



Brayton Farm Shop & The Paddocks Mill Lane, Brayton

Guide Price £1,150,000

- Extensive Detached Residence
- Large Conservatory
- Open Plan Seating/Serving Area
- Extensive Car Park
- Open Plan Kitchen/Dining Area
- 1.05 Acre Paddock to rear
- Butchers Room & Catering Kitchen
- 4 Beds (Master En-Suite)
- Commercial Building
- Customer Toilets

Extensive detached house with 1 acre paddock and commercial business opportunity, located along Mill Lane well known for its thriving and popular location.

Farm Shop

The commercial building is of a steel framed construction with brick and profile metal clad elevations and insulated profile metal sheet roof, with translucent panels. On entering, the building is accessed by electrically operated sliding customer entrance door to the front elevation immediately into the open plan serving and customer area. In addition, there is a set of patio doors to the rear leading to an external seating area. We believe both sets of doors are DDA compliant.

Open plan seating and serving area, with butchers' room and catering kitchen located off. Customer toilets including disabled toilet facilities.

Second building, ancillary accommodation positioned northwest of main building, includes offices, staff kitchen, staff toilet and storage areas.

Aluminium and uPVC framed double glazed windows. Mains electric and water are connected, we understand 3 phase electricity. Electric heating and overhead heating/cooling to the customer areas and server. Drainage is a to a 'Klargester' style system, which is shared with the houses adjacent.

Extensive car park with over supply parking if required. Pleasant, south facing external seating area looking down the neighbouring paddocks.

The business (Farmshop) traded very successfully in the past and business was temporary closed due to staff shortages. Business rates £23,000. These are subject to the Uniform Business Rate (UBR).

Please note that extensive fixtures and fittings are available via separate negotiations. Further details can be supplied upon request.

Ref: planning. Circa 2012, the present owners received planning consent for the conversion of existing single storey existing general purpose agricultural building to a farm shop including car parking and delivery access and demolition of single storey steel sheeted outbuilding. 2012/0980/FUL. All the planning information relating to the above can be accessed on the Selby Council planning portal. Details can be provided from our Selby office upon request.

Together with detached home adjacent, this is a lifestyle business with adjoining 1 acre paddock, perfect for those who wish to acquire more private outdoor space or equestrian usage.

Mill Lane is a highly regarded area and ever popular destination for dog walkers, out of town customers and others. Brayton Barff is within a 5 minute walk and has been proved to be a big attraction to those using the Farmshop in the past.

The vendor may consider selling separately, for more information please contact Tom Brooks at the Selby Office.

EER - 30 (B)

Tenure - Freehold

The Paddocks

An extensive detached family residence extending to over 3,000 gross internal sq. ft., comprising a large utility room, open plan kitchen, family room, office and 4 double bedrooms. The property has the benefit of generous outdoors space including a 1.05 acre paddock situated to the rear.

On entering the property, a front door leads into a porch which merges into a spacious hallway with the ability to be used as a dining space depending on the individual(s) requirements. From the hallway, a turned staircase leads to the first floor landing.

There is an open plan breakfast kitchen and dining area. The modern kitchen comes equipped with a comprehensive range of integral appliances including white goods and cooking facilities and enjoys wall and base units to three sides including a large breakfast bar. Views along the paddock can be enjoyed from every window to the rear elevation and in particular from the kitchen/diner.

Located off the kitchen/diner is a large utility room, also used as a boot room with downstairs toilet and boiler room. Within the utility are further wall and base units with a sink unit and drainer and external door.

The extensive family room is of an L shape with a wood burning stove, elevated and inset into the wall making it a feature of the room. Located off the family room is a home office which can also be used as a play room or snug.

Adjoining the rear elevation is a large conservatory of brick and uPVC construction. This space provides wonderful views overlooking the paddock and provides important extra accommodation to the ground floor arrangement. Planning approval was granted in 2009 under planning reference 2009/0983/HPA.

To the first floor, a central landing serves four double bedrooms and house bathroom. all bedrooms benefit from a double glazed window and central heating radiator. The master bedroom runs the full depth of the property and is complemented by a spacious en suite. The internal accommodation is completed by a magnificent house shower room having elegant tiling to the floor and walls, with an elevated walk in shower, floating vanity hand wash basin, low flush wc, and heated towel rail.

Externally, the property is accessed directly off Mill Lane via a private drive which in turn adjoins a sweeping driveway into the grounds of the property. Brick wall and pillars with two tall wooden electric gates provide important privacy and exclusivity to the property only.

The boundaries to the front are enclosed by brick and fencing with the majority being driveway and off street parking. To the rear, there is a private landscaped area, designed for outdoor dining and entertainment.

The paddock measures 1.05 acre and is enclosed by post and rail fencing. There is a strip of land under the property's Title which runs to the A63 (Selby By-pass). A plan is available within these particulars to establish the property boundaries.

Drainage is to a 'Klargester' style system, which is shared with the commercial building adjacent. The property has an oil fired central heating system and mains electric and water are connected.

EER- 73 (C)

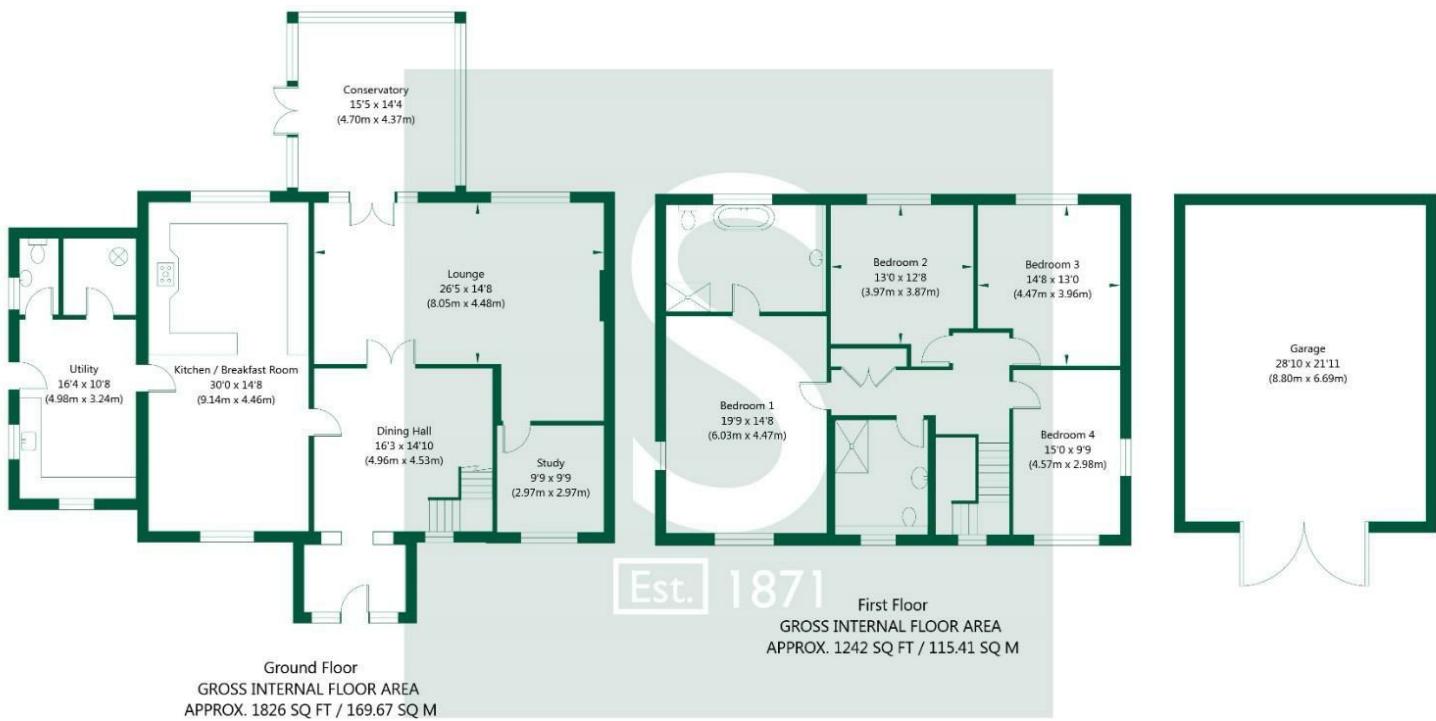
Tenure - Freehold

Council Tax - Selby Council Band - F

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

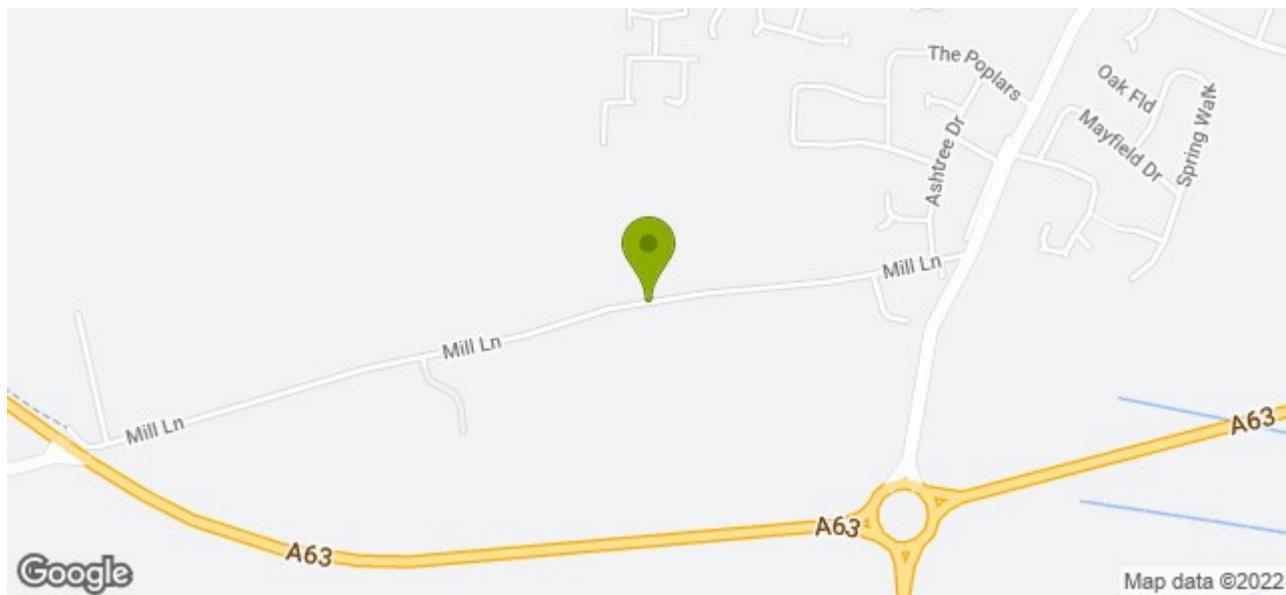






NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 3068 SQ FT / 285.08 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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