



FOR SALE AS A WHOLE - APPROX. 189 ACRES (76.50 HECTARES)

EAST WITTON LODGE FARM, EAST WITTON, LEYBURN, NORTH YORKSHIRE, DL8 4SY



EAST WITTON LODGE FARM

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FOR SALE AS A WHOLE

A highly desirable grass & arable farm in a picturesque & secluded location to the west of East Witton Village & on the edge of the Yorkshire Dales National Park - approx. 189 acres.

Situation

Leyburn 5.5 miles, Masham 8 miles, Bedale 11 miles, Catterick 12 miles, Richmond 14 miles, Hawes 19 miles (all distances are approximate).

East Witton Lodge Farm is ideally situated in a secluded and private rural location on the edge of the Yorkshire Dales National Park between the popular villages of East Witton and Coverham. The main farmstead has a protected and attractive position, set at the end of a private track which is accessed off Braithwaite Lane.

The market town of Leyburn is 5.5 miles north-west of East Witton and has developed as the traditional centre for mid-Wensleydale and is often referred to as the 'Gateway to the Yorkshire Dales'. The town supports an array of shops, restaurants, schools, pubs, churches, sports facilities as well as a livestock auction mart.

In terms of wider transport links, the A1 motorway is accessible at Catterick (15 miles), Bedale (11 miles) and Scotch Corner (20 miles). Trains on the East Coast Main Line stop at both Northallerton (35 mins) and Darlington (45 mins). The closest international airports are at Newcastle (1.5 hours) and Leeds Bradford (1.25 hours).



John G. Hills & Partners

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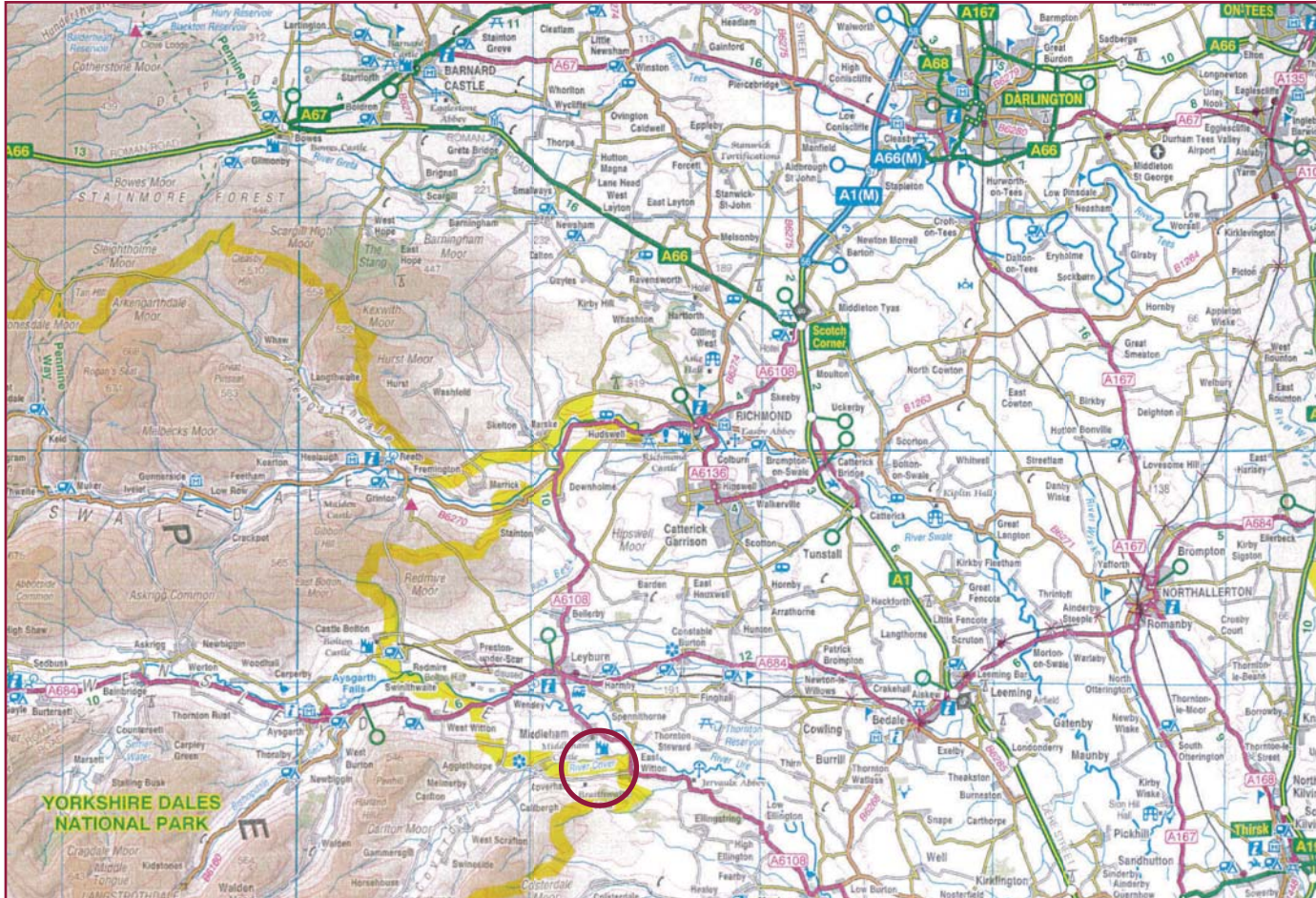
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Directions

At East Witton, drive to the top of the village green heading west and at the junction by Town End Farm turn left onto Braithwaite Lane. After approximately 1 mile the entrance to the farm is on the right hand side.

See Location Plan.

Location Plan



Description

East Witton Lodge Farm is an unspoilt Dales Farm nestled in an extremely picturesque location. The sale represents a rare opportunity to acquire a productive grass and arable farm in a rural setting on the edge of the Yorkshire Dales National Park.





Farmhouse

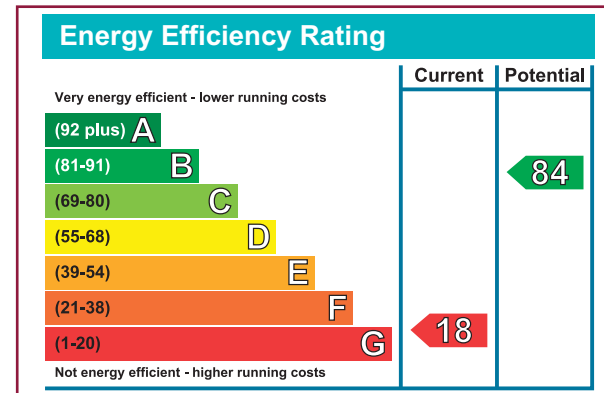
The farmhouse is a 4 bedroom detached property built of stone with a lovely south facing aspect. The property has spacious accommodation and has retained its traditional features, although it would benefit from some level of modernisation. It benefits from oil fired central heating throughout together with solid fuel open fires. There are enclosed gardens to the south laid to lawn with flower borders and to the east with flower beds and shrubs. Adjoining the farmhouse there is a two storey cart shed/granary with loft which is currently used for storage. However, this could be converted to provide additional accommodation subject to necessary planning consents. Within the yard to the rear of the property there is an attractive range of traditional buildings including the old blacksmiths shop, stable and pig sty.

Accommodation

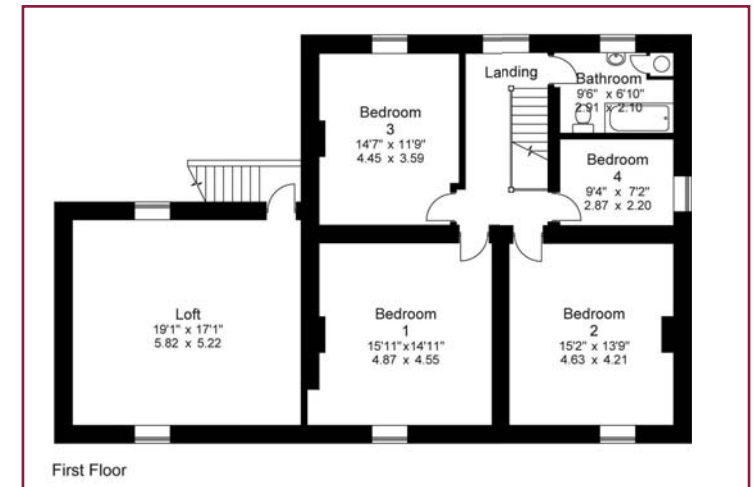
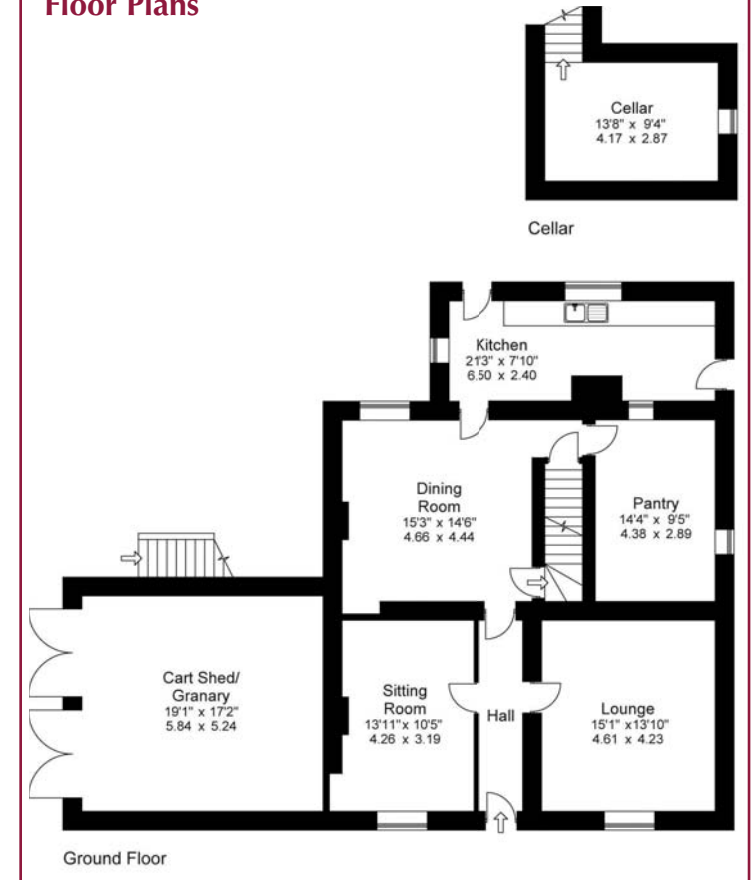
See floor plans.

Farm Buildings

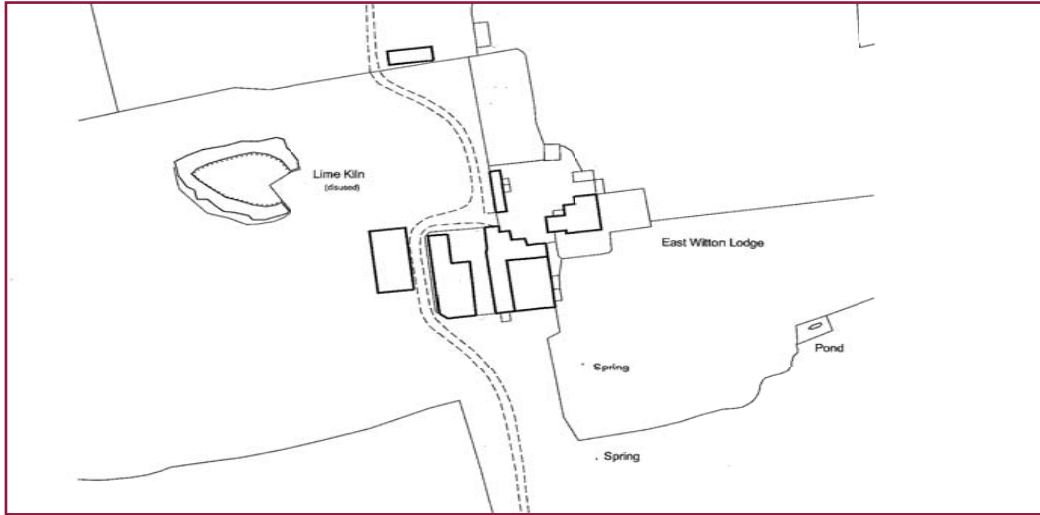
In the main yard to the south-west of the farmhouse are a good range of traditional buildings including stone built single and two-storey barns with blue slate and stone slate roofs, some of which have been re-roofed in recent years. Adjoining these buildings there is a GP livestock building (60ft x 45ft) with water from the private supply and opposite an open fronted pole barn. Beyond these there is a further GP building (75ft x 40ft).



Floor Plans



Block Plan



Land

The land extends to approx. 189 acres (76.50 hectares) in total (see plan) and is currently all down to grass, although there is a block of approx. 40 acres which has produced good yields of barley in recent years. The main block of land to the north of Braithwaite Lane and surrounding the farmhouse and buildings comprises good quality arable/grassland. The land to the south of the Braithwaite Lane is steep pasture and at the top adjoins Braithwaite Moor and East Witton Fell. The land is watered by a number of natural streams and some of the land in front of the farmhouse benefits from water from the private supply.

Services

Mains Single Phase Electricity.

Foul Drainage to Septic Tank as shown marked 'ST' on the plan.

Oil Fired Central Heating.

Private Water Supply located on the holding serving the farmhouse, buildings and land to the south of the house. The Holding Tank is marked 'HT' on the plan.

The water to the farmhouse is treated via a UV treatment unit. The land to the west of the farmhouse is served by natural streams.

Council Tax

The property is in Band D for Council Tax.

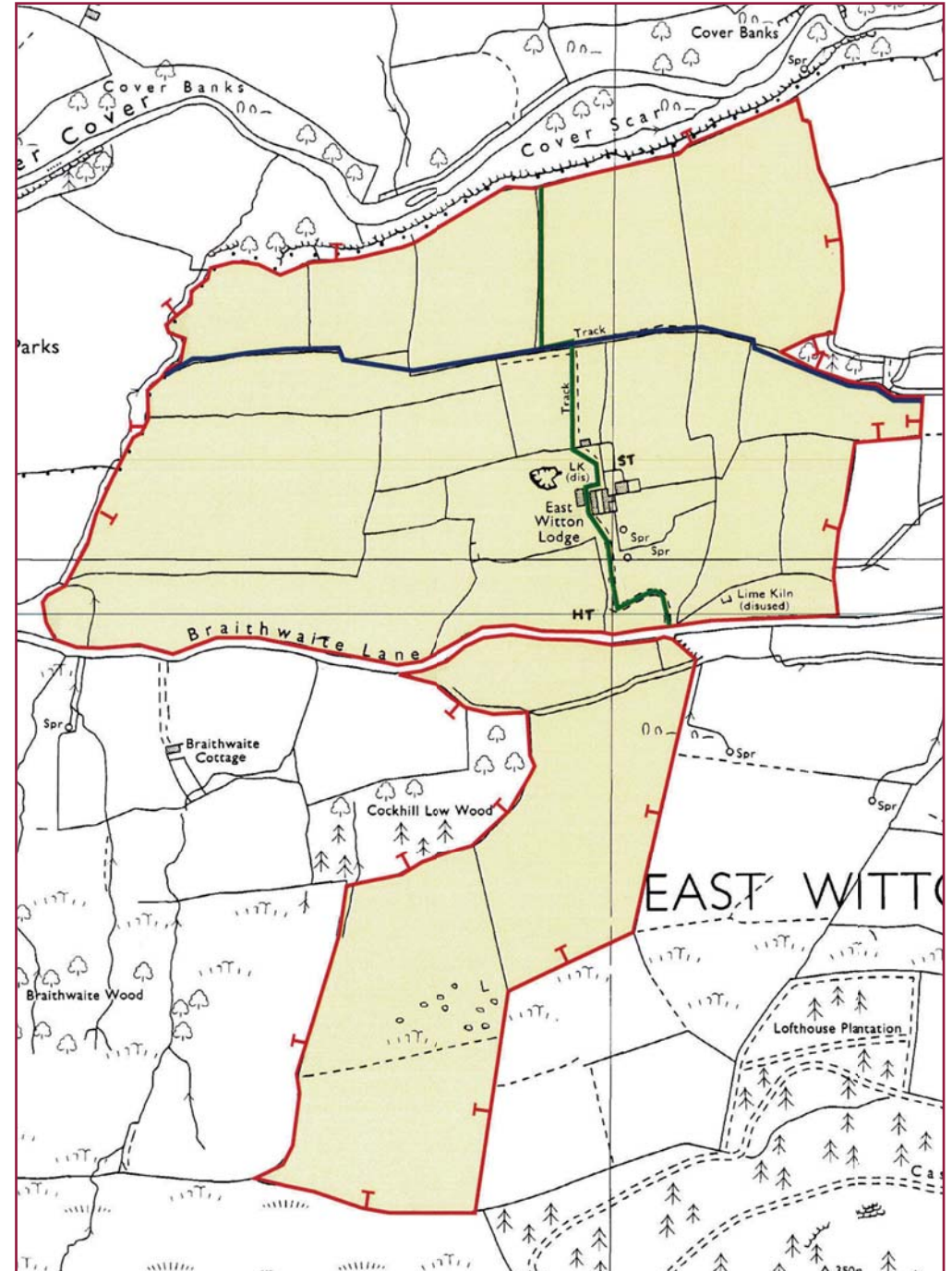
Sporting Rights

The sporting rights are not owned and therefore are not included in the sale.

Mineral Rights

The mineral rights are in hand and are included in the sale as far as they are owned.

Land Plan



Basic Payment Scheme

The land is registered for Entitlements to the Basic Payment Scheme, however these are owned by the outgoing Tenant. The outgoing Tenant was in occupation of the holding on the 15th May 2018 and has claimed the subsidy for the 2018 year. The outgoing Tenant has confirmed that the 54.99 Non-SDA and 20.47 SDA Entitlements can be purchased separately at open market value.

The buyer(s) will indemnify the Vendor against any loss incurred due to the buyer(s) failure to comply with the cross compliance conditions on the date of completion until the 31st December 2018.

Nitrate Vulnerable Zone

The farm is NOT in an NVZ.

Environmental Schemes

The land is NOT currently in any Environmental Scheme.

GENERAL REMARKS & STIPULATIONS

Viewing

Strictly by prior appointment through Sole Agents, John G. Hills & Partners (01969 623109)

Tenure

The farm is offered for sale freehold and vacant possession will be given upon completion. The title is registered with the Land Registry under Title Number: NYK217554.

Method of Sale

The farm is offered for sale by private treaty, however the Agents reserve the right to conclude negotiations by any other means at their discretion.

Covenants, Easements, Wayleaves and Rights of Way

The farm is sold subject to all covenants, easements, wayleaves and rights of way whether specifically mentioned in these particulars or not. Without prejudice to the foregoing the property is sold subject to the following:-

- The approximate route of the public footpath that crosses the farm is marked in blue on the plan.
- The neighbouring landowner has a right of way at all times and for all purposes over the road coloured green on the plan and in particular (but without prejudice to the generality of the foregoing words) the right to pass and re-pass over the road with or without workmen, vehicles, machinery and appliances for the purpose of planting and maintaining Cover Scarr Wood and the extraction of timber there from and also in connection with fishing in the River Cover.

Boundaries

The Vendor will only sell such interest they have in the boundary fences, walls, ditches, hedges and other boundaries separating this property from other properties not belonging to them. Where the boundaries are marked by inward facing T marks, these are understood to be the responsibility of the purchaser(s).

Fixtures and Fittings

Only those fixtures and fittings referred to in the sales particulars are included in the sale.

Health & Safety

There is a local grazier on the land until the 30th September 2018 and therefore there will be livestock and machinery on the holding. We would ask you to take care when conducting viewings and keep away from any machinery and livestock.

Offers

All offers must be in writing. We will not report any verbal offer unless it is confirmed in writing. Please confirm whether your offer is a cash offer or subject to a mortgage or property sale.

Money Laundering Regulations

Prospective purchasers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to the Money Laundering Regulations, one being photographic ID (Passport or Driving Licence) and the second being a recent utility bill confirming your address.

Important Notice

John G. Hills for themselves and for the Vendors of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John G. Hills has any authority to make or give any representations or warranty whatsoever in relation to this property on behalf of John G. Hills, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

Measurements and other information

All measurements are approximate.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

John G Hills

