

SOUTH PARK FARM

Wilberfoss

York



A well-located smallholding with potential extending to 18.24 acres



SR
Est. 1871





South Park Farm, Sand Lane, Wilberfoss, York, YO41 5PB

An opportunity to acquire an agricultural smallholding in a ring-fence between the villages of Barmby Moor and Wilberfoss, 10 miles east of the city of York and 10 miles north west of the market town of Market Weighton.

The property comprises:

- A 4-bedroom detached bungalow
- Over 10,000 square feet of buildings based around a concrete yard, suitable for a variety of uses.
- 5.26 hectares (15.47 acres) of pasture land in a ring fence.

Guide Price – £950,000

York Auction Centre, Murton
York YO19 5GF

t: 01904 489731

e: enquiries@stephenson.co.uk

stephenson.co.uk



Solicitors:

Harrowells Solicitors, Moorgate House,
Clifton Moor Gate, York, YO30 4WY

t: 01904 690111

e: katie.daniel@harrowells.co.uk



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A unique opportunity in close proximity to the City of York.

The homestead is accessed off Sand Lane to the north and the A1079 (Hull Road) to the south, sitting in a ring fence directly to the south of Wilberfoss.

The farm buildings are based around a concrete yard and lend themselves to a variety of uses subject to the appropriate consents.

BUNGALOW

The bungalow is of brick construction under a tiled roof with UPVC windows throughout, a lawned garden surrounding the dwelling with small patio-area and provides accommodation as follows:

Recessed Porch - UPVC part glazed entrance door opens to –

Breakfast Kitchen - 8.13m x 3.32m

Well fitted with a range of cupboard and drawer units, including two bowl sink unit with side drainer. Double glazed window enjoying a delightful aspect overlooking the lawned gardens. Integral 4 ring induction hob with integrated ovens and plumbing for a dishwasher.

Dining Room - 4.53m x 4.25m

Brick archway to each end leading to the rear entrance hall and sitting room. A glazed timber door leading to the kitchen. Large double-glazed window enjoying a southerly view over the garden and paddocks.

Sitting Room – 8.31m x 3.98m

A brick archway leading from the dining room, wooden floors and a large multi-fuel burner with brick surround and hearth.

Garden Room - 5.84m x 4.73m

Exposed bricks and stone floor with UPVC windows and French doors to the garden enjoying a southerly aspect.

WC -

Wardrobe with hanging rail and shelf. Window to east, overlooking the garden.



Bathroom -

Half tiled with a corner shower and rolltop claw-foot bath. Pedestal wash hand basin and WC. Heated towel rail.

Bedroom 1 – 5.36m x 3.89m

Fitted wardrobe cupboards. En-suite with walk in shower and WC. Window to south, overlooking the garden and southern paddock.

Bedroom 2 – 4.07m x 3.59m

Wardrobe with hanging rail and shelf. Window to east, overlooking the garden.

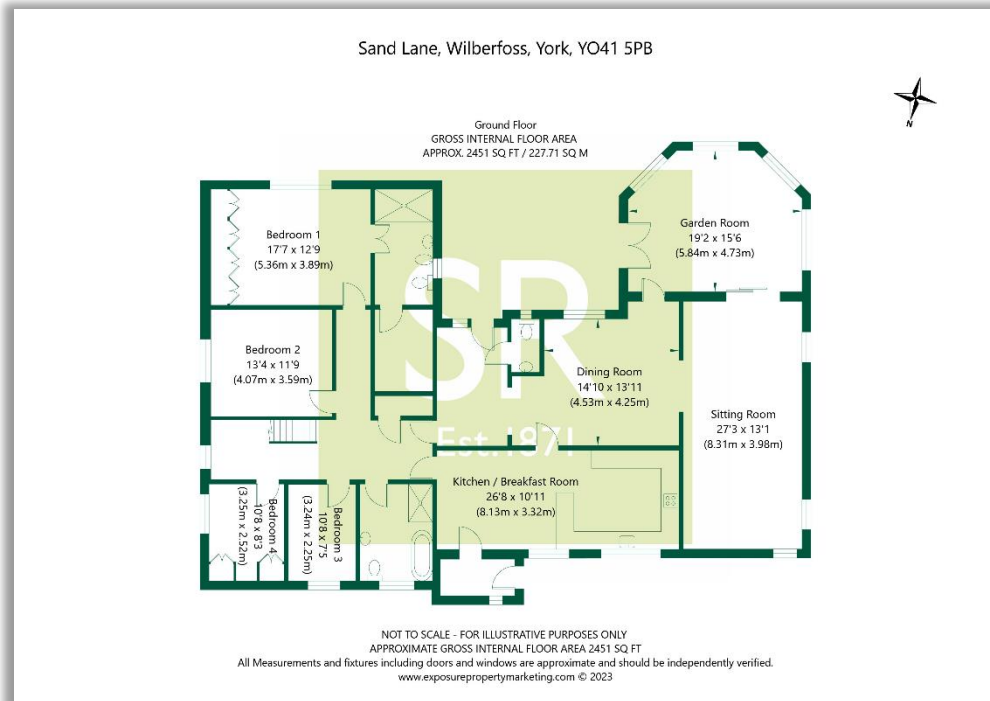
Bedroom 3 – 3.24m x 2.25m

Wardrobe with hanging rail and shelf. Window to east, overlooking the garden.

Bedroom 4 – 3.25m x 2.52m

Wardrobe with hanging rail and shelf. Window to east, overlooking the garden.

Stairs up to the attic space.



FARM BUILDINGS

The farm buildings are approached via a stone driveway from Sand Lane and benefit from a large concrete yard. The Farm Buildings comprise:

Workshop - 13.63m x 16.35m

Timber construction with concrete floor, concrete block walls,

General Purpose Store - 15.56m x 31.02m

Steel portal frame construction with hardcore floor, fibre cement roof, concrete block walls with timber cladding over to three sides, open fronted to the south elevation.

Timber-framed Stables - 6.43m x 13.13m

Timber lean-to with part concrete block walls and cladding over, fibre cement roof, concrete floor, 3 concrete block-built stables, to the south elevation of General Purpose Store.

Lean-to Stables - 6.65m x 15.56m

Timber construction lean-to under fibre cement roof, part Yorkshire boarding to sides, 6 concrete block-built stables, to the west elevation of General Purpose Store.



LAND

NG Ref	Description	Gross Area	
		Ha	Ac
NG3446	Permanent Pasture	5.20	12.85
NG3535	Permanent Pasture	1.06	2.62
	Farmyard, Buildings, Access tracks and Homestead	1.12	2.77
Total:		7.38 ha	18.24 ac

The land lies in a ring fence to the south of Wilberfoss with an access track from Sand Lane to the north and one to the south from the A1079 (Hull Road). The land lies within the Foggathorpe 2 Soil Series and is down to permanent pasture.

The land is well laid out across two paddocks that have recently been cut for hay.



GENERAL INFORMATION:

Services

The dwelling benefits from oil fired central heating, septic tank drainage, mains water and mains electricity. Mains water and single-phase electricity is available to all the buildings on the farmstead.

Fixtures and Fittings

Unless specified in these details, the fixtures and fittings relating to any of the property, buildings and land are not included in the sale but may be available by separate negotiation.

Wayleaves and Easements

We understand that there are no wayleaves or easements affecting the property.

Rights of Way

There are no public rights of way that cross the land. We understand that a number of neighbours have a right of access over the access track to the south of the property and the property 'California' has a right of access through the property from the A1079 to Sand Lane.

Soil Types & Nitrate Vulnerable Zone (NVZ)

The Land lies within the Foggathorpe 2 soil series and lies within a Nitrate Vulnerable Zone.

Mineral Rights/ Sporting Rights

These are included in the sale so far as they are owned.

Basic Payment Scheme

No Basic Payment Scheme entitlements are included in the sale.

Local Authority

East Riding of Yorkshire Council, County Hall, Beverley.
t: 01482 393939

Tenure

Freehold with vacant possession upon completion.

Method of Sale

The land is offered for sale by private treaty as a whole. The Vendor reserves the right to conclude the sale by any means.

VAT

It is understood that the property is not assessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

Anti-Money Laundering Regulations

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential Purchasers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

Viewing

By permit from the Agents only. Please note if you have downloaded these particulars from our website you must contact the office to register your interest or you will not be included on future mailings regarding this sale. Please also register at www.stephenson.co.uk for regular email updates.

Agent Contact

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Plans and Measurements

The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It must be the responsibility of any prospective Purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

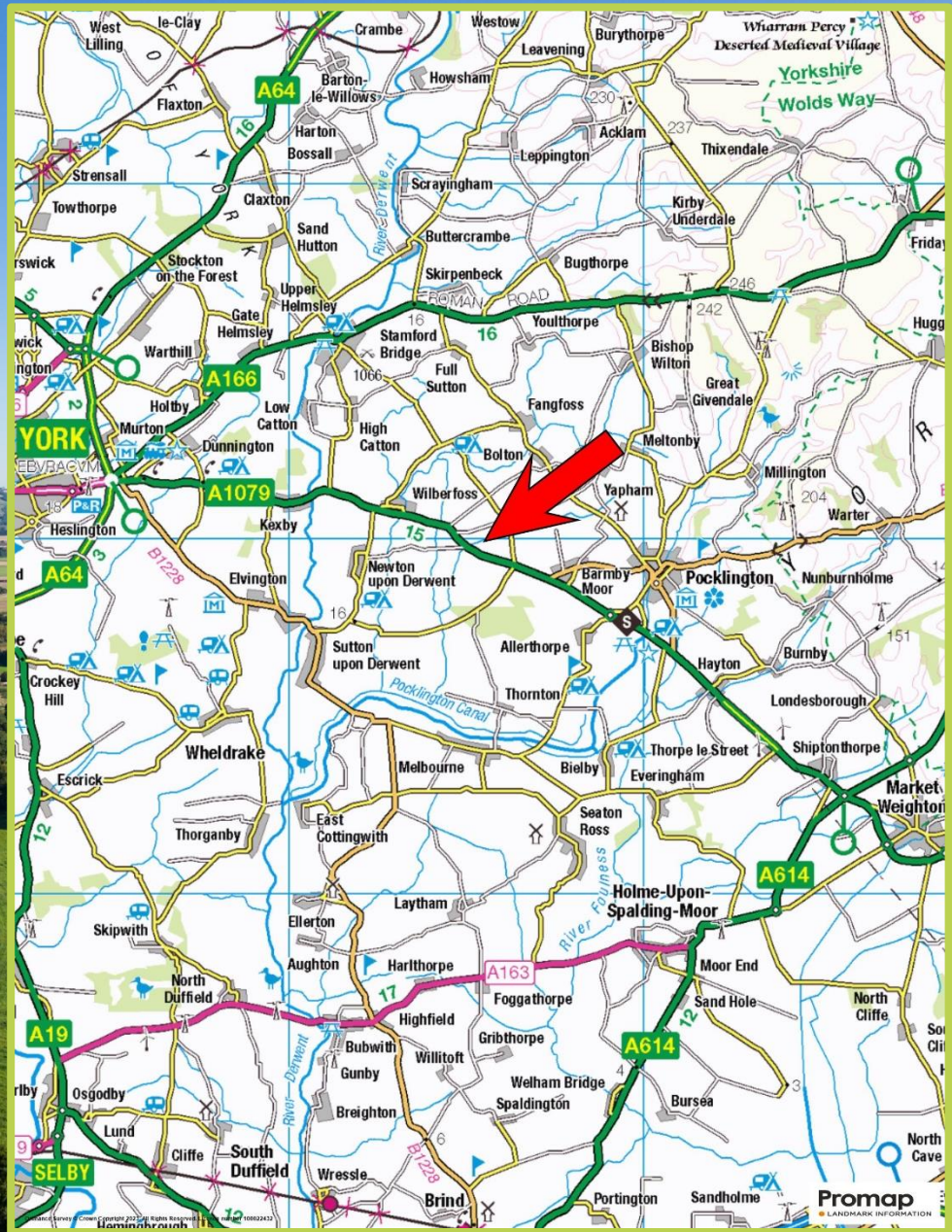
Vendor's Solicitors

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What3Words: ///rejoin.airlines.hairpin

Consumer Protection from Unfair Trading Regulations 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inference drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. Stephensons Rural for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Stephensons Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.



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