

NEW FARM

Newton on Ouse

York



A well-located small farm with potential extending to 37.58 acres





New Farm, Tollerton Lane, Newton on Ouse, York, YO30 2DQ

An opportunity to acquire an agricultural small-holding in a ring-fence directly adjacent to the popular village of Newton on Ouse, 7 miles north of the city of York and 7 miles south of the market town of Easingwold.

The property comprises:

- A detached bungalow with an Agricultural Occupancy Clause.
- Over 17,000 square feet of agricultural buildings based around a concrete yard, suitable for a variety of alternative uses.
- 14.70 hectares (36.32 acres) of agricultural pasture land with frontage to the River Kyle.

Guide Price – Offers in excess of £750,000

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StephensonsRural

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Est. 1871

A unique opportunity on the edge of a very popular village.

The farmstead is accessed off Tollerton Lane and the farm lies in a ring fence directly to the north of Newton on Ouse.

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 and provides accommodation as follows:

Ground Floor

Recessed Porch - UPVC entrance door with side screens open to –

Reception Hall - Useful cloaks cupboard with fitted shelves and loft access.

Sitting Room

3.36m x 5.18m

Attractive carved Adams style fireplace, with fitted tiled hearth and cheeks matching with hearth and inset coal effect gas fire. Double glazed sliding patio doors opening onto west facing patio, from which there are superb views over the adjoining paddocks. Two further windows to south, two radiators.

Breakfast Kitchen

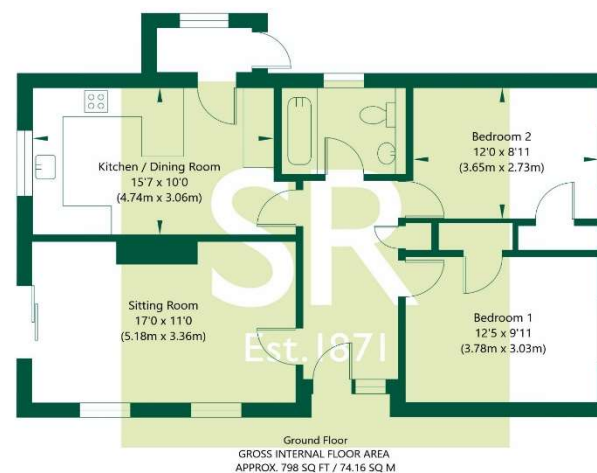
3.06m x 4.74m

Well fitted with a range of cupboard and drawer units, including two bowl sink unit with side drainer. Double glazed window enjoying a delightful westerly aspect overlooking paddocks, with far reaching views. Integral 4 ring gas hob with double oven and concealed extractor over, with a matching range of wall cupboards. Fridge with further work surface with space and plumbing for an automotaic washing machine, larder cupboard.

Side porch - UPVC door to garden.



Tollerton Lane, Newton On Ouse, York, YO30 2DQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 798 SQ FT / 74.16 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Bedroom 1

3.78m x 3.03m

Easterly aspect, overlooking the garden. Wardrobe cupboard with hanging rail and shelf.

Bedroom 2

2.73m x 3.65m

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

Bathroom – A shaped and panelled bath, with an integral shower. Tiled splashback to ceiling. Vanity unit with washhand basin. Heated towel rail.

Outside There is a lawned garden surrounding the dwelling, with semi-mature hardwoods and a patio area to the west side.

FARM BUILDINGS

The farm buildings are approached via a large stoned/concrete area of hard standing accessed off Tollerton Lane. The Farm Buildings comprise:

General Purpose Building

17.95m x 27.43m

Timber construction with concrete floor, concrete block walls to 6', boarded over, fibre cement roof, one set of double sliding doors.

Lean to Livestock Building

5.94m x 27.43m

Timber construction with stone floor, corrugated iron roof, with crash barrier walls.

Livestock Building

27.43m x 16.6m

Of steel construction under a fibre cement roof, with earth floor (part concrete floor in pens). Divided into six pens by metal internal divisions, each pen has feed troughs and drinker. 3 good-sized stables.

General Purpose Dutch Barn

27.43m x 10.43m

Steel construction under fibre cement roof, part Yorkshire boarding to sides.

Pole Barn

18.59m x 11.43m

Timber construction under corrugated iron roof, earth floor and corrugated iron walls, split into two yards with internal divisions. The building sits separately within Field NG1619.



Land

NG Ref	Description	Gross Area	
		Ha	Ac
NG3446	Permanent Pasture	3.07	7.59
NG3535	Permanent Pasture	0.86	2.13
NG2534	Permanent Pasture	0.89	2.20
NG2922	Permanent Pasture	1.90	4.69
NG1224	Permanent Pasture	1.73	4.27
NG1542	Permanent Pasture	2.91	7.19
NG0242	Permanent Pasture	2.62	6.47
NG1619	Permanent Pasture	0.13	0.32
NG3620	Permanent Pasture	0.59	1.46
	Farm yard, Buildings and Homestead	0.51	1.26
Total:		15.21 ha	37.58 ac



The land lies in a ring fence to the north of Newton on Ouse and adjoins Tollerton Lane to the east, playing fields to the south and the River Kyle to the west. The land lies within the the Foggathorpe 2 Soil Series and has been down to pasture for over 20 years.

The land is well laid out with stock proof fencing and strategically placed water troughs. The paddocks have recently been grazed or cut for hay.

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. Stephenson's 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 Stephenson's Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

GENERAL INFORMATION:

Services

The dwelling benefits from L.P.G 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. The Pole Barn within Field NG1619 benefits from a water supply but no electricity.

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 is a public footpath across Fields NG1224, and NG0242.

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

The land is registered on the Rural Land Register for claiming Basic Payment. The entitlements will be included within the sale of the property at an apportioned price of £200 per acre. The Vendor reserves the 2022 Basic Payment Scheme. Our Agents Fee of £150 plus VAT for the transfer will be payable by the Purchaser for transferring the entitlements.

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. The Vendor reserves the right to conclude the sale by any means.

Tenure

Freehold with vacant possession upon completion.

Agricultural Occupancy Clause

As part of the planning permission received by Hambleton District Council on 4th May 1993, there is a restriction as to the occupation of the Bungalow to be 'limited to a person solely or last employed in agriculture as defined in Section 336 of the Town & Country Planning Act 1990, or in forestry, or a dependant of such a person residing with him or her, or a widow or widower of such a person'

Farm Equipment Sale

The Vendor retains the right to conduct a Farm Equipment Sale on the holding.

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

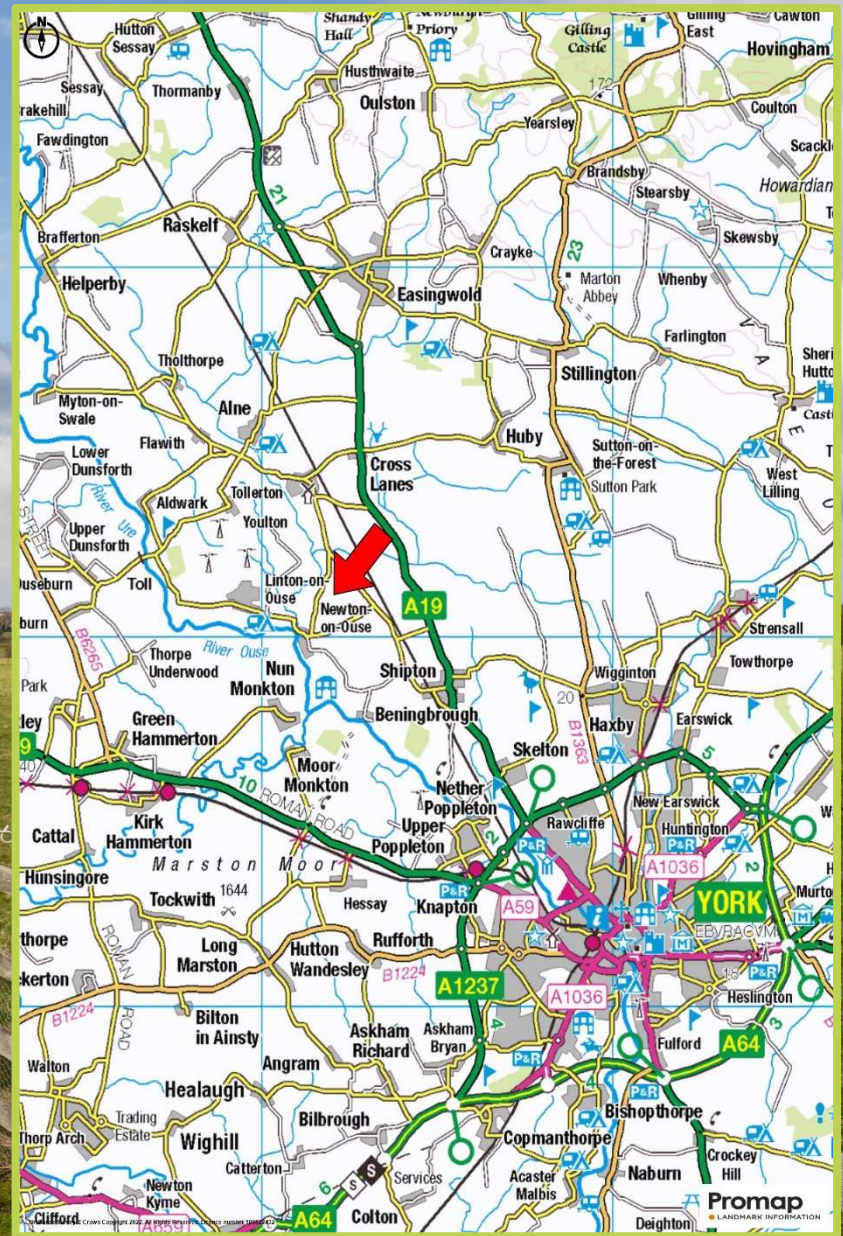
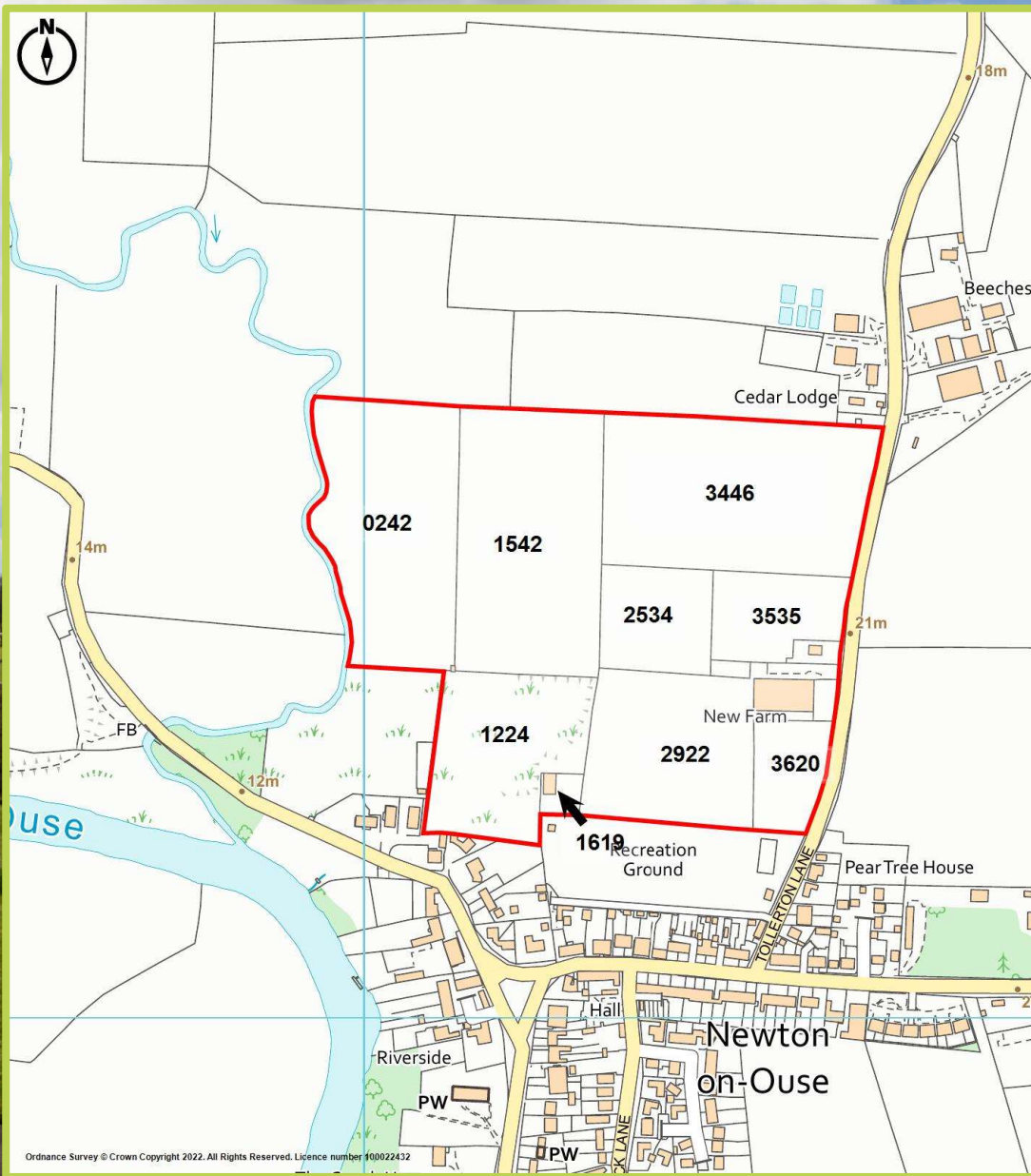
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Stephensons Rural, York Auction Centre, Murton YO19 5GF
t: 01904 489 731 e: edward@stephenson.co.uk e: jc@stephenson.co.uk

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

Anthony Baines of Crombie Wilkinson Solicitors, Forsyth House, 3 Market Street, Malton, YO17 7LP
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