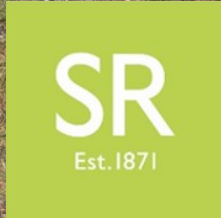




Gallows Green Farm
Topcliffe, Thirsk, North Yorkshire, YO7 3HR



StephensonsRural





GALLOWS GREEN FARM TOPCLIFFE, THIRSK, NORTH YORKSHIRE

TWO ESTABLISHED POULTRY BUILDINGS - 1.51 ac (0.61 ha)

Topcliffe 1 mile Thirsk 6 miles Boroughbridge 8 miles Ripon 8 miles

Extending to approximately 1.51 acres (0.61 hectares), Gallows Green includes two poultry buildings extending to almost 21,700 sq.ft. and includes a small bio-security building and gated access.

Surrounded by open countryside, the property benefits from excellent access onto the A168.

FOR SALE AS A WHOLE BY PRIVATE TREATY

GUIDE PRICE: £300,000



Description

Two broiler breeder rearing buildings with a total gross area of 21,693 sq.ft with concrete aprons at either end, on site gas storage and security gate. The property is situated approximately one mile from the village of Topcliffe and is set within open countryside. The market town of Thirsk is easily accessed via the A168 which runs adjacent to the property. This in turn allows quick access to the A1(M) and A19, providing excellent and easy lorry access.

The buildings are understood to have been constructed in the 1970's and have been maintained and updated where necessary although they have been vacant for the last 4 years and will require some minor maintenance. The buildings are of timber frame construction with insulated timber cladding under pitched box profile roofs.

The buildings may be suitable for alternative uses, subject to the appropriate consents being sought.

Directions

Taking the A168 south of Thirsk, follow the signs for Topcliffe and the A167. Take Dalton Lane and immediately take the 1st access track on the left which is of tarmac construction. The attached location plan shows the access as a dotted brown line.

What3words

///staining.dash.shippers – To the access track

///second.lighters.denim – To the entrance of the Property

Viewings

Strictly by appointment through the joint selling agents

LFP - 07894 317369

Stephensons Rural - 01904 489731

Tenure

The freehold interest of the property is offered for sale with full vacant possession.

Method of Sale

The property is offered for sale by private treaty but the vendor reserves the right to conclude negotiations by any means or to withdraw the property at any time.

Boundaries

All boundaries, whilst believed to be correct, are subject to verification with the title deeds.

Ingoing Valuation

For the avoidance of doubt, no ingoing valuation is required.

Rights of Way, Easements & Wayleaves

As far as we are aware, there are no rights of way, easements or wayleaves which affect the property.

Sporting and Mineral Rights

The sporting and mineral rights are included within the sale insofar as they are owned by the seller.

Asbestos

Given the age of the buildings, it is possible that asbestos may be present on site. The agent is not in receipt of an asbestos survey and therefore unable to confirm its presence, or of any other deleterious material.

Services

The buildings are served by mains water and three phase electricity supply (both of which are currently disconnected), septic tank drainage and LPG Gas. There is a Generator on site which we have not tested.

VAT

In the event that the seller has elected to tax, VAT may be payable on the purchase price.

Solicitor

DMD Solicitors

3 Exeter House, Beaufort Court, Sir Thomas Langley Road, Rochester, Kent, ME2 4FE

Contact

Stewart Hamilton MRICS - The Land, Farm and Property Consultancy (LFP Ltd)

M: 07894 317369 E: s.hamilton@landfarmandproperty.co.uk

R L Cordingley BSc FRICS FAAV - Stephensons Rural

T: 01904 489731 E: rlc@stephenson.co.uk

Amelia Thompson - Stephensons Rural

T : 01904 489731 E : amelia.thompson@stephenson.co.uk

These sales particulars were prepared on the basis of information provided to us by our clients and/or our local knowledge. Whilst we make every reasonable effort to ensure that they are correct, no warranty or guarantee is given and prospective purchasers should not rely upon them as statements or representations of fact. Furthermore, neither LFP Ltd nor its directors or employees assume any responsibility therefore. In particular:

- Any photographs including in these particulars are for general information only.
- Any descriptions, measurements or dimensions quoted are approximate.

SR
Est. 1871

York Auction Centre, Murton
York YO19 5GF
t: 01904 489731
e: enquiries@stephenson.co.uk
stephenson.co.uk



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THE LAND, FARM AND PROPERTY CONSULTANCY
Land Agents & Chartered Surveyors
Covering the North of England & Scotland

The Old Post Office, Harome, York, YO62 5JF
Tel: 07894 317369
Email: s.hamilton@landfarmandproperty.co.uk
www.landfarmandproperty.co.uk

