

FOR SALE BY PUBLIC AUCTION
FORGE COTTAGE
CHOPGATE, MIDDLESBROUGH TS9 7JL



**For Sale by Public Auction on Thursday 17th September 2015 at
7.00pm within the Applegarth Sale Rooms, Northallerton**

A Unique & Exciting Development Opportunity Comprising a Grade II Listed 3-Bedroomed Stone Built Detached Cottage with Adjacent Forge Dating from 1826, Former Cow Housing, Garaging, Stabling and Outbuildings with Grounds and Gardens to the Rear in a Highly Sought After Rural Location Offering Tremendous Opportunity for Re-Development & Refurbishment to Provide a Substantial Family House or Live / Work Opportunity Set Amidst Stunning Surrounding Countryside

Guide Price: £200,000 - £250,000

FORGE COTTAGE, CHOPGATE, MIDDLESBROUGH, TS9 7JL

SITUATION

Stokesley	12 miles	Northallerton	20 miles
Helmsley	10 miles	A.19	13 miles
Middlesbrough	19 miles	Teesside	15 miles

(All distances are approximate)

Forge Cottage, Chopgate is particularly attractively situated in the centre of this popular much sought after and highly desirable rural village which enjoys superb panoramic views out over the surrounding countryside. The village is particularly well placed for access to the A.19 trunk road which provides good access to routes north and south and links into the A.1 and A.66 providing access to all the local and national centres of commerce.

Within the village of Chopgate there is a public house and restaurant, village school and the property is within very convenient distance of Stokesley where a full and comprehensive range of educational, recreational and medical facilities are to be found together with market and varied shopping.

AMENITIES

Shopping – market town shopping is available at Stokesley and Northallerton whilst the major centres of Teesside, Newcastle, Leeds and York are all reasonably accessible via the excellent transport networks in the area.

Schools – the area is well served by good state and independent schools. There is a local Primary School at Chopgate together with comprehensive schools at Stokesley, Yarm and Northallerton. Independent schools can be found at Teesside High, Yarm, Polam Hall, Darlington, Barnard Castle and Ampleforth.

Shooting & Fishing – the property is attractively positioned in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Dales and the North Yorkshire Moors and close to good local rivers and ponds.

Racing – Sedgefield, Newcastle, Catterick, Thirsk, York, Ripon, Beverley and Doncaster.

Golf – Middlesbrough, Darlington & Northallerton.

Theatres – Richmond, Durham, York, Harrogate and Darlington.

Leisure Centres – Stokesley, Northallerton, Teesside and Darlington.

Walking, Cycling & Riding – the area is particularly well served for equestrian, cycling and walking and there is some particularly attractive countryside and scenery around the property.

Horses & Hunting - the property is situated within the Bilsdale Hunt Country with the Bedale, Hurworth, Durham and Cleveland Hunts within easy boxing distance.

Communications – the A.19 trunk road is very conveniently situated within easy travelling distance of the property and provides excellent access to routes north and south and joins in conveniently with the A.1 and A.66 trunk roads which provides good transport network nationally. There are east coast main line train stations at Middlesbrough and Northallerton bringing London within 2 ½ hours commuting time. Additionally via the Transpennine line that calls at Northallerton station there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Manchester Airport and Liverpool.

There are international airports at Durham Tees Valley, Newcastle and Leeds/Bradford.

DESCRIPTION

Forge Cottage at Chopgate is situated on the minor road that goes through to the Dale of Chopgate and the property is situated nicely set back from it. It is in a much sought after and highly desirable position and comprises:

A 3-bedroomed stone built with panoramic roof traditional cottage property which is Grade II Listed and enjoys a host of internal and external architectural features. It is in need of full updating and modernisation and offers tremendous scope for refurbishment.

Adjacent to the property is the Forge which dates back to 1826. It is stone built under a pantile roof and was renovated by the National Parks and is now subject to a section 106 Agreement, details of which are attached.

The property enjoys a further range of good Grade II Listed outbuildings extending to cow house again with a host of architectural features. Adjacent garaging, stable, two pig houses and in the rear garden a former store which is presently used as a garden store room but could subject to the necessary planning permission be incorporated into the property or provide a superb garden room.

The gardens to the rear which are accessed via a five bar gate to one side are traditional cottage gardens laid mainly to lawn with mature shrub borders and trees, stone walling around and idyllic views out to the hills. To the immediate rear of what was the cow house is a rear patio / yard area opening out to form a vegetable garden with natural stone walls.

Internally the property has charming and characterful 3-bedroomed accommodation which is in need of full updating and modernisation but retains a host of architectural features some of which are listed but offers the discerning purchaser the unique opportunity to refurbish to provide a substantial family house whilst incorporating the particularly attractive internal features.

The offering of **Forge Cottage** at Chopgate presents a particularly rare opportunity to acquire a substantial property in a superb rural position with tremendous scope and early inspection is recommended.

ACCOMMODATION

In through front door with upper etched glass light into:

ENTRANCE HALL

15' 10" x 3' 9" (4.82m x 1.13m)

Stone flagged floor with inset mat well, ceiling light point, part panelled walls with a dado rail, door into cow house, door into main house, telephone point. The original door into main house gives access to:

ENTRANCE CORRIDOR

6' 11" x 4' 11" (2.11m x 1.50m)

Wall mounted wrought iron cloak hooks, continuation of the stone flag floor, exposed beam, stairs to First Floor, archway through into:

KITCHEN

14' 4" x 6' 8" (4.36m x 2.03m)

Concrete floor, predominantly panelled ceiling, ceiling light point, two fitted base units, 1 ½ bowl single drainer, stainless steel sink unit with space and plumbing for auto wash, space for electric cooker, picture window looking out onto rear patio area, picture window looking out onto:

REAR ENTRANCE VESTIBULE

5' 7" x 7' 7" (1.70m x 2.31m)

Accessed through a traditional door with wrought iron door furniture, glazed to two sides.

LIVING ROOM

13' 11" x 14' 7" (4.24m x 4.44m)

Feature original Robson Range with inset grate with cast cowl over, adjacent bread oven, tiled hearth, chimney breast alcove recess store cupboard which is shelved, back boiler on the Range providing hot water, exposed beam above fireplace. Salt cupboard which is listed. Panelled ceiling, ceiling light point, part panelled walls, door to useful understairs store cupboard with shelving, door to:

PANTRY

12' 9" x 5' 2" (3.89m x 1.57m)

Natural stone flagged floor, pine shelving, ceiling light point, inset ceiling meat hooks.

SITTING ROOM

11' 6" x 12' 7" (3.50m x 3.84m)

Feature tiled fireplace, mantle shelf and hearth with inset open grate, panelled ceiling, ceiling light point, stained board floor.

Stairs to First Floor have part wood panelled walls with stained balustrade leading up to:

FIRST FLOOR LANDING

9' 11" x 3' 4" (3.02m x 1.01m)

Exposed wood floor giving access to:

BATHROOM

10' 5" x 8' 4" (3.18m x 2.54m) max.

Beamed ceiling, ceiling light point, suite comprising cast panelled bath, wall mounted wash basin with tiled splashback, Armitage Shanks WC with a pine toilet seat, built in airing cupboard housing lagged cylinder with immersion heater and useful shelved storage cupboard over.

BEDROOM 1

14' 2" x 8' 9" (4.31m x 2.66m)

Exposed wood floor, painted beamed ceiling, ceiling light point, picture window with tremendous views out onto adjacent hills.

Inner corridor has attic access and gives access to:

BEDROOM 2

10' 5" x 12' 1" (3.18m x 3.69m)

Exposed pine floor boarding, beamed ceiling, ceiling light point, window out to front with views over hills.

BEDROOM 3

12' 1" x 6' 5" (3.69m x 1.96m)

Stained and polished wood floor, ceiling light point, beamed ceiling, view out onto rear garden. Telephone point.

OUTBUILDINGS:

THE FORGE

24' 10" x 17' 11" (7.57m x 5.46m)

The Forge is dated 1826, stone built with pantile roof, wooden stable door to front, renovated by the National Parks and has a natural stone slab

floor, heavily beamed ceiling, built in forge area which is stone built with a wooden lintel over, adjacent recessed bellows. The property has two window apertures to rear and two window apertures to front. (**Note: wall between the forge and the cow house is medieval**). The Forge is subject to a 106 Agreement (details of which are attached).

COW HOUSE

16' 3" x 16' 10" (4.96m x 5.13m)

Stable door to front, rear pedestrian door up rear steps and door through into house. Stone slab floor, exposed dressed stone walls, heavily beamed ceiling, wooden lintels over doors, inset wall apertures and hanging hooks, remains of a central drainage channel. This building has potential to extend into from the main house subject to necessary planning permissions and Listed Building Consents.

GARAGE

12' 6" x 15' 2" (3.81m x 4.62m) max.

Tarmacadam hardstanding to front, twin wooden doors. Natural stone slab floor, whitewashed exposed dressed stone walls, beamed ceiling, picture window to rear looking onto garden.

STABLE

7' 2" x 15' 0" (2.18m x 4.57m)

Concrete floor, beamed ceiling, roof light and mains water to rear.

PIG HOUSE

Concrete floor, stable door to front.

SECOND PIG HOUSE

6' 9" x 4' 5" (2.05m x 1.35m)

Low level door, accessed off the driveway. Concrete floor, exposed stone walls.

FRONT GARDEN

To the front of the two storey house, there is a cottage garden with post and picket fence with centre stone walkway. Adjacent to the front of the property where the entrance door is, which is slightly to the left of the cow house area, there is a natural stone flagged entrance with a wrought iron boot scraper.

REAR GARDEN

The rear garden is accessed through 5-bar gate with stone gate posts. It comprises a cottage garden laid mainly to lawn with mature shrub borders, trees etc. Stone walling which proceeds to the rear of the property where there is a walkway round with deep shrub borders. The garden looks out onto open countryside and across to the idyllic hill views. To the immediate rear of what was the Cow House is a rear patio/yard area opening out onto a former vegetable area with natural stone walls.

GARDEN ROOM

10' 7" x 14' 5" (3.23m x 4.39m)

Beamed ceiling, stone built with pantile roof, has twin wooden doors to front and is in need of modernisation and refurbishment. This building has scope for incorporation into the main house subject to the necessary planning permissions.

GENERAL REMARKS & STIPULATIONS

VIEWING

The property is available for viewing externally at all times with these particulars however attention is drawn to the rough conditions under foot and care should be taken when viewing the property. It is considered that children should not be allowed to roam on the site unattended and

particular care should be taken when wet on the slab pathways around the property. No attempt should be made to access the property or the outbuildings unless accompanied by a member of our staff. There will be a number of viewing days and time put aside and these can be obtained from our office during working hours.

TENURE

Freehold with vacant possession upon completion. The date set for completion is Thursday 15th October 2015.

SERVICES

Mains water and electricity are laid onto the property. It is believed the property has septic tank drainage, however clarity to the soakaways is still being sought. It is the responsibility of the purchaser to fully satisfy themselves of the presence and opportunity to connect to all services they require and it is envisaged that the exact position of the soakaways will be incorporated with the contract.

LISTING

It is understood that the property is Grade II Listed.

Date of Listing 28th April 2006

English Heritage Building ID: 495005

A copy of British Listed Buildings Description is available in our office or can be obtained from the British Listed Buildings website.

SECTION 106 AGREEMENT

In an agreement dated 30th September 2008 between North Yorkshire Moors National Park Authority and Mary Jane Agnes Leckenby in relation to property at Forge Cottage, Chopgate, Middlesbrough was agreed. A copy of which is available is attached and a copy of the plan for the 106 Agreement is included with these details together with the pertinent section which details what may or may not be done within the Forge.

BUILDING CONSERVATION OFFICE

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP

MONEY LAUNDERING REGULATIONS

Due to the money laundering regulations a cash deposit will not be accepted. Cheques or bankers drafts are acceptable together with proof of identity.

WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way whether public, private, water, light, drains, sewage, support and easements and other restrictive covenants and existing and proposed wayleaves for masts, cables, stays, drains, gas, water and other pipes whether mentioned in these particulars or not.

Without prejudice to the foregoing it is understood that there is a drain to the rear of the property running through the garden from the village school. Again clarity should be sought with Solicitors as to the exact position, it is envisaged that this will be on the contract documentation.

PLAN

A plan is attached for information only to show the boundaries of the site.

BOUNDARIES

The Vendor will only sell such interest as they have in fences, hedges, ditches or other boundaries separating this property from other properties not belonging to them and boundary obligations are shown with inward facing T's.

VENDORS SOLICITORS

Messrs Thorp Parker, 13 High Street, Stokesley TS9 5AD

MODE OF OFFERING

The property is to be offered for sale by Public Auction at 7.00pm on Thursday 17th September 2015 at the Applegarth Sale Rooms, The Applegarth, Northallerton, North Yorkshire DL7 8LZ.

Mr T W Pennington BSc (Hons) MRICS will be the auctioneer on the evening and if you would like to discuss any matter relating to this sale please do not hesitate to contact him on (01609) 771959.

AUCTION CONDITIONS

The sale will be conducted under normal auction conditions with the successful Purchaser being required to sign a contract in respect of the purchase and pay a 10% deposit immediately on the fall of the hammer. The completion monies are payable on or before the date set for completion in this case Thursday 15th October 2015.

TELEPHONE BIDS

In the event prospective Purchasers cannot attend the auction and are considering making a telephone bid then they should make arrangements with the auctioneer, Mr Tim Pennington at least seven days prior to the auction. They should confirm their intention to bid by telephone in writing, they should also confirm in writing that they have authorised their Solicitor to make arrangements with the Vendors Solicitors with regard to the payment of a 10% deposit in the event of their bid being successful.

CONTRACT FOR SALE

The Contract for Sale and the local Searches will be available for inspection by prior arrangement at the Vendors Solicitors offices for at least 14 days prior to auction.

LOCAL AUTHORITY

North York Moors National Park Authority, The Old Vicarage, Bondgate, Helmsley, York YO62 5BP – Tel: (01439) 770657.



The Forge (with bellows)



The Forge



Garage



Stable



Cow Barn



COMMITMENT

Northhallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.