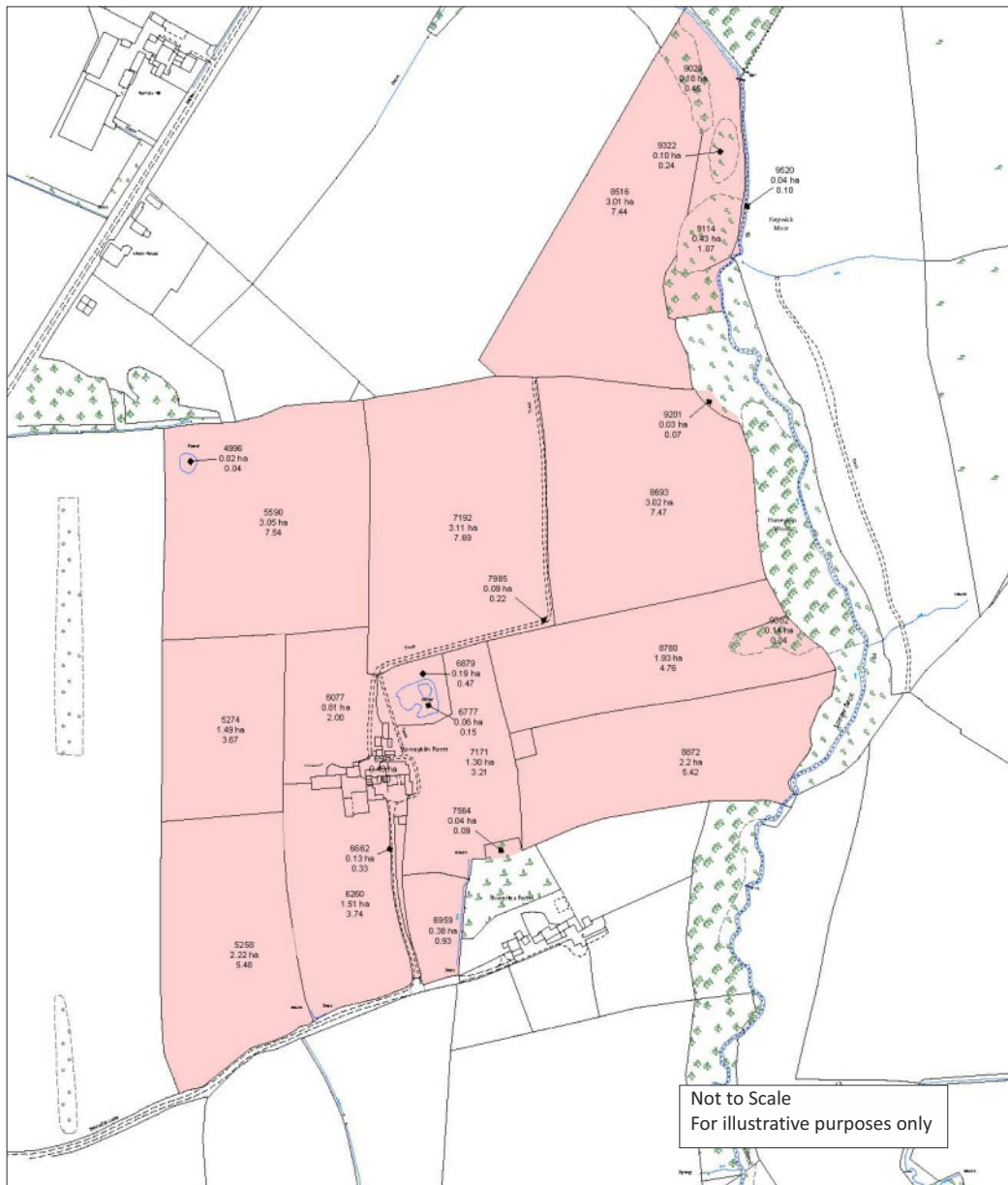
Total area: approx. 329.6 sq. metres (3547.6 sq. feet)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



**First Floor**  
Approx 86.0 sq. metres (925.9 sq. feet)

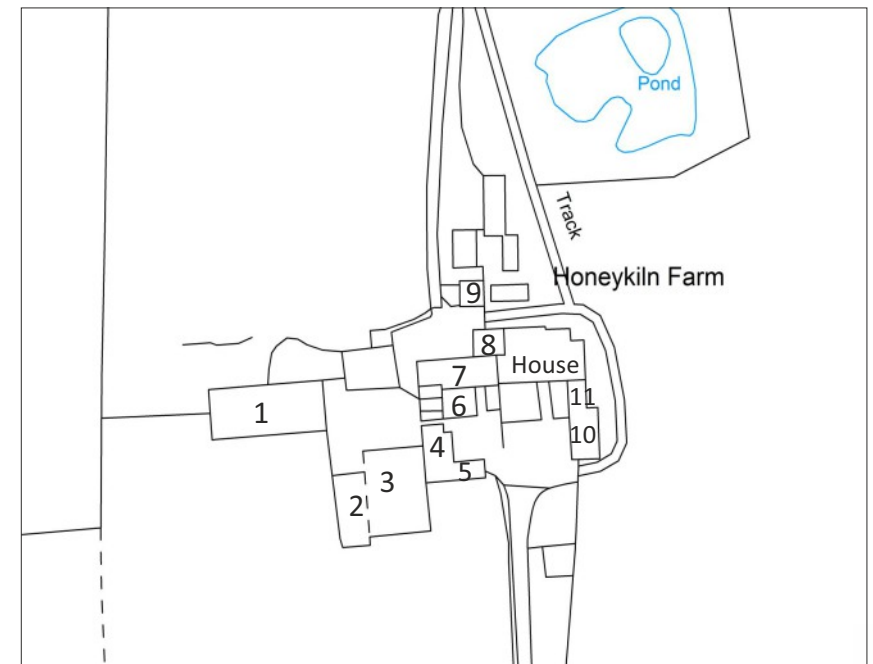




| Field No.    | Description       | Area (Acres) | Area (Hectares) |
|--------------|-------------------|--------------|-----------------|
| 4996         | Water             | 0.04         | 0.02            |
| 5258         | Permanent Pasture | 5.48         | 2.22            |
| 5274         | Permanent Pasture | 3.67         | 1.49            |
| 5590         | Permanent Pasture | 7.54         | 3.05            |
| 6077         | Permanent Pasture | 2.00         | 0.81            |
| 6260         | Permanent Pasture | 3.74         | 1.51            |
| 6571         | Farmyard          | 1.00         | 0.40            |
| 6662         | Track             | 0.33         | 0.13            |
| 6777         | Water             | 0.15         | 0.06            |
| 6879         | Permanent Pasture | 0.47         | 0.19            |
| 6959         | Permanent Pasture | 0.93         | 0.38            |
| 7171         | Permanent Pasture | 3.21         | 1.30            |
| 7192         | Permanent Pasture | 7.69         | 3.11            |
| 7564         | Woodland          | 0.09         | 0.04            |
| 7985         | Track             | 0.22         | 0.09            |
| 8516         | Permanent Pasture | 7.44         | 3.01            |
| 8693         | Permanent Pasture | 7.47         | 3.02            |
| 8780         | Permanent Pasture | 4.76         | 1.93            |
| 8872         | Permanent Pasture | 5.42         | 2.20            |
| 9028         | Woodland          | 0.45         | 0.18            |
| 9114         | Woodland          | 1.07         | 0.43            |
| 9201         | Permanent Pasture | 0.07         | 0.03            |
| 9322         | Woodland          | 0.24         | 0.10            |
| 9520         | Water             | 0.10         | 0.04            |
| 9882         | Woodland          | 0.34         | 0.14            |
| <b>TOTAL</b> |                   | <b>63.92</b> | <b>25.88</b>    |



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### Farm Buildings

The farm buildings comprise a range of traditional and modern buildings, providing useful livestock housing and machinery storage, or alternately converted for those with equestrian interest. The table and block plan shows the layout of the steading.

- 1 Steel portal frame barn with silage clamp walls to 12 ft. under Yorkshire boarding to eaves, under a concrete fibre cement sheet roof. Earth floor. Approx. 24m x 10m.
- 2 & 3 Four-bay barn with adjoining lean-to of block wall construction, part tin sheet and part Yorkshire boarding to eaves, under a concrete fibre cement sheet roof. Earth floor.
- 4 & 5 Traditional stone-built buildings under part pantile and part concrete fibre cement sheet roof.
- 6 Brick built former milking parlour with pantile roof.
- 7 Traditional stone-built building adjoining the house.
- 8 Lean-to adjoining the rear of the house, block wall construction, tin sheet roof and earth floor.
- 9 Traditional stone built building with tin sheet roof and earth floor.
- 10 Two-storey traditional stone-built granary under a pantile roof, with double wooden doors to the front elevation and external steps to the first floor. Concrete floor. Adjoining:-
- 11 Single-storey traditional stone-built building under a pantile roof with concrete floor.



### Important Notice

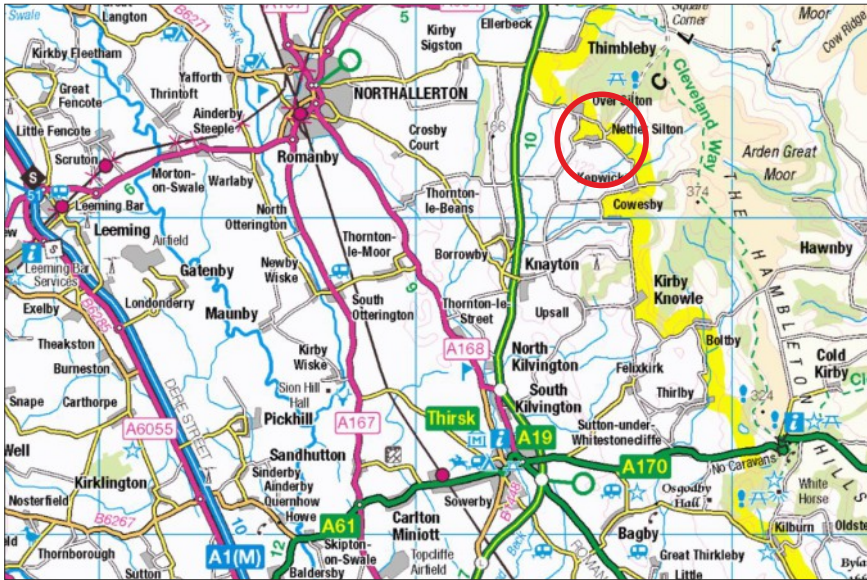
DDM Agriculture and Robin Jessop for themselves and the Owner of this property, whose agents they are, give notice that:

(i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.

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### Sporting/Timber/Mineral Rights

The sporting rights are included in the sale but currently let to a third party until 31 January 2033. The mineral rights are reserved but timber rights included in the sale insofar as they are owned.

### Value Added Tax (VAT)

The sale price is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendor for any VAT which may subsequently be payable.

### Viewing

Viewing is strictly by appointment with the Selling Agents.

### Method of Sale

The property is offered for sale by Private Treaty (private negotiation). Interested parties are invited to speak to Tori Heaton on (01652) 653669 or Andrew Dickins on (01677) 425950 of the Selling Agents to discuss their interest.