



Dee Atkinson & Harrison

CHARTERED SURVEYORS

Wellfield Farm, Whenby, York, **North Yorkshire**

Wellfield Farm, Whenby, York, North Yorkshire, YO61 4SF

Mixed residential farm with significant development potential, located on the edge of the Howardian Hills Area of Outstanding Natural Beauty

York 14 miles / Malton 13 miles/ Easingwold 8.5 miles / Leeds 38 miles (All distances are approximate)

- Substantial period farmhouse in need of modernisation and improvement
- Traditional courtyard range with consent to create a café and farm shop
- General purpose farm buildings
- Productive arable and grassland, with 288 acres surrounding the farmstead
- 347 acres of arable (242 acres let until 30th September 2018)
- 42 acres of permanent grassland
- Secluded wildlife pond and amenity woodland (11 acres)



Extending to approximately 403 acres (163 hectares) in total

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN LOTS

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Wellfield Farm is a mixed residential farm with productive arable and grassland, period farmhouse and extensive traditional outbuildings, ripe for improvement and diversification.

Originally forming part of the Wigganthorpe Estate, the majority of Wellfield Farm has been farmed by the same family for over 100 years and offers a rare opportunity in such a prime location.

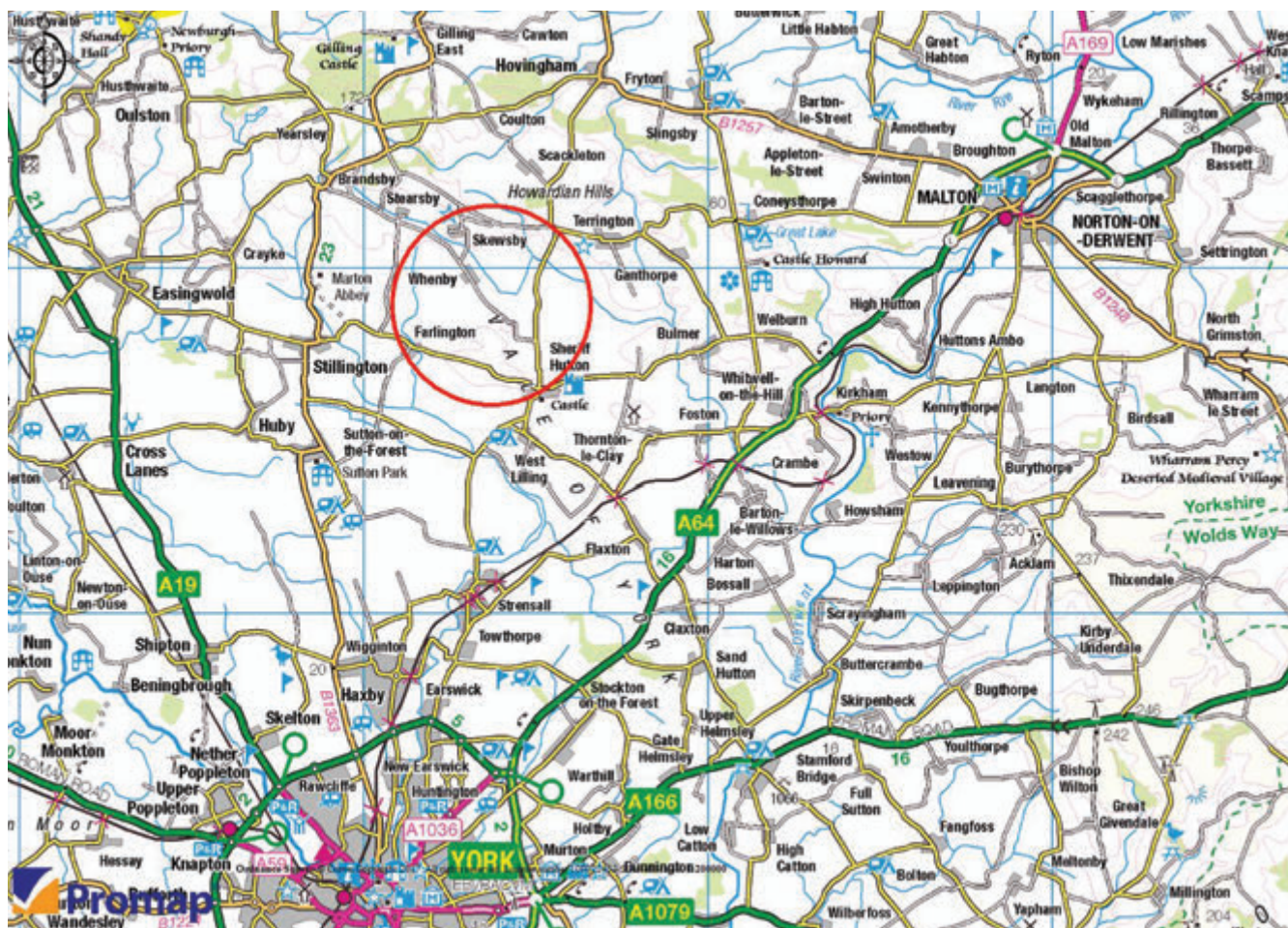


LOCATION

Wellfield Farm is located in a rural, yet accessible area to the north of York and to the east of Whenby, a small village in the Hambleton area of North Yorkshire, on the edge of the Howardian Hills.

The area is well served with services and amenities in Sheriff Hutton, with the attractive market towns of Malton, Easingwold and Helmsley within easy travelling distance, as well as the historic city of York. Primary schools are available in Sheriff Hutton, Crayke and Sutton on Forest, with secondary schools in Easingwold and Malton. Several private schools are located nearby at Ampleforth, Terrington, York and Cundall. Agricultural suppliers, merchants and livestock markets are available at York, Malton and Thirsk.

The farmhouse, steading and the majority of the land can be accessed from the Whenby to Sheriff Hutton road. A track from Cornborough Road, connecting the villages of Sheriff Hutton and Farlington, leading to 'Cornborough Hall' also provides access to the arable land from the south. An outlying block of land (Lot 6) is accessed by an unclassified highway between Whenby and Skewsby.



WELLFIELD FARM

Extending to 403.48 acres (163.29 ha), Wellfield Farm provides an excellent opportunity to purchase an attractive residential farm with a significant amount of potential for a new owner to develop the property to create a diversified income stream and create a very appealing period home.

The farm lends itself to a mixed farming operation with the productive arable land well suited to producing cereals, oilseeds and protein crops.



THE FARMHOUSE

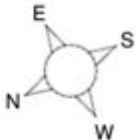
Constructed of brick and render under a tiled roof with PVCu double glazed windows, the farmhouse requires improvement and modernisation and has the potential to create an impressive family home with the benefit of a substantial garden, orchard and ornamental pond adjoining the western elevation. Internally the property provides extensive family accommodation with well-proportioned rooms, farmhouse kitchen with oil fired AGA and a substantial second floor attic room. Adjoining the farmhouse are two ranges of traditional brick and tile buildings providing useful storage and stabling. Subject to obtaining consent, these buildings may also be suitable for incorporation into the main residence or conversion to residential, commercial or holiday use.



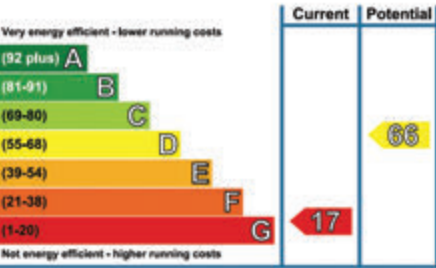
Wellfield Farm, Whenby, York



Approximate Gross Internal Area
Main House = 3542 Sq Ft/329 Sq M
External Rooms = 1661 Sq Ft/154 Sq M
Outbuilding 1 = 2892 Sq Ft/269 Sq M
Outbuilding 2 = 1705 Sq Ft/158 Sq M
Outbuilding 3 = 396 Sq Ft/36 Sq M
Total = 10196 Sq Ft/947 Sq M



Energy Efficiency Rating



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

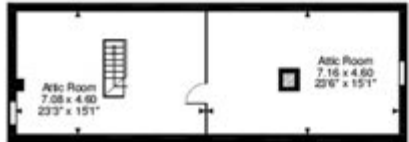
The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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First Floor



Second Floor



Outbuilding 1 Ground Floor



Outbuilding 1 First Floor

FARM BUILDINGS

| Building Number | Buildings at Wellfield Farm (Approximate Dimensions) |
|-----------------|--|
| 1 | The Farmhouse with adjoining brick and tile outbuildings including general storage, kennels and loose boxes. |
| 2 | Outbuilding 1 (Internally approx. 269 m²) Double storey stone barn with granary above and adjoining single storey barn used as a stabling. |
| 3 | Outbuilding 2 (Internally approx. 158 m²) Double storey brick barn with granary above, asbestos roof cladding and adjoining single storey stone and pantile building. |
| 4 | Outbuilding 3 (Internally approx. 36 m²) Single storey brick and stone building with a pantile roof. |
| 5 | Covered Yard Double span covered yard creating an enclosed courtyard of timber and asbestos construction. |
| 6 | General Purpose Building (12.15m x 9.10m) Steel portal framed building with concrete floor and enclosed on three sides with block walls and box profile cladding. |
| 7 | General Purpose Building (13.60m x 7.10m) Timber framed barn (3 bays), with soil floor, corrugated side cladding and asbestos roof cladding. |
| 8 | Nissen Hut |
| 9 | Dutch Barn (22.90m x 16.50m) Steel frame with full length lean-to, concrete floor, grain walling and asbestos cladding. |
| | Building at Cornborough Hall - Lot 5 (Approximate Dimensions) |
| | Pole Barn (27.50m x 14.50m plus 21.50m x 3.50m) Timber framed pole barn previously used for grain drying/storage with corrugated iron/asbestos cladding. |

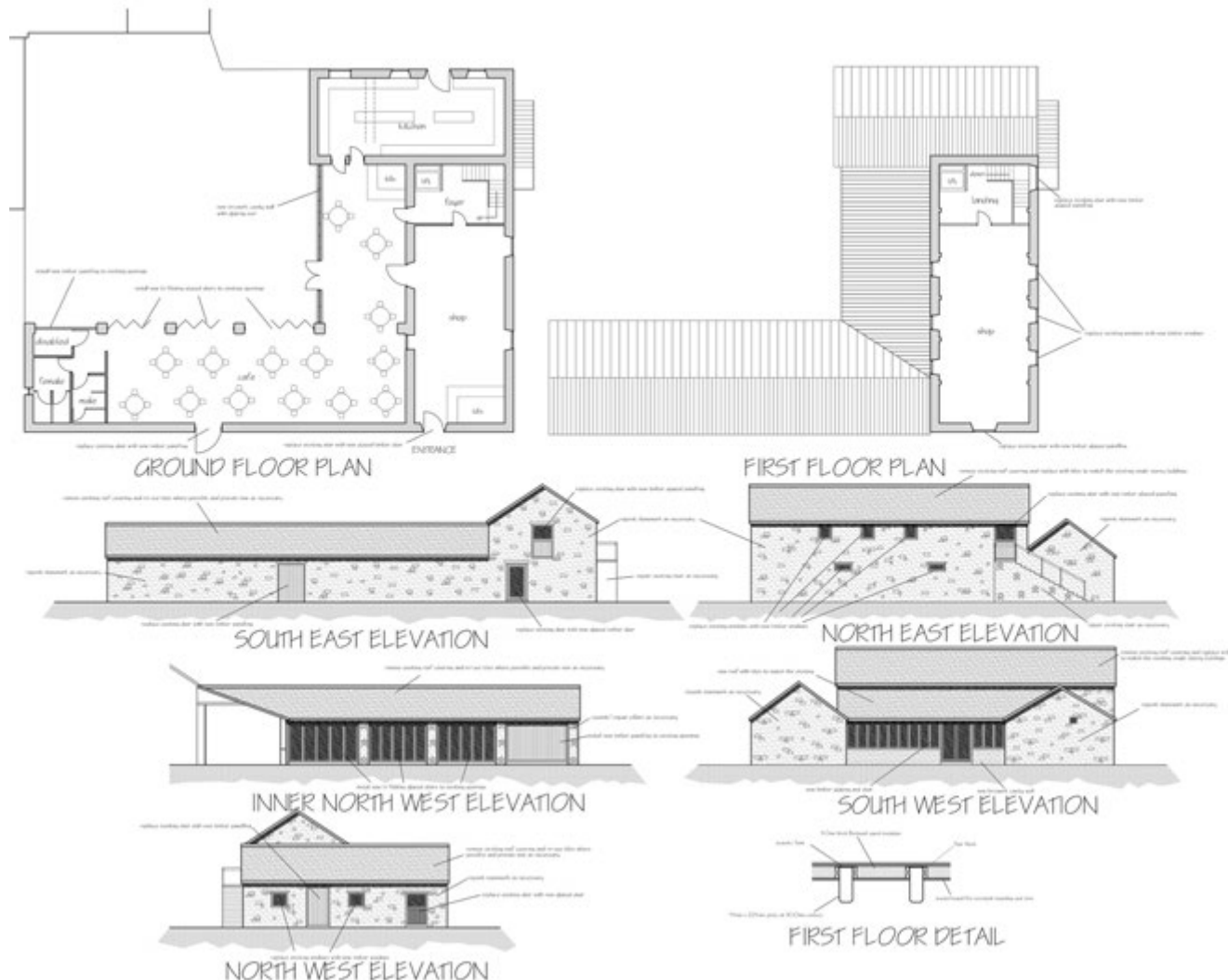


PLANNING PERMISSION AND CONSENTS

In 2014, Hambleton District Council determined that prior approval was not required to change the use of Building 2 to a shop (Application No. 14/01990/MPN) and granted prior approval for a change of use to a café (Application No.

14/02468/MPN). In June 2015 approval was granted (Application No. 15/00927/FUL) to install and replace windows and doors in Building 2 and part of Building 5, together with re-roofing the buildings and the construction of a single storey extension.

PROPOSED PLAN OF CAFÉ AND FARM SHOP



LAND

The land consists of productive arable and grass classified as Grade 3 and generally laid out in large fields, well suited to modern farm machinery. The soil types are typical of the area consisting of fine loams and fine silty soils over a clayey subsoil, classified within the 'Wickham 2 and Dunkswick' soil series based on the Soil Survey of England and Wales. Field 4 includes a secluded wildlife pond ideally suited to game shooting or a diversification enterprise, subject to obtaining consents. Field 2 includes the remnants of a former motocross track, which has naturally re-seeded to grass.

FARMING SYSTEM

In recent years, the majority of the land included with Wellfield Farm has been let to two local farmers on Farm Business Tenancy (FBT) agreements, with the grass included in Lots 1 and 3 farmed in hand by the vendor and used to support a rare breed livestock enterprise. The arable land has been used to grow cereals and oilseeds, with maize grown on part of the farm in 2016. Historically, potatoes have been grown on the farm, but not within the last five years. The majority of the permanent grassland is located close to the farmstead and divided into paddocks, some of which have been recently re-fenced.



Area Schedule

| Field Number | Map Sheet | NG No. | Gross | | BPS Eligible | | Description |
|--|-----------|----------|---------------|---------------|---------------|---------------|------------------------------|
| | | | Ha | Acres | Ha | Acres | |
| Lot 1 - Wellfield Farm (Shaded Red) | | | | | | | |
| 1 | SE6368 | - | 0.91 | 2.24 | 0.00 | 0.00 | Farmstead, Garden & Orchard |
| 2 | SE6368 | 6368 | 3.74 | 9.24 | 0.00 | 0.00 | Grass/Former Motocross Track |
| 3 | SE6368 | 7761 | 2.39 | 5.91 | 0.00 | 0.00 | Permanent Grass |
| 4 | SE6368 | 8954 | 1.79 | 4.42 | 0.00 | 0.00 | Wildlife Pond |
| Sub-total = | | | 8.82 | 21.81 | 0.00 | 0.00 | |
| Lot 2 - Arable Land adjoining Wellfield Farm (Shaded Blue) | | | | | | | |
| 5 | SE6368 | 9663 | 2.63 | 6.50 | 2.63 | 6.50 | Arable |
| 6 | SE6368 | 9772 | 1.39 | 3.43 | 1.39 | 3.43 | Arable |
| Sub-total: | | | 4.02 | 9.93 | 4.02 | 9.93 | |
| Lot 3 - Grassland and Woodland to the north of Wellfield Farm (Shaded Yellow) | | | | | | | |
| 7 | SE6368 | Pt. 8894 | 4.67 | 11.54 | 0.00 | 0.00 | Permanent Grass |
| 8 | SE6369 | 9714 | 3.94 | 9.74 | 0.00 | 0.00 | Permanent Grass |
| Sub-total = | | | 8.61 | 21.28 | 0.00 | 0.00 | |
| Lot 4 - Arable & Woodland at Wellfield Farm (Shaded Green) | | | | | | | |
| 9 | SE6369 | 7707 | 7.33 | 18.11 | 7.33 | 18.11 | Arable |
| 10 | SE6369 | 8621 | 0.48 | 1.19 | 0.00 | 0.00 | Woodland |
| 11 | SE6368 | 3476 | 11.40 | 28.17 | 11.40 | 28.17 | Arable |
| 12 | SE6368 | 5276 | 6.74 | 16.65 | 6.71 | 16.58 | Arable |
| 13 | SE6368 | 4943 | 15.76 | 38.94 | 15.76 | 38.94 | Arable |
| Sub-total = | | | 41.71 | 103.07 | 41.20 | 101.81 | |
| Lot 5 - Land at Cornborough Hall (Shaded Pink) | | | | | | | |
| 14 | SE6368 | 6128 | 0.43 | 1.06 | 0.00 | 0.00 | Woodland |
| 15 | SE6368 | Pt. 7517 | 7.82 | 19.33 | 7.92 | 19.57 | Arable and Building |
| 16 | SE6368 | 4723 | 3.90 | 9.64 | 3.80 | 9.39 | Arable |
| 17 | SE6368 | 2915 | 5.86 | 14.48 | 5.86 | 14.48 | Arable |
| 18 | SE6368 | 0819 | 7.90 | 19.52 | 7.75 | 19.15 | Arable |
| 19 | SE6367 | 6988 | 9.61 | 23.75 | 9.39 | 23.20 | Arable, Track & Pond |
| 20 | SE6367 | 5086 | 2.59 | 6.40 | 2.59 | 6.40 | Arable |
| 21 | SE6367 | 3588 | 6.21 | 15.34 | 6.16 | 15.22 | Arable & Track |
| 22 | SE6367 | 1494 | 5.36 | 13.24 | 5.36 | 13.24 | Arable |
| 23 | SE6367 | 1772 | 3.69 | 9.12 | 3.69 | 9.12 | Arable |
| Sub-total = | | | 53.37 | 131.88 | 52.52 | 129.78 | |
| Lot 6 - Land at Witherholme (Shaded Yellow) | | | | | | | |
| 24 | SE6371 | 3508 | 0.38 | 0.94 | 0.00 | 0.00 | Scrub |
| 25 | SE6371 | 5504 | 1.30 | 3.21 | 0.36 | 0.89 | Scrub |
| 26 | SE6370 | 6574 | 16.50 | 40.77 | 16.50 | 40.77 | Arable/TG |
| 27 | SE6370 | 7148 | 8.99 | 22.21 | 8.99 | 22.21 | Arable/PG |
| 28 | SE6370 | | 0.10 | 0.25 | 0.00 | 0.00 | Track |
| 29 | SE6370 | 7117 | 4.38 | 10.82 | 4.39 | 10.85 | Arable/TG |
| 30 | SE6370 | | 0.10 | 0.25 | 0.00 | 0.00 | Pt. Access Road (Est.) |
| 31 | SE6370 | 8718 | 1.98 | 4.89 | 1.98 | 4.89 | Arable/TG |
| 32 | SE6370 | | 0.13 | 0.32 | 0.00 | 0.00 | Pt. Access Road (Est.) |
| 33 | SE6470 | 0434 | 6.22 | 15.37 | 6.22 | 15.37 | Arable/TG |
| 34 | SE6470 | | 0.04 | 0.10 | 0.00 | 0.00 | Pt. Access Road (Est.) |
| 35 | SE6470 | 1108 | 6.41 | 15.84 | 6.41 | 15.84 | Arable/TG |
| 36 | SE6470 | 0 | 0.22 | 0.54 | 0.00 | 0.00 | Pt. Access Road (Est.) |
| Sub-total = | | | 46.75 | 115.52 | 44.85 | 110.82 | |
| TOTAL = | | | 163.29 | 403.48 | 142.59 | 352.34 | |

GENERAL INFORMATION

Method of Sale

Wellfield Farm is offered for sale by private treaty as a whole or in six lots. The vendor reserves the right to conclude the sale by any other means at his discretion. After viewing the property, interested parties should register their interest with Dee Atkinson and Harrison in order to be kept informed as to how the sale will be concluded.

Tenure

The property is offered for sale freehold with vacant possession available on the farmhouse, farm buildings and land included with Lots 1, 3 and 6 following completion. The arable land included in Lots 2, 4 and 5 is subject to a Farm Business Tenancy agreement which ends on the 30th September 2018. The agreement includes for the purchaser(s) to take early entry to the land after harvest in 2018 on a field by field basis as the crops are cleared.

Statutory Designations

Land within Lots 1, 2, 3 and 4 is within a Surface Water Nitrate Vulnerable Zone.

Fixtures & Fittings

All fixtures and fittings are expressly excluded from the sale unless specifically referred to in these particulars of sale. Within the farmhouse garden there is a static caravan, which is specifically excluded from the sale, but available to purchase by separate negotiation. The internal fencing within field NG 9714 is to be removed prior to completion and is excluded from the sale.

Ingoing Payment

In addition to the purchase price the purchaser(s) will be required to pay an ingoing valuation for any growing crops and acts of husbandry (if any) and deadstock including

[illegible]

fertilisers, sprays, silage, hay, straw, fuel and feed. The value of the ingoing payment will be set by Dee Atkinson & Harrison.

Basic Payment Scheme

The farmland is registered with the Rural Payments Agency (RPA) and the majority has been used to claim Basic Payment Scheme entitlements. Based on the RPA Rural Land Register (RLR) Plans, 142.59 Ha (352.34 Acres) is eligible for claiming entitlements and 141 Ha (349 Acres) of entitlements are included in the sale. The land in Lots 1 and 3 is registered with the RPA but has to date not been used to activate entitlements. If the property is sold in lots, the entitlements will be apportioned between the lots pro-rata, based on the area claimed in 2017.

Services

The property is connected to mains electricity (single phase) and water. The water supply pipe runs through Lots 1 and 4 together with land in separate ownership and the maintenance responsibility is shared with a neighbouring property. Domestic drainage is to a septic tank. There is also a well in the courtyard to the east of the farmhouse. Heating in the farmhouse is provided by open fires and electric storage heaters. Hot water is provided by the AGA in the kitchen together with a back boiler on the open fire in the dining room.

Outgoings

Part of the land is subject to an annual drainage rate payable to the York Consortium of Drainage Boards (2018 - £6.55). The farmhouse is classified within Council Tax Band F (2017/18 - £2,278.59).

Local Authority

Hambleton District Council
Civic Centre, Stone Cross
Northallerton, North Yorkshire
DL6 2UU
Tel: 01609 779977

Sporting & Mineral Rights

In so far as they are owned, the sporting rights and mineral rights are included in the sale. The sporting rights are being exercised on an informal agreement for the 2017/18 season.

Easements, Wayleaves and Rights of Way

The property is sold with the benefit of all granted rights of way, water drainage, water courses, support, electricity supplies, light, other easements or quasi-easements and restrictive covenants and all existing or proposed wayleaves for electricity, drainage, water, gas and any other pipes whether shown on the plan or indicated in these particulars or not and without any obligations to define the same respectively.

There is a public right of way (footpath) crossing the land included within Lot 6, connecting the hamlet of Dalby to Whenby and crossing Field Nos. 24 and 26.

Access to the land in Lots 4 and 5 can be gained over a track leading to Cornborough Hall (coloured blue and yellow on the plan). Access over the track is shared, with Wellfield Farm benefitting from a right of way over the sections in third party ownership.

Value Added Tax (VAT)

If any part of the property or any right attached to it is chargeable for the purposes of VAT, such tax will be payable by the purchaser(s) in addition to the purchase price.

Contaminated Land

The Vendor is not aware of any land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990, but does not give any guarantee in this respect. The Purchaser(s) are advised to undertake all enquiries and investigations, deemed necessary to satisfy themselves that none of this land is so filled or contaminated.

Health and Safety

Wellfield Farm is a working farm with potential hazards. All prospective purchasers must be vigilant when viewing the property. Access to parts of the traditional buildings including the second floor rooms is not permitted due to their age and condition.

Plans, Areas, Schedules and Information

The plans provided in these sale particulars is for guidance only. It is the responsibility of the Purchaser(s) to verify the boundaries and area of the property prior to completing contracts of sale. These sales particulars were completed in November 2017 and the areas stated in the Area Schedule are based on the RPA RLR Plans and OS Pro-map. The photographs were taken in October 2017.

Viewing/Further Information

Viewings of the property will be arranged strictly by prior appointment with Dee Atkinson and Harrison. Please contact Oliver Stones on 01377 253151.



DISCLAIMER

Dee Atkinson & Harrison for themselves and as Agents for the Vendor(s) of this property, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatsoever in relation to this property.



