

StephensonsRural



**Plantation House Farm,  
North Duffield, Selby  
9.28 Acres (3.76 Hectares)**









## Plantation House Farm, York Road, North Duffield YO8 5DF

An opportunity to purchase a well-located small holding in need of significant refurbishment just to the northeast of the market town of Selby, 12 miles south of York located between the villages of Skipwith and North Duffield.

The property comprises:

- A 4-bedroom detached dwelling.
- A range of modern and traditional outbuildings
- Extending to 3.76 hectares (9.28 acres) in total

**Guide Price: £700,000**

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The Farmstead is accessed off York Road with the dwelling on the left-hand side and the farm buildings to the right-hand side as you enter the property.

## FARMHOUSE

The farmhouse is a period detached, two storey dwelling of brick construction under a slate roof. The house provides approximately 206.68 square metres (2,224 square feet) of accommodation set out over two floors.

### Ground Floor

#### Kitchen – 4.30m x 3.63m

With vinyl floor, units at low and high level with AGA unit, stainless steel sink and fitted cupboards. External door to rear and staircase to Bedroom 5.

#### Dining Room – 4.25m x 6.19m

With carpet floor, fitted cupboards and open fireplace with tile hearth.

#### Storage – 3.37m x 1.92m

With steps down to a cold storage room with concrete floor.

#### Utility – 4.66m x 2.31m

Adjacent to the Pantry with similar concrete floor.

#### Bedroom 5/Storage – 2.31m x 4.63m

Steps up to further storage area with concrete floor

#### Hall – 5.36m x 1.14m

With Vinyl floor, staircase to first floor and external front door.

#### Sitting Room – 4.35m x 4.18m

With wood floor and bay window to front elevation

### First Floor

#### Bathroom – 3.20m x 4.24m

With vinyl floor, bath with shower over, WC and fitted cupboard containing the water heater.

#### Bedroom 1 – 4.28m x 4.35m

Double room with carpet floor

#### Bedroom 2 – 4.22m x 2.84m

Double room with carpet floor

#### Bedroom 3 – 4.62m x 2.32m

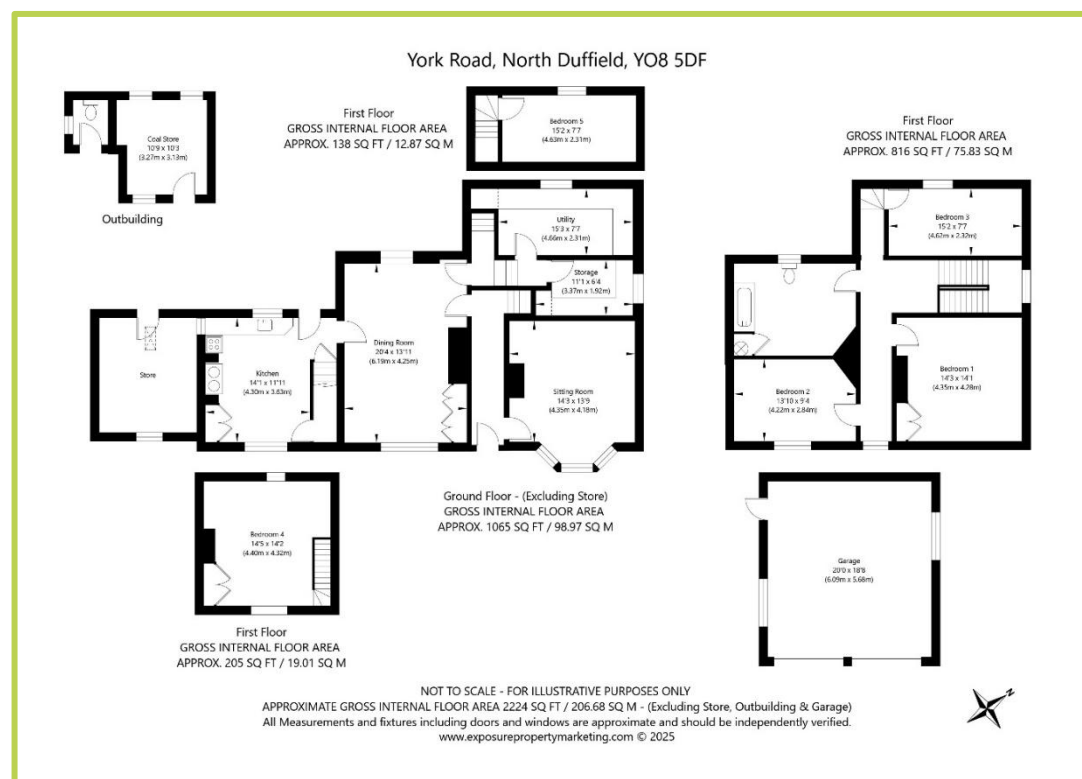
Double room with carpet floor

#### Bedroom 4 – 4.40m x 4.32m

Accessed from staircase in Kitchen. Double room with timber floor

### Externally

The property benefits from large lawned gardens and an orchard to the front. There are a range of brick outbuildings to the rear of the property together with a double garage.







**FARM BUILDINGS**

The farm buildings range in age, size and condition and lend themselves to a variety of uses subject to the appropriate consents.

The farm buildings lie to the northwest of the farmhouse and comprise:

**Building 1** – *circa 937 sq. ft*

Single storey traditional brick building under a tile roof currently split into stables.

**Building 2** – *circa 4505.27 sq. ft*

Cattle shed of steel portal framed construction with concrete block walls, part concrete floor, part earth floor and under a fibre cement sheet roof.

**Building 3** – *circa 686.42 sq. ft*

Single storey traditional brick building under a tile roof. The roof has partially collapsed, and the building is unusable.

**Building 4** – *circa 471.57 sq. ft*

Traditional two-storey former granary which is a brick building under a slate roof.

**Building 5** – *circa 1114.39 sq. ft*

Single storey extension to Building 4 constructed of timber frame and sheet roof.

**Building 6** – *circa 5204.7 sq. ft*

Timber framed building with a part concrete floor, part earth floor and concrete block walling to 15ft, timber sliding doors and part open sided. The building is used to store agricultural machinery.

**Building 7** – *circa 1396.7 sq. ft*

Steel portal framed former grain store with concrete floor, grain walling to 10ft with sheeting above. Half of the building has burnt down and not been replaced and the remainder is used for storage of machinery.









**LAND**

The land lies to the south of the farmstead. The land is currently down as permanent pasture and there is 0.67 hectares (1.65 acres) of woodland located to the west of the farmstead. All the land is classified as Grade 3 under the Provisional Agricultural Land Classification

Title No.	Description	Gross Area	
		Ha	Ac
NYK435158	Farmstead	0.88	2.19
NYK435158	Permanent Grass	0.36	0.88
NYK435158	Permanent Grass	1.84	4.54
NYK443573	Woodland	0.67	1.65
Total:		3.76	9.28





## **GENERAL INFORMATION:**

### **Services**

The farmhouse benefits from storage heaters, septic tank drainage, mains water and mains electricity. Building 2 benefits from an electricity supply. The buildings and the land benefit from 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**

We understand that there is a local overhead electricity line to the northeast of the property.

### **Rights of Way**

There is a private right of way as agreed with Skipwith Common through the Woodland on the western boundary.

### **Soil Types & Nitrate Vulnerable Zone (NVZ)**

The Land lies within a Nitrate Vulnerable Zone.

### **Mineral Rights/ Sporting Rights**

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

### **Local Authority**

North Yorkshire Council

t: 01423 883301

### **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](http://www.stephenson.co.uk) for regular email updates.

### **Agent Contact**

Johnny Cordingley MRICS FAAV or James Bramley BSc (Hons)

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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.

### **EPC Rating - F**

### **Vendor's Solicitors**

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**What3Words:** ///spenders.extensive.planet

#### **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.



