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Bentley Farm, 208 Wyke Lane, Wyke
Bradford, BD12 9EL



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A most unusual and well located smallholding on the edge of the village of Wyke with excellent transport links being only 2 miles from the M62/M606 Junction.

Comprising:

4-bedroom stone built detached house

stone built range of 3 stables and feed room

3 versatile portal framed buildings

extensive concrete parking area

grass paddock with road frontage

0.68 ACRE Total Area

Offers over: £725,000

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Solicitors:

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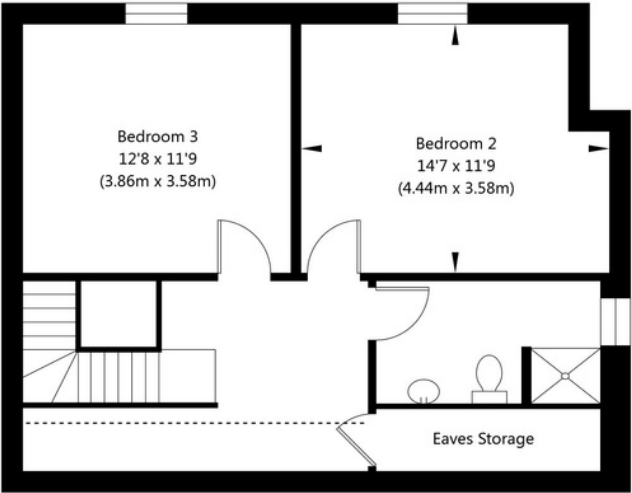
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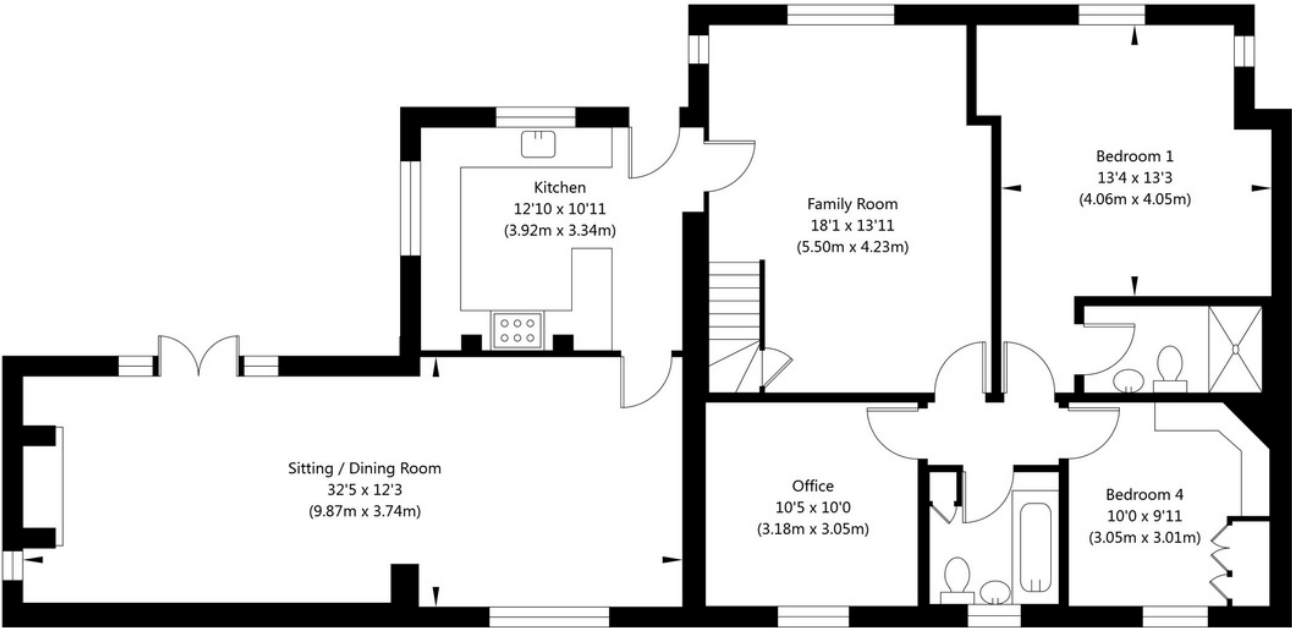
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Bentley Farm

The Farm stands on the south side of Wyke Lane which runs west from Wyke Village towards Oakenshaw and the M606. It lies equidistant between Halifax and Bradford. The electric gate leads into a generous concrete yard providing excellent parking and surrounded by the multi functional buildings. Bentley Farm has been in the same ownership for over 40 years and offers a great opportunity for families or a local business.



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 570 SQ FT / 52.99 SQ M



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1324 SQ FT / 122.99 SQ M

Bentley Farmhouse

The stone built farmhouse under a slate roof and comprises of 4 bedrooms, 3 reception rooms and 3 bathrooms. The property has been extended over the years and now provides a wonderful family home. A floor plan showing the accommodation in more detail is on the previous page and below is detail on the accommodation:

Kitchen 3.91m x 3.33m

With tile floor and units at low and high level. Fitted Falcon oven.

Lounge/ Dining Room 9.49m x 3.75m

With carpet floor, woodburner and French doors to patio.

Living Room 5.50m x 4.23m

With carpet floor and stairs to 1st floor.

Office 3.18m x 3.05m

With carpet floor and fitted desk and shelves.

House Bathroom 1.98m x 1.94m

Fully tiled walls and floor, bath, WC & sink.

Bedroom 2 3.04m x 3.03m

Single room with carpet floor.

Bedroom 1 (Main Bedroom) 5.50m x 4.05m

Double room with carpet floor, with ensuite bathroom to include WC, sink and shower.

Bedroom 3 3.86m x 3.57m

Double room with carpet floor.

Bedroom 4 3.57m x 4.43m

Double room with carpet floor.

Bathroom 1.98m x 1.94m

Fully tiled walls and floor, shower, WC & sink.

Externally, the property has a lovely patio area together with a 3 car garage which provides excellent storage.





Buildings – 6,456 sq ft total gross internal area

The range of buildings are located to the rear of the farmhouse and along the southern boundary of the site. The buildings are arranged around a good concrete yard with access from Wyke Lane. They would form the ideal base for a local business subject to planning.

Building Number	Description	Gross Area Sq. Ft
1	Steel portal framed building with concrete floor, block walling to 8ft with Yorkshire boarding above. Under a sheet roof. Some stone walling to exterior.	2,700
2	Steel portal frame building with concrete floor, block walling to 8ft with Yorkshire boarding above. Under a sheet roof. Some stone walling to exterior.	1,214
3	Part timber framed and part steel portal framed singe storey building with concrete floor and block walls.	1,350
Stables	Traditional stone range of stables with x3 stables and a feed room. The property has a slate roof.	1,192
Total:		6,456



GENERAL INFORMATION:

Services

The property has mains electricity, water, gas and is connected to mains drainage.

Fixtures and Fittings

Unless specified in these details, the fixtures and fittings relating to any of the buildings and land are not included in the sale but may be available by separate negotiation.

Wayleaves and Easements

None to our knowledge.

Rights of Way

There are no public or private rights of way over the Property.

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

City of Bradford Metropolitan Council

Restrictive Covenant

There is a covenant with the adjacent landowner which prohibits the construction of a further dwelling on the site but permits extension of the existing house.

Tenure

Freehold with vacant possession upon completion.

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.

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.

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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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.

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.

What3Words: ///nasal.panic.button

EPC Rating

TBC

Important Notice

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 general guide only and do not constitute any part of the contract (i i) 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.

