

INHAMS COTTAGE

Stillington Road

Sutton on the Forest

York



Well located small-holding with significant potential





Inhams Cottage, Stillington Road, Sutton on the Forest, York, YO61 1EH

An opportunity to acquire an agricultural small-holding well located between the villages of Sutton on the Forest and Stillington. The property is available in two lots:

Lot 1 – A 3/4-bedroom cottage in need of refurbishment, a range of livestock buildings and general purpose buildings and 3.14 acres of pasture land.

Guide Price - £390,000 (three hundred and ninety thousand pounds)

Lot 2 – 4.5- acres of permanent pasture land located off Roseberry Lane, Stillington.

Guide Price - £55,000 (fifty five thousand pounds)

Guide Price - £445,000 (The Whole)

York Auction Centre, Murton
York YO19 5GF

t: 01904 489731

e: enquiries@stephenson.co.uk

stephenson.co.uk



Ware and Kay Solicitors, Sentinel House,
Peasholme Grn, York, YO1 7PP

t: 01904 716000

e: jacqueline.barr@pearslaw.co.uk



StephensonsRural

SR
Est. 1871



An exciting and unique property which would suit a range of buyers.

The farmstead sits well off the Stillington Road and is surrounded by permanent pasture to the north and south. The farm buildings are located to the east of Inhams Cottage and surround the tarmac plaining yard. The farmstead offers great scope for further improvement or development subject to the necessary consents.

There is 3.14 acres of pasture land included within Lot 1 which surrounds Inhams Cottage. There is a further 4.50 acres of offlying permanent pasture which is accessed off Roseberry Lane. This is available as Lot 2.

The accommodation at Inhams Cottage briefly comprises of:

Ground Floor

- **Porch (1.51m x 4.53m)** – front door leading to a lean-to porch, with plumbing for a washing machine.
- **Utility (1.8m x 3.3m)** – Enamel single drainer sink unit, range of base and eye level units (dated), formica working surfaces with an archway leading to the dining area and stairs leading to 1st floor.
- **Snug (3.36m x 3.34m)** – Single radiator, wood burning stove (originally Yorkshire range), exposed beams to ceiling, door leading to garden.
- **Bedroom 2 (5.3m x 2.71m)** – Single radiator, open fireplace with tiled hearth, exposed beams to ceiling, door leading to bathroom.
- **Bathroom** – Blue suite, panelled bath, pedestal wash hand basin, single radiator, separate LFWC, door leading to:
- **Oil Store (max 2.79m x 3.15m)** – Trianco oil fired boiler and oil tank, uPVC door to yard.
- **Kitchen (Accessed from porch) (3.44m x 3.33m)** – Single stainless steel sink unit, range of base and eye level units, formica working surfaces, electric cooking point, single radiator, tiled floor, with tiled splashbacks.
- **Bathroom** - Grey suite, separate Triton shower, LFWC, pedestal wash hand basin, airing cupboard with shelving, hot water cylinder and immersion heater.
- **Dining Room (2.68m x 2.43m)** – Single radiator, door to front garden part glazed.



- **Sitting Room (3.53m x 3.37m max)** – Brick fireplace with tiled hearth, timber mantel piece, double radiator.
- **Bedroom 1/ Reception Room (3.44m x 4.41m)** – Pair of double fitted wardrobes, double radiator.

First Floor

- **Small Landing** – Airing cupboard containing a hot water cylinder with immersion heater, cold water tank above.
- **Bedroom 4 (3.35m x 2.75m)** – single radiator.
- **Bedroom 3 (3.35m x 3.34m)** – single radiator.
- **Study (1.88m x 3.03m)**

Garage (4.84m x 3.24m) – Concrete block construction rendered over, pantile roof and double timber doors.

Energy Performance Rating

Inhams Cottage is assessed in Band F. The full energy performance certificate can be viewed at the Agent's office or online.

Outgoings

Inhams Cottage is assessed in Council Tax Band D.

Farm Buildings

The Farm Buildings are located to the east of Inhams Cottage and surround the tarmac plaining yard. The Farm Buildings comprise:

General Purpose Store (5.77m x 10.05m)

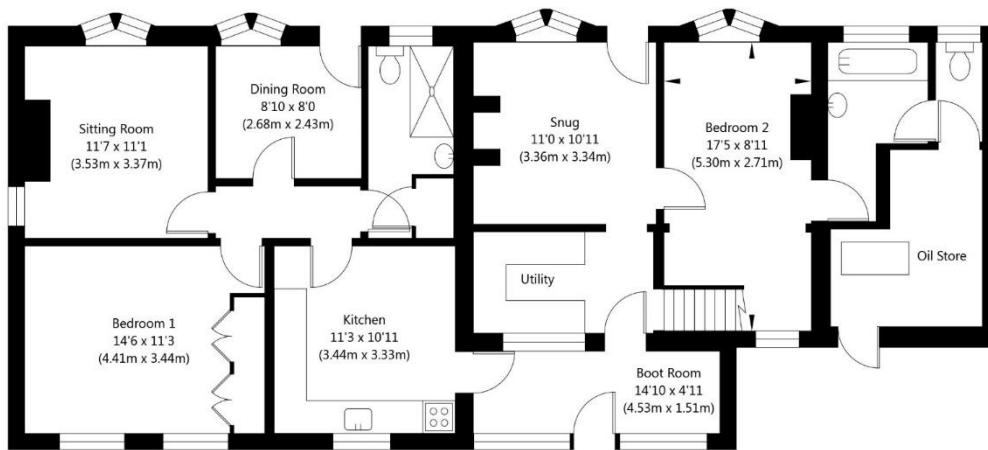
Concrete block construction, fibre cement roof, concrete floor, divided into workshop and food store.

Livestock Building (17.55m x 15.08m)

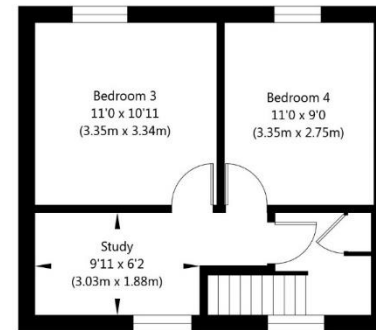
Timber pole construction, part fibre cement and part plastic coated sheeting roof, part concrete block and part corrugated iron walls, concrete floor, divided into 4 small yards.

Additionally, there is a small store and a Nissen hut.

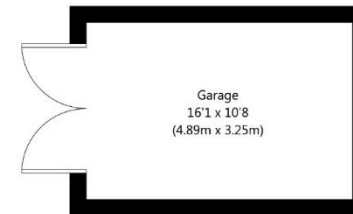




Ground Floor - (Excluding Oil Store)
GROSS INTERNAL FLOOR AREA
APPROX. 1157 SQ FT / 107.53 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 359 SQ FT / 33.35 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1516 SQ FT / 140.88 SQ M - (Excluding Garage & Oil Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Land within Lot 1

NG Ref	Description	Area	
		Ha	Ac
NG3112	Permanent Pasture	0.48	1.18
NG3202	Permanent Pasture	0.79	1.96
Total:		1.27 ha	3.14 ac

Lot 1's block of permanent pasture lies to the north and south of Inhams Cottage and farmstead and would be suitable for pony paddocks, livestock grazing or other amenity uses. There is a mains water supply available.



Land within Lot 2

NG Ref	Description	Area	
		Ha	Ac
NG9319	Permanent Pasture	1.17	2.88
NG9819	Permanent Pasture	0.66	1.62
Total:		1.83 ha	4.50 ac

Lot 2's block of permanent pasture is accessed off Roseberry Lane, Stillington and would be suitable for pony paddocks, livestock grazing or other amenity uses. The land is well fenced with either stock proof fencing or boundary hedgerows.



GENERAL INFORMATION:

Services

The dwelling benefits from oil fired central heating, septic tank drainage, mains water and mains electricity. Mains water is available to the Land within Lot 1 but not the Land within Lot 2.

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. There is an easement dated 11th November 2014 in favour of National Grid Electricity PLC for electricity lines over Field NG3112. There is also an underground electricity cable in Field NG3112.

Rights of Way

We understand that there are no rights of way affecting the property.

Soil Types

The Land within Lot 1 surrounding the farmstead is within the Everingham series. The Land within Lot 2 is under the Dunkeswick Soil Series.

Nitrate Vulnerable Zone (NVZ)

The property lies within a Nitrate Vulnerable Zone.

Mineral Rights/ Sporting Rights

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

Local Authority

Hambleton District Council, Stone Cross, Northallerton, North Yorkshire
t: 01609 779977

Method of Sale

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

Tenure

Lot 1 and 2 are both available with vacant possession.



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

Archie Stephenson or Johnny Cordingley MRICS FAAV
Stephensons Rural, York Auction Centre, Murton YO19 5GF
t: 01904 489 731

e: ahs@stephenson.co.uk

e: jc@stephenson.co.uk

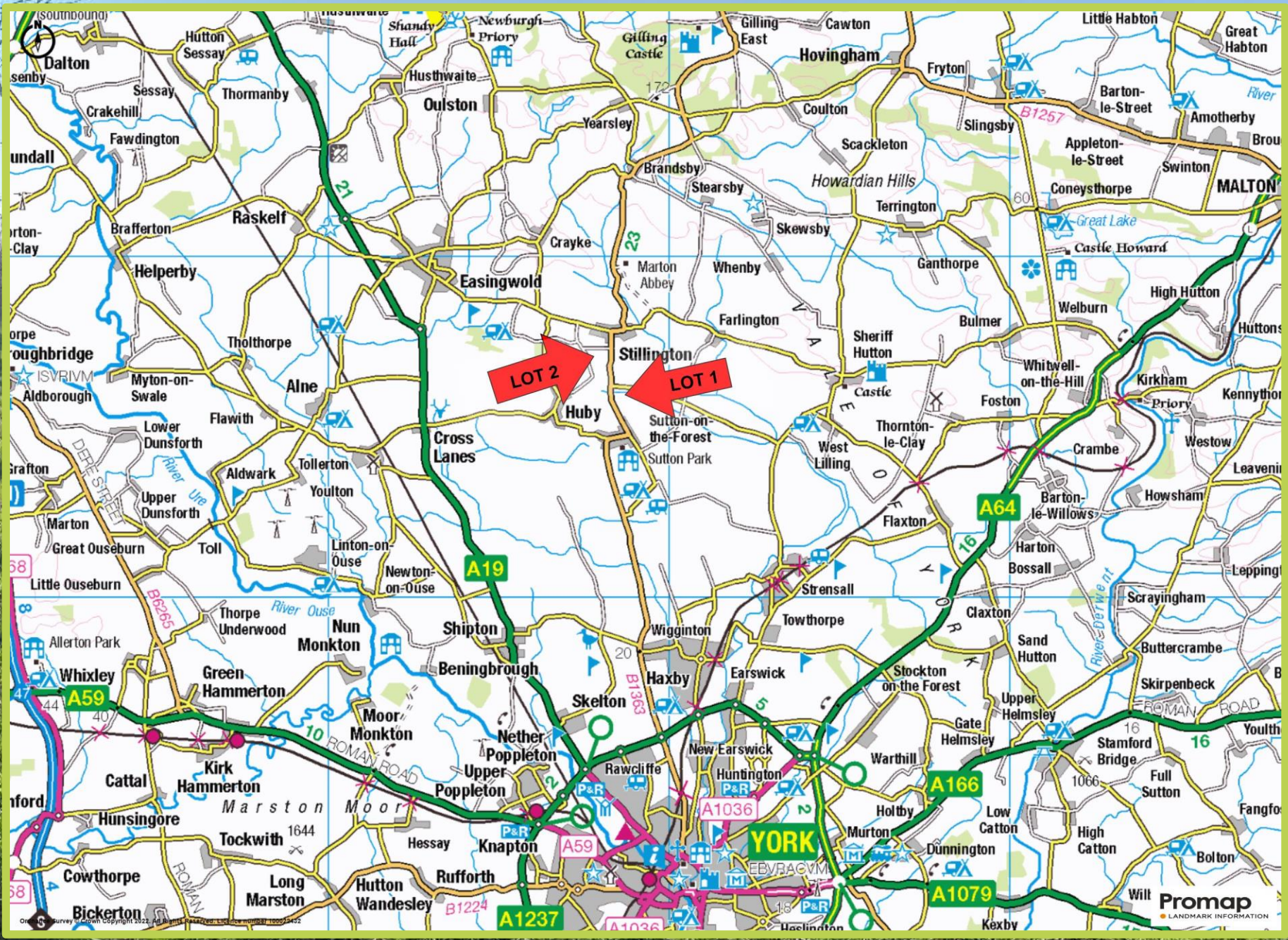
Plans and Measurements

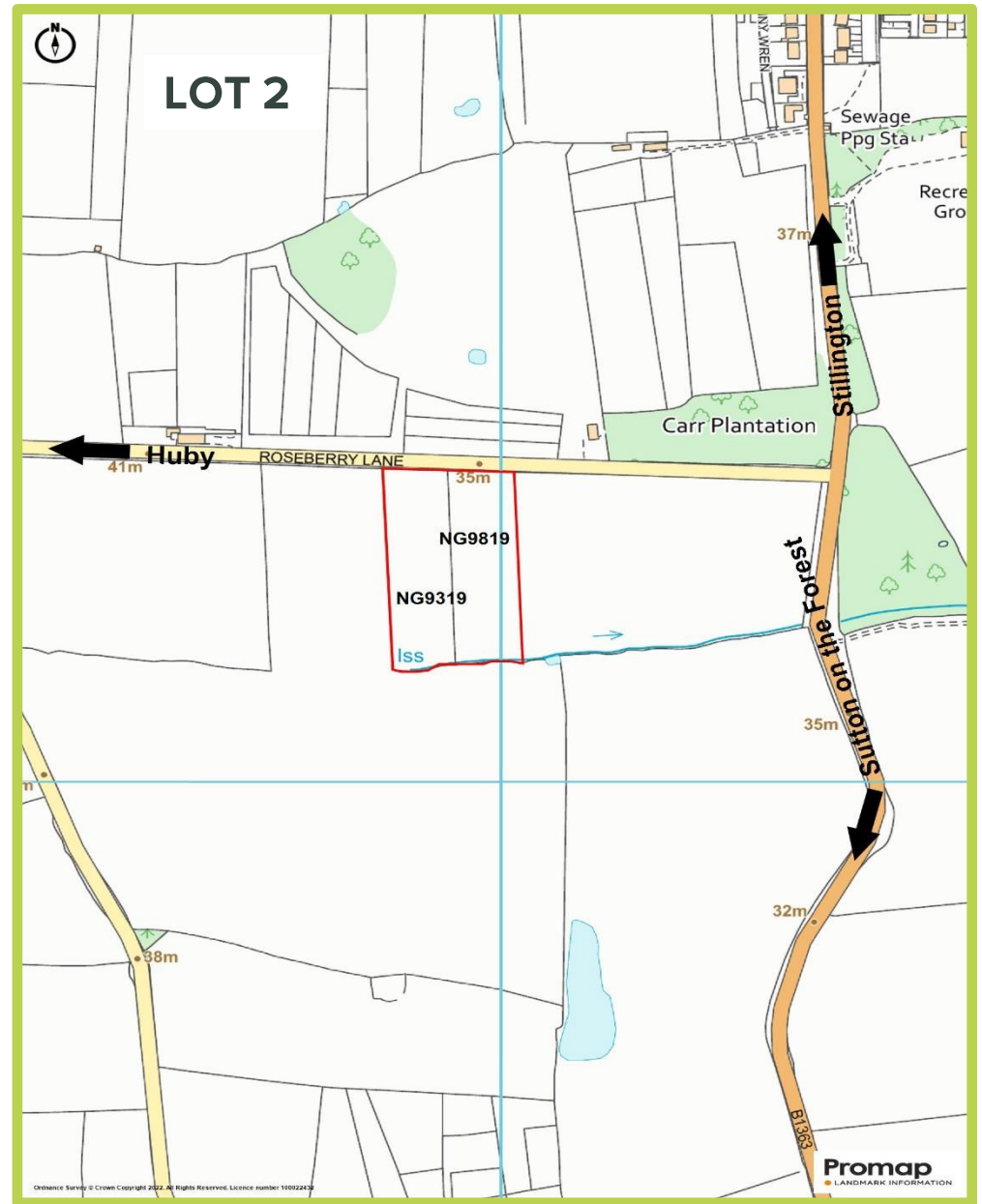
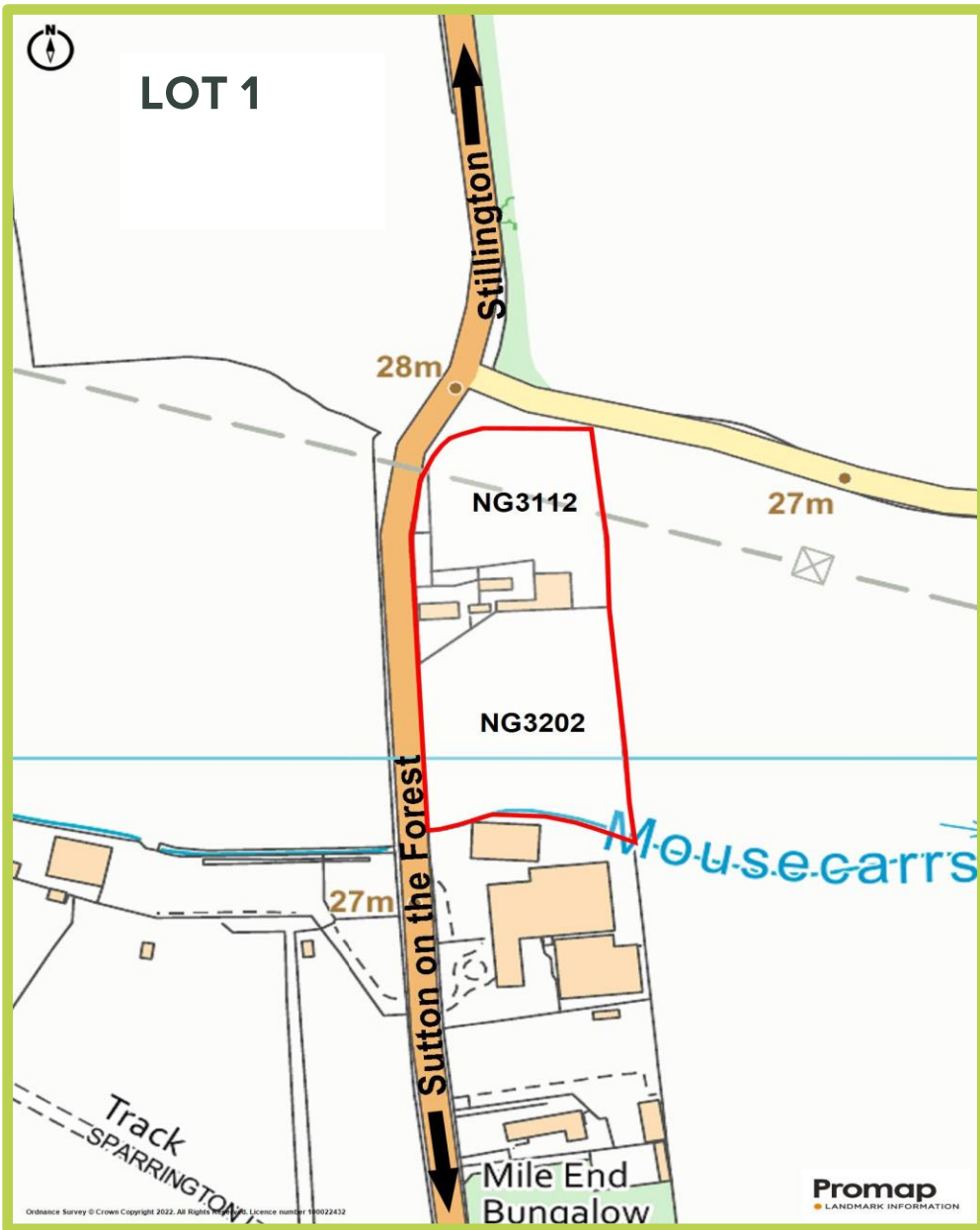
The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It must be the responsibility of any prospective Purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

Vendor's Solicitor

Jacqueline Barr
Ware & Kay Sentinel House, Peasholme Grn, York, YO1 7PP
t: 01904 716000
e: jacqueline.barr@pearslaw.co.uk







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.