

Lingholm Farms - Lot 1

£ 10,000,000

📍 Lingholm Farms - Lot 1, Lebberston, Scarborough, North Yorkshire, YO11 3PG

Introduction

The sale of Lingholm Farms represents an opportunity to acquire one of the largest commercial arable farming enterprises in North and East Yorkshire for a number of years. The business has expanded through acquisition and is centred on Lingholm Farm where considerable recent investment has been made into providing a new 2,700 tonne grain store to serve the whole business.

Lingholm Farm itself (lot 1) extends to approximately 928 acres (375 hectares), all of which lies within a ring fence. The arable area extends to 810 acres (328 hectares) mainly under combinable cropping but currently including 50 acres of carrots on part of the irrigable land.

Additional land is available locally and described as lots 2, 3 and 4 in the sales brochure.

The residential accommodation is all at Lingholm Farm where the centrally placed farmstead lies in a very private position. The principal house is an attractive six bedroom traditional house built in the 1990s. Also within the farmstead are the separate farmhouse, cottages and a pair of barn conversions. The contract farmer occupies the farmhouse (under an Assured Shorthold Tenancy) whilst the others are let on Assured Shorthold Tenancies producing significant annual income.

An extensive range of farm buildings at Lingholm Farm currently supports the entire farming operation where the existing 3,000 tonne storage has recently been increased by a further 2,700 tonne store. For ease of management another grain store/general purpose building capable of storing an additional 600 tonnes was recently constructed on land at The Grange, Flamborough (lot 4).

Situation

Lingholm Farm (lot 1) lies in a private position to the south of Lebberston village. The farm can either be approached from the village or via the excellent farm access track which leads directly to the farm from the A1039 trunk road. This provides access onto the A64 providing access to York (40 miles) and from there onto the A1 and motorway networks. There is a good trainline from Scarborough which connects into the intercity mainline at York.

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