



LOWTHER FARM HOUSE
LAYTHAM, YORK

Stephenson
Est 1871 & son





LOWTHER FARM HOUSE, POTENTIAL BARN CONVERSION & 196.87 ACRES OF LAND

LAYTHAM, YORK YO42 4PR

The sale of Lowther Farm House provides the rare opportunity to acquire a well-equipped arable and/or grass farm that benefits from a wide range of modern and traditional farm buildings within a well-spaced and nicely proportioned Farmyard. The Farmhouse is sold with a detached annexe and an amenity pond set in a private garden. One of the barns benefits from being sold with recently granted Planning Permission for a large four bedroom detached family house. The land is for sale in two large lots and two smaller lots that would complement each other if bought in any combination. All situated within an attractive and sought after location and a short drive to many settlements including the historic city of York, and the M62 motorway.

The property is offered as a whole or in 6 lots.

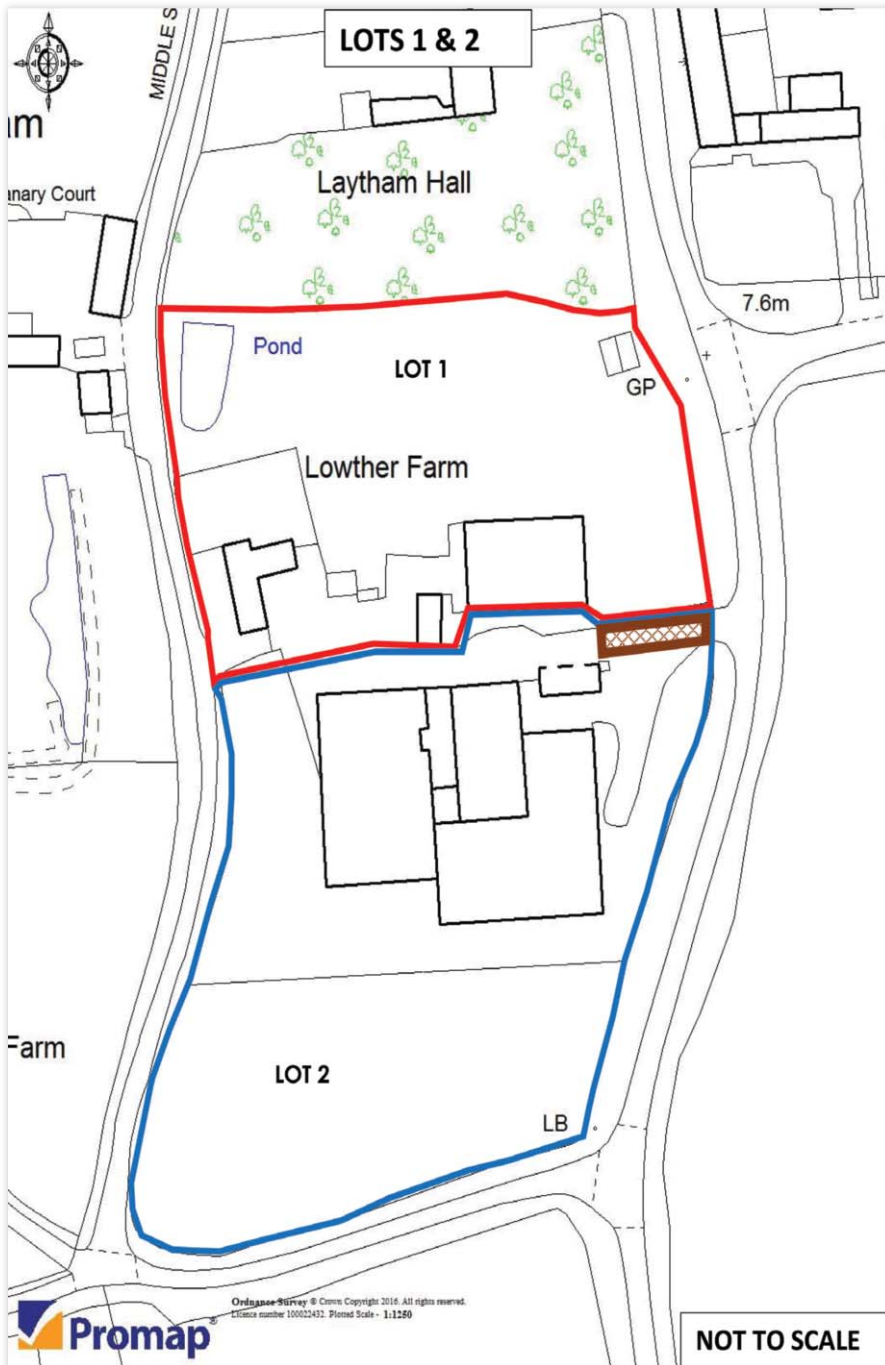
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|---------------|------------------------------------------------------------|-------------------------------|
| LOT 1: | Lowther Farm House and Annexe and 1.36 acres | Guide Price £495,000 |
| LOT 2: | Extensive Farm buildings and paddock and 2.05 acres | Guide Price £195,000 |
| LOT 3: | Field and Woodland - 7.91 acres | Guide Price £64,000 |
| LOT 4: | Farm Land - 98.00 acres | Guide Price £735,000 |
| LOT 5: | Grass Field and Large Pond - 7.29 acres | Guide Price £60,000 |
| LOT 6: | Farm Land - 80.26 acres | Guide Price £560,000 |
| | THE WHOLE | Guide Price £2,139,000 |

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**LOT 1 (edged red on the detailed plan attached)
1.36 ha**

A wonderfully proportioned and traditional residence with symmetrical front elevation comprising of 3 bedrooms and 3 receptions rooms. To the rear and detached from the main house is a self-contained 1 bedroom annexe.

THE FARMHOUSE:

A brick built house under a pantile roof, which would appear to date back to the 19th century. The property was extended some 20 years ago. The front of the house faces west onto Middle Street within the hamlet which is a very minor lane, within the hamlet of Laytham.

Ground Floor:

Front door: Opens to an entrance lobby:

Door to lounge: 13'9" extending to 17'10" x 14'5" with an oil fired stove and a fine example of an inglenook with an oak mantel and alcove on one side.

Sitting Room: 17'1" x 14'10" max. with an oil fired stove and with an oak mantel. Alcove each side of a traditional inglenook.

Kitchen: 17' max x 14'10" with a Sandyford oil fired range for cooking, hot water and central heating and a quarry tiled floor. There is a range of pine fronted kitchen units installed approximately 20 years ago incorporating a two bowl white vinyl sink. There is also a fitted electric Esse oven.

Walk in pantry: 10'2" x 6'8" with a quarry tiled floor.

Office: 11' x 9'9" including Cloakroom with w.c. and hand basin.

Dining Room: 15'2" x 12'11" with slate floor and French windows out into the adjoining private garden.

From the Entrance Hall stairs rise to the first floor landing:

Bedroom 1: 16'6" x 14'4" added when the property was extended including an en-suite which measures 9'2" x 6' and a separate dressing room

Bedroom 2: 13'11" x 14'6" with two alcove wall cupboards.

Bedroom 3: 14'7" x 10'9" with two alcove wall cupboards.

Bathroom: 10'3" x 6'10" with a wash basin, w.c., and shower cubicle.

From the landing, a Hayloft style staircase leads to a landing in the Attic:

Room 1: 15' x 10' with Velux roof light window and has restricted headroom.

Room 2: 14'4" x 10' with Velux roof light window and has restricted headroom and walk in storage cupboard.

The house has an oil fired central heating system and limited double glazing. The French windows from the dining room open on to an ample south facing garden.

The property has mains electric, mains water and septic tank drainage. There is a small garden shed attached to the house. Lot 1 extends to 1.36 acres including a paddock and pond.

LOWTHER FARM ANNEXE:

ACCOMMODATION:

33'9" x 14'8" converted barn including sitting room with kitchen area, and separate bedroom and bathroom. Oil fired central heating and oil fired stove. Fully double glazed.

The annexe is located in the centre of the yard to the east of the main house. Constructed of brick under a clay pantile roof it has the potential to be utilised as a separate letting or holiday cottage, or as a games room or office.

GRAIN STORE: 75' x 48' reinforced concrete block walls to 10' with profile steel cladding above around a modern steel portal frame with fibre cement roof and concrete floor. Two sliding doors to the front offer ample access.

**LOT 2 (edged blue on the detailed plan attached)
2.05 ha**

Lot 2 lies immediately to the south of the Farm House. The Farm buildings in this lot are built from modern and traditional materials. For a purchaser who wishes to keep the property as a working farm there is a range of livestock buildings which are both modern and traditional. Lot 2 also benefits from a hedged stock proof paddock extending to just under one acre. Permitted Development Rights were approved on 12 January 2016 to develop Lot 2 into a single dwelling boasting 248 sq m (2669 sq ft) usable internal space split between two floors which would also benefit from a driveway and garden area adjacent to the paddock (application DC/16/00148AGRNOT/WESTWW).

FARM BUILDINGS

1. MODERN FOLD YARD

70' x 105' Steel portal framed building with fibre cement sheeting roof, and concrete floor. 18' to the eaves and opens to the north side of the yard and adjoins a Traditional Brick Barn measuring 102' x 26' which has the Permitted Development Rights.

2. SECOND FOLD YARD

40' x 135' Steel portal frame with steel truss roof with concrete wall sections and corrugated fibre cement sheet roof. Attached lean-to 17'7" x 60' of concrete block and a fibre cement roof over wooden purlins.

3. DAIRY BUILDING

38'6" x 17' brick construction with corrugated iron sheet roof and cement floor.

4. SILAGE CLAMP

105' x 22' with corrugated fibre cement covered roof. Wooden sleeper walls and concrete floor. Underground effluent storage tank.

Lot 2 also benefits from a stock proof paddock extending to just under an acre that has the added benefit of being surrounded by well-managed mature hedging.

LOT 3 (edged turquoise on the general plan attached)

Lot 3 extends to 7.91 acres of level grassland suitable for grazing and with woodland extending to approximately one acre in the south eastern corner. This lot benefits from being adjacent to Lots 1 and 2 and enjoys easy access from the public highway. This would be ideal if purchased with either Lot 1 or 2 if a smallholding were desired. This stock proof field is surrounded by mature and well managed hedging.

LOT 4 (edged red on the plan attached)

98.00 acres in 6 good sized level fields which lie south east of the Farmstead, and are under drained predominantly to an IDB ditch on the south side. Extensive drainage works were carried out about 10 years ago.

The fields benefit from road frontage to 3 sides, making them easily accessible

LOT 5 (edged blue on the general plan attached)

7.29 acres situated conveniently on the northern edge of Laytham hamlet this field enjoys a high level of amenity and has its own road access and offers a large attractive pond with a modest area of woodland and a grassed field.

LOT 6 (edged green on the plan attached)

80.26 acres in three fields north of Laytham. Access is from the public highway to the east and with a farm access track on the southern boundary.

The land has underdrainage and there is an IDB drainage ditch on the northern boundary .

GENERAL INFORMATION:

LOCATION: Laytham is 13.5 miles south east of York and 8 miles west of Market Weighton. It is also just over 9 miles from Howden and 10.5 miles from the M62 Motorway.

DIRECTIONS: From York take the A1079 Hull Road and head to Elvington/Howden continue on road B1558 to Laytham. Access is on the left hand side after passing the village sign.

SERVICES:

Laytham Farm House and Annexe: Mains Electricity and Mains Water. Septic tank drainage. The purchaser of Lot 1 will be responsible for relocating the oil tank for the annexe within 3 months of completion.

Water Supply: Lots 1,3,4,5 have their own water meters. Lot 2 and 6 will require connecting to the adjacent water main running along the road on the eastern boundary.

TENURE: Freehold with vacant possession on completion.

OUTGOINGS: Drainage Rates: Aughton Parish £291.68 and Laytham Parish £604.89. Farmhouse Council Tax Band D (£1545.62) Annexe Council Tax Band A (£1030.40) although exempt as it is the current farm business office.

WAYLEAVES & EASEMENTS: The property is sold subject to any rights of way, wayleaves or easements there may be. There are two National Grid pylons running over Lot 4.

RIGHTS OF WAY: There are no Rights of Way affecting the land. The area cross-hatched brown on the detailed plan forms part of Lot 2. The purchaser of Lot 1 will have a right of access over the area cross hatched brown and the boundary liability. The purchaser of Lot 2 will be responsible for maintaining the rest of the boundary not shown in brown. There is a requirement to construct a wall between the two Lots as a Planning condition for the dwelling on Lot 2.





SOIL CLASSIFICATION

The soil classification for all lots is Foggathorpe 2. This glaciolacustrine clay soil type is described as slowly permeable seasonally waterlogged stoneless clayey and fine loamy over clayey soil with some similar coarse loamy over clayey soils. It is suited to growing winter cereals and grassland with stock rearing.

SPORTING RIGHTS: The Sporting Rights are in hand and included with the property.

LOCAL AUTHORITY: East Riding of Yorkshire Council, County Hall, Beverley, East Riding of Yorkshire, HU17 9BA. Tel: 01482 393939

BASIC PAYMENT SCHEME: The land is registered for the Basic Payment Scheme. The purchase price will include the Basic Payment Entitlements for Lots 3,4, and 6.

ENVIRONMENTAL SCHEMES: None

NITRATE VULNERABLE ZONE: None of the lots are in a Nitrate Vulnerable Zone

HEALTH AND SAFETY: Interested parties are reminded that the property is a working farm. We therefore ask that you are as vigilant as possible when viewing the property. Be aware of moving vehicles, keep away from machinery and do not climb on any structural buildings.

PLANS, AREAS AND SCHEDULES: The plans provided and areas stated in these sales particulars are for guidance only and are subject to verification with the Title Deeds.

VIEWINGS: Strictly by appointment with our Stephenson and Son, York Auction Centre Office Tel: 01904 489731 or Stephenson Estate Agents., York Tel: 01904 625533. Please note that if you have downloaded the particulars form our website you must contact our office to register your interest to ensure that you are kept up to date with the progress of the sale.

AGENT CONTACTS: For further information or negotiation please contact:

Rod Cordingley BSc FRICS FAAV
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Mobile: 07801 685660

or

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Tel: 01904 625533

Mobile: 07815 809596.

METHOD OF SALE: For sale by Private Treaty as a whole or in lots. Interested parties are asked to register their interest with the Agent Stephenson & Son, York Auction Centre, Murton, York YO19 5GF Tel: 01904 489731.

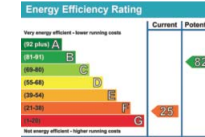
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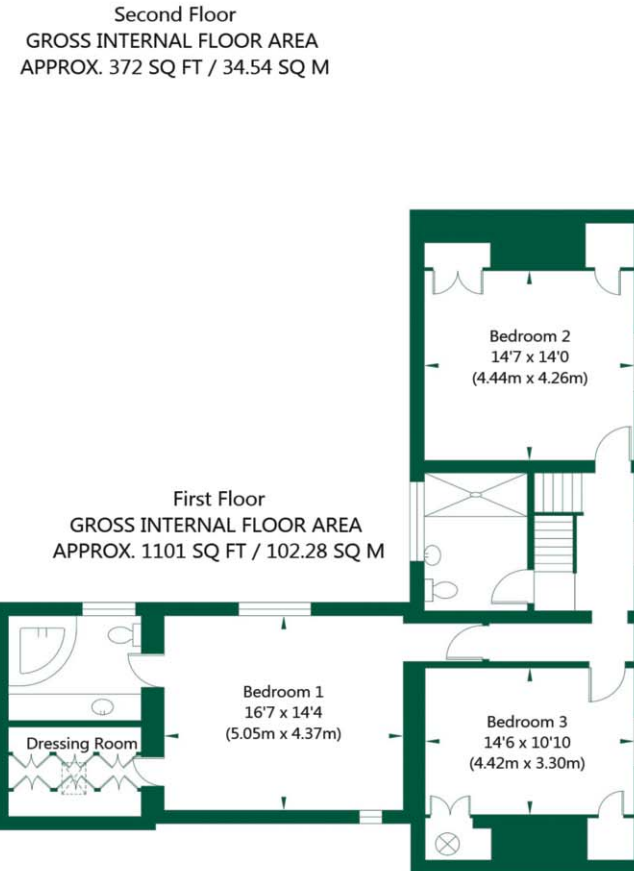
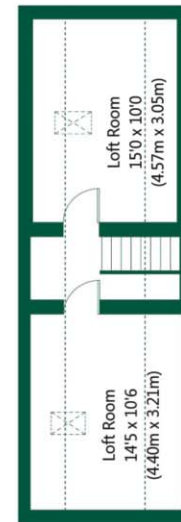
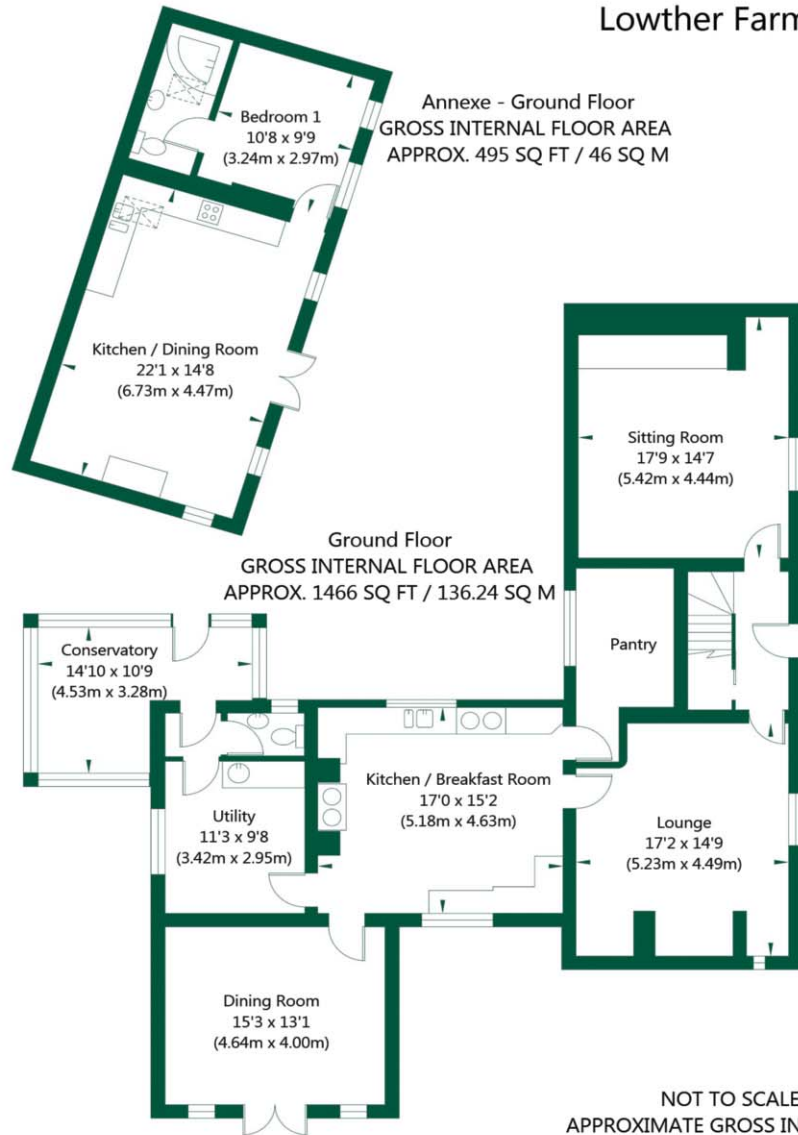
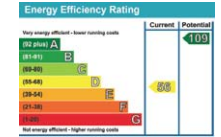
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- VI. We can give no warranty or representation whatsoever in relation to the farming prospects or other matters.

Lowther Farm, Laytham, York, YO42 4PR

Lowther Farm



Lowther Farm Annexe



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3434 SQ FT / 319.06 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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