LODGE FARM
SHERRIFF HUTTON, YORK YO60 6RJ

A rare investment opportunity to purchase a farm subject to tenancy lying in an agricultural area just above the Vale of York on the edge of the Howardian Hills.

The farm extends to **238 acres (96 hectares)** of predominantly arable land with farm house and adjacent cottage, two semi detached cottages, and farm buildings.

The whole is in a tenancy protected by the Agricultural Holdings Act 1986.

**Guide Price: £1,800,000 to £2,000,000**

**FOR SALE AS A WHOLE**
LODGE FARM HOUSE

DESCRIPTION:
A substantial 4 bedroom house believed to date back to the 18th Century and probably of brick construction which has been rendered, under a blue slate roof. The house has comfortable room sizes and faces South over its own garden. The existing tenant has maintained the property to a suitable standard. The accommodation comprises:

GROUND FLOOR:
Enterance Porch: South facing porch to a Hallway 6.3m(20'8") x 2.36m(7'9") (The measurements to include the staircase). Under the stairs there is a door leading down to a cellar.

Sitting Room: 4.77m(15'8") x 4.29m(14'1") Tiled fireplace and South facing bay window.

Lounge: 4.42m(14'6") x 4.37m(14'4") with tiled fireplace and South facing bay window. Timber panelling to approx. 1.83m(6') high.

Door to:
Store Room/office: 3.65m(12') x 2.74m(9')

Games Room: 4.98m(16'4") x 4.85m(15'11")

Kitchen: 4.85m(15'11") x 4.85m(15'11") with oil fired Aga cooker. Pantry cupboard off.

Scullery: 4.67m(15'4") x 2.74m(9') with Belfast sink and double drainer

Door to:
North Porch with WC off.

FIRST FLOOR
Landing: Stairs lead to a landing with coloured glazed panels in a roof light.

South East Bedroom: 4.42m(14'6") x 3.93m(12'11")

South West Bedroom: 4.49m(14'9") x 4.49m(14'9")

North West Bedroom: 5.13m(16'10") x 3.76m(12'4")

Single Bedroom: 2.18m(7'2") x 1.9m(6'3") plus 3.33m(10'11") x 1.55m(5'1")

Shower Room: With fully tiled shower unit, pedestal wash basin (the fittings are the property of the tenant).

Bathroom: 3m(9'10") x 1.65m(5'5") which is part tiled with a panelled bath, pedestal wash basin, and low flush WC. Airing cupboard with electric immersion heater.

The house is predominantly single glazed and has no central heating system, but has some storage heaters which have been installed by the tenant.
LODGE FARM COTTAGE

DESCRIPTION:
North of the farm house and semi detached to it is a cottage of brick construction which is rendered, under a concrete tiled roof.

Access to the cottage is through the existing farm buildings and the accommodation comprises:

GROUND FLOOR:
Kitchen: 4.57m(15’) x 3.25m(10’8”) plus 2.56m(8’5”) x 1.6m(5’3”)
Living Room: 5.49m(18’) x 3.93m(12’7”) with a brick fireplace with a back boiler. (The log burning stove in this fireplace is the property of the tenant).

FIRST FLOOR
Bedroom 1: 5.1m(16’9”) x 4.49m(14’9”)
Bedroom 2: 5.49m(18’) x 3.86m(12’8”) narrowing to 2.13m(7’)
Bedroom 3: 3.7m(12’2”) x 2.54m(8’4”)
Bathroom: 4.62m(15’2”) x 2.41m(7’11”) with a modern suite in white (the electric shower over the bath is the property of the tenant).

The property is single glazed, and with electric storage heaters which are the property of the tenant.

1 LODGE FARM COTTAGES

DESCRIPTION:
This is the left handed of the pair of semi detached cottages which are brick built under a pantile roof erected approximately 60 years ago. They are situated in the South East corner of the farm stead. The tenants have carried out a reasonable level of refurbishment over the last 5 years. The accommodation comprises:

GROUND FLOOR:
Enterance Lobby: Front door to Entrance Lobby
Sitting Room: 5.31m(17’5”) x 3.17m(10’6”) max with an open file and tiled fireplace.
Kitchen: 3.35m(11’) x 2.92m(9’7”) with an open fire in a tiled fireplace with a back boiler. Sink unit. Small pantry.
Bathroom: 1.95m(6’5”) x 1.80m(5’11”) with panelled bath, pedestal wash basin, and high flush WC. Electric shower over the bath.

Rear Entrance Lobby: with Coal House and Utility off.
Stairs rise to:

FIRST FLOOR
Bedroom 1: 5.31m(17’5”) x 3.17m(10’6”)
Bedroom 2: 3.33m(10’11”) x 2.89m(9’6”) with airing cupboard.
Bedroom 3: 2.31m(7’) x 2.36m(7’9”) plus Entrance

The property has partial double glazing. It is understood that the storage heaters and electric shower are the property of the tenant.

There is a reasonable garden area around the cottage.

2 LODGE FARM COTTAGES

DESCRIPTION
This is the right handed of the pair of semi detached cottages. The accommodation comprises:

GROUND FLOOR:
Enterance Lobby: Front door to Entrance Lobby
Sitting Room: 5.31m(17’5”) x 3.2m(10’5”) max with an open file and tiled fireplace.
Kitchen: 3.35m(11’) x 2.92m(9’7”) with an open fire in a tiled fireplace with a back boiler. Sink unit. Small pantry.
Bathroom: 1.95m(6’5”) x 1.80m(5’11”) with panelled bath, pedestal wash basin, and high flush WC. Electric shower over the bath.
Rear Entrance Lobby: with Coal House and Utility off.
Stairs rise to:

FIRST FLOOR:
Bedroom 1:  5.31m(17'5") x 3.2m(10'6")

Bedroom 2:  3.33m(10'11") x 2.89m(9'6") with airing cupboard.

Bedroom 3:  2.31m(7'7") x 2.36m(7'9") plus Entrance

The property has partial double glazing. It is understood that the storage heaters and electric shower are the property of the tenant.

There is a reasonable garden area around the cottage.

THE FARM BUILDINGS

DESCRIPTION:
The farm buildings lie to the East of the main dwelling and comprise of:

EAST SIDE:
Cow House: Of brick construction with asbestos cement roof used as a cubicle house when the property was a dairy farm. The building measures 45.7m(150') x 10m(33'). Disused silage clamp to one side.

NORTH SIDE:
6 Bay Dutch Barn:  27.4m(90') x 6.4m(21') of steel construction under an asbestos cement roof with adjoining:

6 Bay Dutch Barn:  27.4m(90') x 9.1m(30') of timber construction with asbestos cement roof.

5 Bay Open Fronted Implement Store: of timber construction under a steel roof with cladding to 3 sides.

WEST SIDE:
Derelict Cottage: of brick construction under a pantile roof. This building is declared redundant on the farm tenancy agreement with neither landlord or tenant having any repairing obligations. It has been re-roofed in recent years by the landlord and the window are boarded over.

Lean To Implement Shed: of steel and timber construction adjacent to the Derelict Cottage.

MIDDLE RANGE:
Range of brick buildings with asbestos cement roofs comprising:

Joiners Shop, Store, Log Shed, Meal House, and Range of 4 Loose Boxes.

Large Single Span Fold Yard:  36.6m(120') x 21.3m(70') being steel framed under asbestos cement roof with concreted floor which is part slatted. It has historically been divided into a collecting yard, cubicle housing, and milking parlour, dairy, and bull pen. Adjacent and attached is a:

General Purpose Yard:  36.5m(120') x 25.9m(85') being a timber framed building with 2 lean to's and an asbestos cement roof with concrete floor and predominantly clad.
THE LAND

DESCRIPTION:
The land is all in a ring fence divided by the access road and with reasonable tracks to all fields.

The soil is predominantly clay based and is well suited for a grass ley system with winter cereals. A schedule of the land is provided as is a plan.

TENANTS IMPROVEMENTS

Any improvements are set out in the tenancy agreement and have now run their initial term to be written down to £150.

Tenants Fixtures: The following items are included in the tenants fixtures in the Tenancy Agreement:

Concreteing to the large fold yard, brick barn, hard standing by the cottages, collecting yard, the apron to the North side of the building.

Boythorpe crop store, bulk feed hopper, cubicles in the cow house, any milk parlour fittings, concreteing of silage clamp and the construction of the manure ramp.

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These measurements are from the 2011 RPA plans, and exclude any of the dwellings, buildings and farmyard.
TENURE: The Freehold of the property is being marketed, subject to the tenancy of Mr M Rickatson by an agreement dated 14 March 2012 and who is recognised as the first successor to his late father.

A copy of the tenancy agreement is available for inspection at the Agents office. The tenant occupies the farm house with his mother. The tenancy agreement includes the cottage adjacent to the farm house and 1 Lodge Farm Cottages which are sublet on assured short hold agreements. The tenant also has consent until 6 April 2017 to sublet 2 Lodge Farm Cottages which is currently sublet under an assured short hold agreement.

The rent was last reviewed with effect from the 6 April 2014 to a figure of £22,000 per annum to include the house, land, buildings, and 3 Cottages.

Copies of the assured short hold agreements are available for inspection at the Agent's offices.

SERVICES: Mains electricity and water. Septic tank drainage.

RIGHTS OF WAY, WAYLEAVES & EASEMENTS: Public bridleway crosses the farm. The owner of Sheriff Hutton Park to the West uses the farm access road as one of the means of accessing that property.

There is an electricity supply line crossing the arable land.

The property is sold subject to and with the benefit of all rights of way, wayleave, and easements whether mentioned in these sales particulars or not.

SPORTING RIGHTS: The sporting rights are not reserved to the landlord in the tenancy agreement, and are currently exorcized by the tenant.

SOIL TYPE AND CLASSIFICATION: The land is classified as Grade III under DEFRA Land Classification Maps.

NITRATE VULNERABLE ZONE: Lodge Farm falls within the nitrate vulnerable zone.

SINGLE FARM PAYMENT: The entitlements to the Single Farm Payment are the property of the tenant, and are not included in this sale.

LOCAL AUTHORITY: Ryedale District Council, Ryedale house, Old Malton Road, Malton, North Yorkshire YO17 7HH

VIEWING: Strictly by appointment with the Agents Stephenson & Son Tel: 01904 489731. Open viewing days will be arranged, and viewers are asked to respect the privacy of the farm tenant, and of the residential tenants.

HEALTH & SAFETY: Interested parties are reminded that the property is a working farm. We therefore ask that you are as vigilant as possible when viewing the property. Be aware of moving vehicles, keep away from the machinery and livestock, and do not climb on any structures of buildings.

AGENTS CONTACT
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