

FOSS FARM

Acaster Malbis, York



A diversified farm and business with significant potential, extending to 34.95 acres





Foss Farm, Acaster Malbis, York, YO23 2UG

An excellent opportunity to acquire a diversified farm and business located between the popular villages of Acaster Malbis and Copmanthorpe, less than 4 miles to the south-west of York City Centre and with ready access to the A64.

Foss Farm includes the sale of Foss Feeds business. Foss Feeds is a pet food supplier and retailer with a retail shop on site at Foss Farm and a significant online presence.

Foss Farm comprises:

- a well-maintained four-bedroom farmhouse
 - Foss Feeds Business
 - Circa. 1,500 square foot of retail space
- A range of modern and traditional agricultural buildings
 - An equestrian menage and 5 stables
- Agricultural land used for horse grazing and mowing
 - In total, 34.95 acres (14.15 hectares)

Foss Farm will appeal to a wide range of prospective purchasers including those with agricultural, business, equestrian or development interests.

Guide Price: Offers over £1,400,000

York Auction Centre, Murton
York YO19 5GF

t: 01904 489731

e: enquiries@stephenson.co.uk

stephenson.co.uk



Hunt & Wrigley, 83 High Street,
Northallerton, DL7 8PX

t: 01609 772502

e: chris.woodall@huntandwrigley.co.uk



StephensonsRural

SR
Est. 1871

A fantastic property with a well-established business which would suit a range of buyers.

The farm is accessed off Temple Lane with the land lying in a ring fence to the north and east of the farmstead. The house has been extended to create a family home with large gardens to the east. The buildings lie to the north of the farmhouse and comprise a two-storey retail shop, a range of modern and traditional farm buildings together with stables and an outdoor menage.

DIRECTIONS

Leave the A64 at the A1237 junction and follow the signs to Copmanthorpe. Go through the village and turn left onto Station Road. Cross the Railway Line and after approximately 1 mile, Foss Farm is located on your left hand side as outlined by the Stephensons Rural sale board.

THE FARMHOUSE

A gross internal area of 176.11 square metres/ 1,896 square feet.

A traditional detached brick farmhouse which is fully rendered under a tile roof with accommodation set over two floors.

Hall & Utility

With tiled floor and external rear door and staircase to first floor. Fitted shelves within Utility Room.

Downstairs Bathroom

With WC, shower and sink.

Office

A light, south-facing room currently used as a study/office.

Kitchen

Light, L-shaped room with tile floor, units at low and high level with fitted stainless-steel sink and cooker.

Sitting Room

South-facing room with carpet floor, large bay window and fireplace.

Dining Room

South-facing room with carpet floor and fireplace.



The Front Hall comprises the front door and a staircase to the first floor landing.

Bedroom Two

A generous double bedroom with fireplace and front aspect UPVC windows.

Bedroom Three

A south-facing double bedroom, fireplace and two front aspect UPVC windows.

Bedroom Four

A double bedroom with two rear aspect UPVC windows and a fireplace.

Family Bathroom

With tile floor and walling, WC, bath with shower over and sink.

Bedroom One

Accessed from the staircase from the Rear Hall, Bedroom One is a double bedroom with loft space.

Services

The property has mains water, mains gas, mains electricity and mains drainage. The house has double glazed UPVC windows throughout with plastic and cast-iron gutters.

Gardens

The house enjoys a substantial mature garden with brick tile courtyard, pond, orchard, vegetable patch and large lawned gardens.

Energy Performance Rating

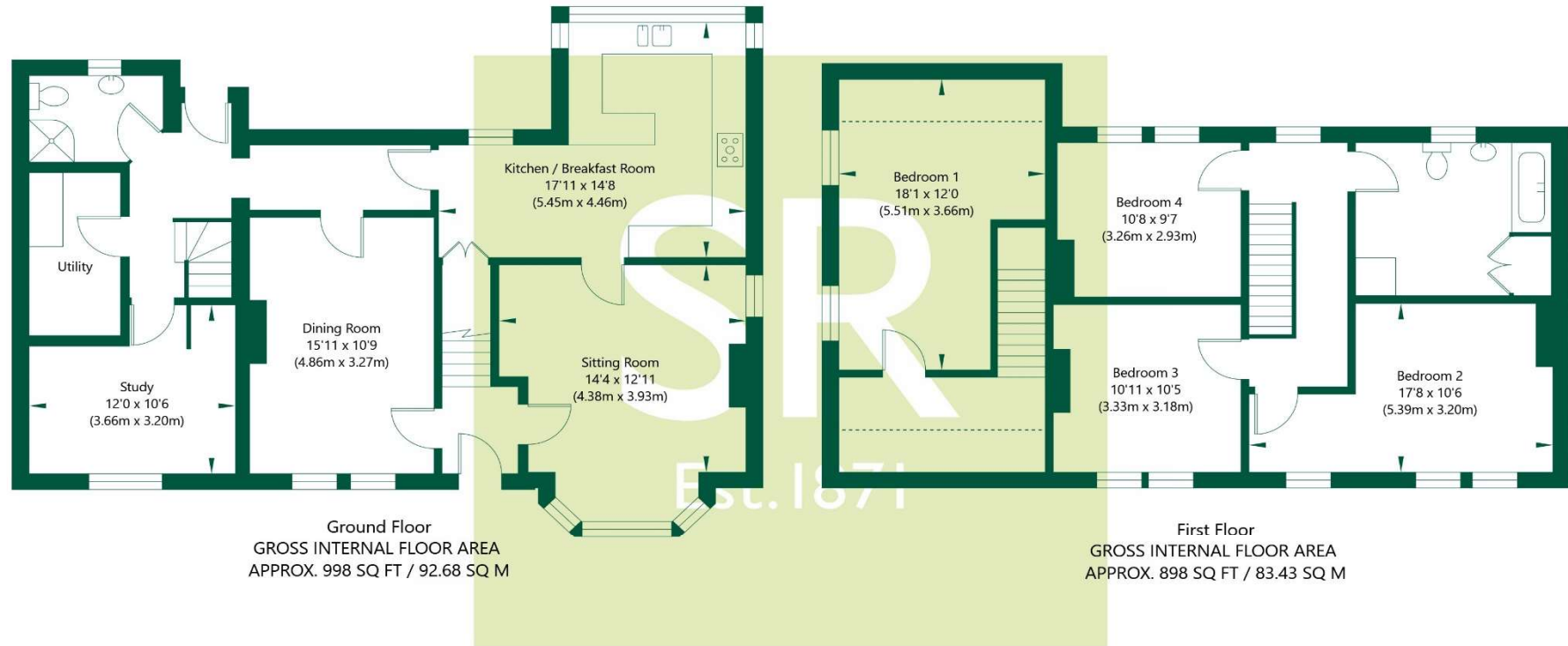
Foss Farmhouse is assessed in Band D. The full energy performance certificate can be viewed at the Agent's office or online.

Outgoings

Foss Farmhouse is assessed in Council Tax Band E.



Temple Lane, Acaster Malbis, York, YO23 2UG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1896 SQ FT / 176.11 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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FOSS FEEDS

Established in 1992, Foss Feeds is a supplier and retailer of feed, treats, toys and accessories for a variety of pets and animals including dogs, cats, rabbits, hamsters, horses and chickens.

Foss Feeds stock many of the recognised brands but also has its own Foss Feeds range of pet feed including a hypoallergenic and grain free range. In addition, the business sells Christmas Trees during the festive period and compost.

The business has a significant online presence through its websites, www.fossfeeds.com, www.christmastreesyork.com, and also operates from a site at Foss Farm which includes:

Shop

7.80m x 18.62m

Two-storey, brick building under an aluminium sheet roof with brick walls to 8ft with timber cladding above. The building is insulated and is set out as a retail store with a counter unit and shelving.

Store

8.90m x 10.08m

To the rear of the shop is a single storey concrete portal framed building under fibre cement roof which is used as a store and packhouse by the Foss Feeds business.

Office

6.09m x 2.94m

A Portakabin office containing 2x desk spaces which sits to the rear of the Store.

Outside Yard

To the west of the Shop lies an enclosed hardcore yard with 2x undercover shelters of aluminium sheeting. The Yard is used for the ancillary sales attached to the Foss Feeds business. This includes compost and Christmas Trees amongst other items.

Accounts

Foss Feeds has a turnover of £573,000 in the 2021 financial year. Full business accounts are available on request from the Agents.

Information Pack

More information on the Foss Feeds business is available from the Agents.



BUILDINGS

The Buildings lie to the north and east of the farmhouse and shop and are based around a large concrete yard. Including those buildings used within the Foss Feeds business, there is over **1,600 square metres (17,000 square feet)** of space.

Agricultural Shed 1

24.46m x 13.65m

Steel portal framed agricultural shed with a concrete floor and under a fibre cement sheet roof. Concrete block walling to 6ft with Yorkshire boarding above. Part is open sided with part a fully enclosed building.

Agricultural Shed 2

17.63m x 13.72m

Timber portal framed agricultural shed with a concrete floor and under a fibre cement sheet roof. Concrete block walling to 6ft with Yorkshire boarding above. The building is currently used to store machinery.

Stables

17.63m x 5.63m

The Stables form a lean-to to the north aspect of the Ag. Shed 2 above. There are 5x Stables of concrete block construction with a concrete floor. These are currently used by third parties as DIY liveries.

Hay Store 1

18.30m x 10.06m

Steel portal framed building with a stone floor under a fibre cement sheet roof with timber walls. The building is open to the southern aspect and is used to store hay.

Hay Store 2

9.35m x 13.66m

Open sided steel portal framed building with a stone floor under a fibre cement roof.

Traditional Buildings

13.57m x 5.17m, 16.01m x 5.21m, 12.21m x 5.66m, 6.47m x 3.24m & 17.22m x 4.66m

Courtyard of traditional buildings of brick and block construction adjacent to the north of the farmhouse. The buildings have a concrete floor under a fibre cement/ asbestos roof and comprise a number of stables in a U-shaped courtyard together with x2 stores.

Former Poultry Shed

6.19m x 9.73m

Timber former poultry shed with a concrete floor under a fibre cement/ asbestos sheet roof.

Menage

A 20m x 40m rubber and sand surfaced external menage is located to the north-east of the farmstead.

LAND

The pasture land lies to the north and east of the farmstead. The land extends to 33.53 acres (13.57 hectares) in eight flat-lying fields with hedgerow boundaries. The land has frontage to Temple Lane and Appleton Road with the access through the farmstead onto Temple Lane.

The land has previously been in arable production and lies within the Wigton Moor series which indicates fine, coarse loamy soils.

NG Ref	Description	Area	
		Ha	Ac
NG1216	Pasture	3.69	9.12
NG1298	Pasture	2.31	5.71
NG2202	Pasture	0.85	2.10
NG2905	Pasture	0.88	2.17
NG2698	Pasture	0.13	0.32
NG4604	Pasture	2.20	5.44
NG4295	Pasture	3.41	8.43
NG2689	Pasture	0.10	0.25
Yard & Buildings		0.57	1.42
Total:		14.15 ha	34.95 ac



GENERAL INFORMATION:

Services

Mains electricity and water are connected to the House and a number of the Buildings. The land has access to a mains water supply.

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

The property is sold including all wayleaves and easements.

Rights of Way

There are no public or private rights of way that we are aware of.

Basic Payment Scheme

The land is registered on the Rural Land Register for claiming Basic Payment.

Nitrate Vulnerable Zone (NVZ)

The property is included within a Nitrate Vulnerable Zone which will limit excessive fertiliser application.

Mineral Rights

The mineral rights are in hand and are included in the sale as far as they are owned.

Tenure

Foss Farm is offered for sale with vacant possession upon completion.

Overage

There is an existing overage agreement on the Property which expires on 30th March 2028. The overage requires that any increase in value created from a sale or a planning consent is shared 50% with the overage beneficiary.

Local Authority

City of York Council, West Offices, Station Rise, York, YO1 6GA
t: 01904 551550

Method of Sale

The land is offered for sale by private treaty. 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

Stephensons Rural, York Auction Centre, Murton YO19 5GF

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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 Solicitor

Hunt & Wrigley, 83 High Street, Northallerton, DL7 8PX

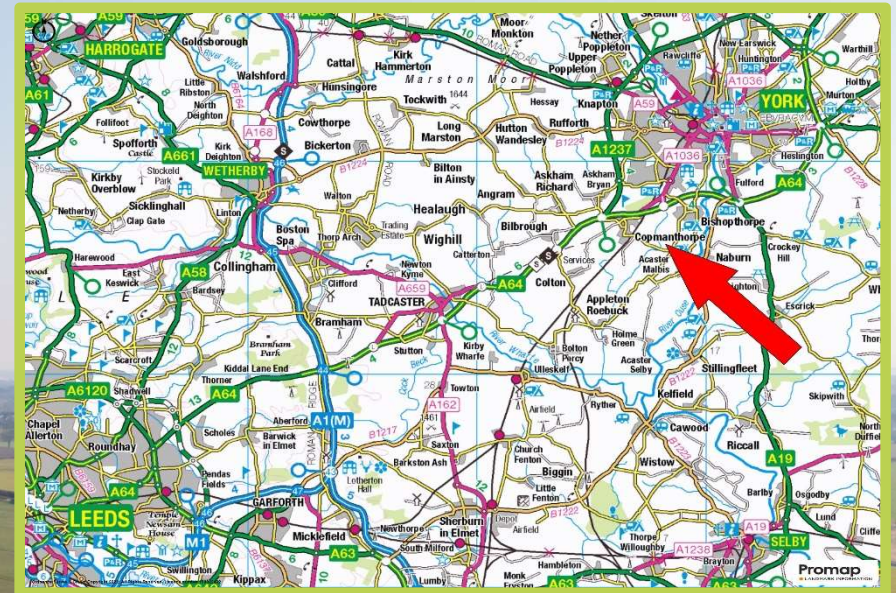
Chris Woodall

t: 01609 772502 e: chris.woodall@huntandwrigley.co.uk

Buildings Plan



Location Plans



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.

