Pond Farm

Scawton, Thirsk, North Yorkshire YO7 2HG

RobinJessop

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A Most Desirable Residentially Attractive Mixed Farm Set In A Ring Fence With Sporting Rights In All Extending To 125.76 Acres Approx

- Charming Detached Stone Built Grade II Listed Farmhouse
- Detached Stone Granary with Conversion Potential
- Traditional Range of Stone Farm Buildings with Conversion Potential
- Good Range of More Modern General Purpose and Livestock Buildings with Two First Class Sheds
- 125.76 Acres Approx All Currently Down to Grass but Most is Ploughable except for the Ghyll & Paddocks Close to the Steading
- All Beautifully Situated on the Edge of the North York Moors National Park
- Sporting Rights Included
- Guide Price: £1.75 Million
- Viewings by appointment only.

SITUATION

Rievaulx 2 miles, Sutton Bank 2 miles, Helmsley 5 miles, Thirsk & A19 8 miles, York 29 miles, Teesside 28 miles (all distances are approximate).

Pond Farm is attractively situated towards the southern end of the popular small rural village of Scawton in the picturesque North York Moors National Park.

The village benefits from a 12th Century Church and a renowned gastro pub and is surrounded by beautiful open countryside.

Scawton is situated within a relatively short distance from the popular and thriving market towns of Thirsk and Helmsley where there is a wide range of shops and amenities. The property is also well placed in relation to the A19 on the edge of Thirsk which brings the larger centres of York, Harrogate and Teesside within reasonable commuting distance.

AMENITIES

Shopping – nearby Helmsley, Kirbymoorside, Malton, Thirsk and Northallerton. Larger centres at Teesside, York, Harrogate and Leeds.
Schools – Primary Schools at Helmsley, Nawton, Kirbymoorside and Thirsk.
Secondary Schools at Hemsley, Pickering and Thirsk.
Private Schools at Ampleforth, Cundall Manor, Queen Mary's at Baldersby and Terrington Hall.
Railway Stations - Thirsk, York, Pickering and Northallerton.
Airports – Teesside International, Newcastle and Leeds/Bradford.
Leisure Centres – Kirbymoorside, Thirsk and Ampleforth.
Golf – Kirbymoorside, Thirsk, Easingwold and Malton.
Hacking Out – Good local bridle paths and access to the extensive network of byways and bridle paths around the North York Moors National Park.
Country Sports – the area is well served and renowned for local country sports including shooting, hunting and fishing.

GENERAL DESCRIPTION

This is a most attractive and productive mixed farm which is beautifully situated on the edge of Scawton village in this stunning area.

THE FARMHOUSE

(refer to floor layout plan)
The farmhouse offers nicely proportioned centrally heated accommodation which has been well maintained throughout.

The ground floor comprises three Sitting / Living Rooms together with a snug. There is a spacious Breakfast Dining Kitchen with an Aga with an adjacent Utility and Conservatory.

The first floor comprises three Double Bedrooms and a Bathroom with Two further Attic Bedrooms on the second floor.

Externally, it is complemented by a pleasant front garden, a patio area to the rear, a vegetable garden to the side and a rear stone building comprising three useful stores. There is also a single garage.

THE FARM BUILDINGS

The Detached Stone Granary Building

This is situated immediately adjacent to the farmhouse. It has potential for conversion; having had planning permission in 2003 for change of use to form a residential annexe on the ground floor and a holiday unit to the first floor.

The Traditional Stone Farm Buildings

There is also a very useful and tidy range of traditional stone farm buildings which are nicely situated on the south east side of the steading. These buildings are made up of a range of loose boxes, stables, pig houses and former fold yards. They also have potential for conversion, subject to obtaining the necessary planning permission.

The More Modern Range of Farm Buildings

There is a good range of more modern general purpose farm buildings including two first class livestock sheds. A schedule of the buildings is found below.

Number	Name	Size	Description
1	Range of Traditional Buildings	38m x 16.8m	Range of traditional stone buildings made up of loose boxes, former fold yard, pig house and stables.
2	Workshop	13m x 16.8m	Concrete floor. Siding Door. Timber Framed.
3	Cattle Shed	23m x 21m	Steel framed. Concrete block. Concrete floor. Yorkshire Boarding. Central Feed Passage
4	Open Fronted Cattle Shed	23m x 11m	Yorkshire Boarding. External Covered Feed Passage. Concrete floor.
5	Former Dutch Barn Complex	26m x 22m	Concrete floor. Steel framed.
			Split into 2 sections.
6	Cattle Shed	37.4m x 11.4m	Steel Framed. Concrete block and floor.
7	Cattle Shed	30m x 16m	Concrete floor. Steel framed. Yorkshire boarding.
8	Former Granary	10m x 5m	Stone Built former Granary

SCHEDULE OF LAND		
Field Number	Size (Acres)	Crop
Steading	2.05	Steading
7891	9.16	Grass
9894	10.98	Grass
1486	6.44	Grass
3485	8.34	Grass
4901	11.98	Grass
4007	7.44	Grass
2110	11.44	Grass
2110	12.44	Grass
6625	12.87	Grass
7746	2.57	Grass
4130	11.20	Grass
3344	4.20	Grass
4949	2.66	Grass
3555	5.58	Grass
7934	2.80	Grass
8343	1.58	Grass
7746	0.82	Grass
8149	0.11	Grass
7356	1.10	Grass
Total	125.76	

THE LAND

The land lies well in a compact ring fence. It is accessible through the farm yard at the northern end and also has frontage to the Scawton to Thirsk road.

The land is currently down to grass. The bulk of the land comprises a medium loam and is ploughable with the exception of the Ghyll and the area of permanent grass paddocks situated adjacent to the farm steading. Most of the land is currently let on a temporary Grazing Licence.

GENERAL REMARKS & STIPULATIONS

Viewing

Strictly by appointment with Robin Jessop Ltd – 01677 425950

Tenure

Freehold and Vacant Possession will be given upon completion of the sale. The land is registered with the Land Registry.

Farm Plan

The farm plan is for identification purposes only. The field numbers and areas given may vary from old ordnance survey sheets, previous field data sheets and rural Land Registry maps and the Title Deed plan.

Boundaries

The Vendor will only sell such interest (if any) as she has in the boundary fences, hedges, ditches and other boundaries separating this property from other properties not belonging to her.
Where the boundaries are marked with inward facing T marks, these will be the responsibility of the Purchaser(s).

Easements & Rights of Way

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether mentioned specifically or not within these sales particulars.

It is sold subject to:-

1. There are two public footpaths which are shown marked on the farm plan.

2. It is understood there is a wayleave agreement in respect of a Northern Powergrid overhead line which crosses the farm.

Services

Mains single phase electricity,
Mains Water – the approximate position of the main water meters are shown marked W on the farm plan.
The farmhouse has the benefit of oil fired central heating.
Foul Drainage – the farmhouse is served by an existing septic tank, the approximate position of which is marked S on the plan. This does not comply with current legislation.

We have therefore had the septic tank surveyed by RA Dalton, Waste Water Specialists for a new treatment plant which they have estimated will cost in the region of £12,000 - £15,000 plus VAT, depending on location of new vessel and site specific requirements. A copy of their report dated 19th August 2026 can be emailed to prospective purchasers upon request.

Sporting, Timber & Mineral Rights

The sporting, timber and mineral rights are included in the sale as far as they are owned.

Designation & Schemes

The farm is not entered into any environmental or stewardship schemes.

Field No.7356 to the rear of the farm buildings forms part of the site of a former medieval rural settlement. Details can be emailed.

Asbestos
With regard to any asbestos on the holding, a detailed asbestos survey has not been carried out. Upon completion of the sale, it will be the responsibility of the Purchaser(s) to comply with the Control of the Asbestos Act at Work Regulations 2012.

Offers
All offers must be in writing. We will not report any verbal offer unless it is confirmed in writing. Seriously interested parties will be invited to produce proof of funds.

Method of Sale
The property is being offered for sale initially by private treaty. We reserve the right to conclude the sale by any other means as our discretion.

If after viewing the farm you are seriously interested, then please kindly register your interest with Robin Jessop FRICS FAAV, Andrew Dickins BSc (Hons) MRICS FAAV or Mitchell Corney BSc (Hons) MRICS FAAV so that we can keep you informed of how we intend to conclude the sale.

Money Laundering Regulations
Prospective Purchaser(s) should be aware that in the event that they are successful they will be required to provide us with documents in order to comply with Money Laundering Regulations, one being photographic ID that is to say a driving licence or passport and the other being a utility bill showing your current address.

Acreages
The acreages stated in the advertising material are for guidance purposes only. Neither the Vendor nor Robin Jessop Ltd accept any liability for any discrepancies in the stated areas and interested parties should satisfy themselves as to the accuracy of the acreage.

Health & Safety
Prospective Purchaser(s) are asked to be vigilant due to the hazardous nature of a working farm. Please kindly keep all gates shut due to sheep grazing.

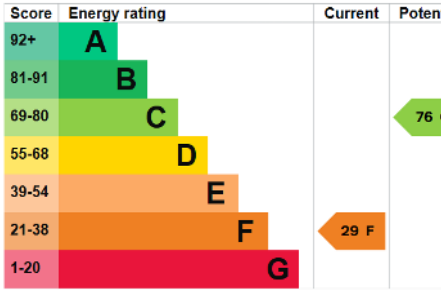
Employment
There are no TUPE obligations connected with this sale.

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.

Useful Addresses
Solicitors:-
Grays, Duncombe Place, York YO1 7DY – 01904 634771.

Local Authority:-
North York Moors National Park, The Old Vicarage, Bondgate, Helmsley – 01439 772700.

EPC
Current Rating – 29 (F)
Potential Rating – 76 (C)



Pond Farmhouse, Pond Farm, Scawton, Thirsk, YO7 2HG

Approximate gross internal area
House 257 sq m - 2766 sq ft
Granary 100 sq m - 1076 sq ft
Outbuilding 33 sq m - 355 sq ft
Total 390 sq m - 4197 sq ft

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations of warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Pond Farm, Scawton

Land App

1.10 Acres
7356

0.82 Acres
7746

0.11 Acres
8149

0.72 Acres

1.58 Acres
8343

5.58 Acres
3555

2.66 Acres
4949

3.93 Acres
6849

4.20 Acres
3344

11.20 Acres
4130

2.57 Acres
7746

2.80 Acres
7934

12.87 Acres
6625

12.44 Acres
2110

11.44 Acres
2110

7.44 Acres
4007

9.16 Acres
7891

10.98 Acres
9894

6.44 Acres
1486

8.34 Acres
3485

11.98 Acres
4901

Key

Boundary

Public Rights of Way - Footpath

Produced on Land App, Sep 10, 2026.
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Plan for Identification Purposes Only

200 m
Scale 1:8000 (at A4)

N

The Property Ombudsman SALES
OFT Approved code
RICS

4 North End, Bedale, North Yorkshire, DL8 1AB
Tel: 01677 425950 E info@robinjessop.co.uk

Marwood House, Railway Street, Leyburn, North Yorkshire, DL8 5AY
Tel: 01969 622800 E info@robinjessop.co.uk

www.robinjessop.co.uk

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