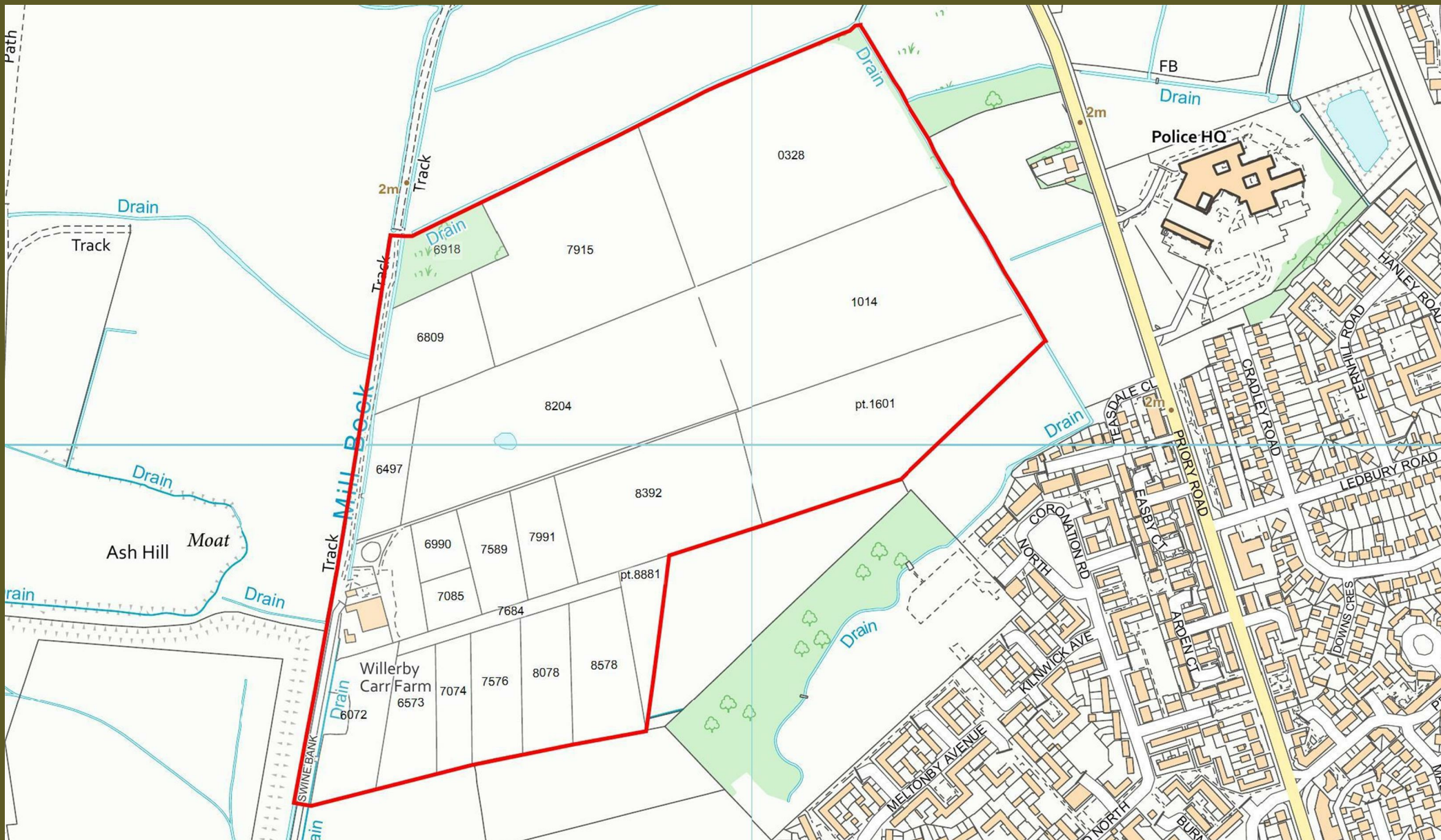




Willerby Carr Farm Swine Bank, Hull, East Yorkshire, HU5 5QF

LEONARDS
SINCE 1884

WILLERBY CARR FARM SWINE BANK, HULL, EAST YORKSHIRE, HU5 5QF

- Grass Farm/Livery Yard
- 75.46 Acres (30.54 Hectares) thereabouts
- Modernised 4 Bed Detached Farm House
- Modern & Traditional Buildings
- Stabling for 31 Liveries
- Potential for Alternative Use (stpp)
- All Within a Ring Fence
- Conveniently Located
- As a whole (may consider splitting)
- Possible Further Land Available

Location

The property is conveniently located on the outskirts of the City of Kingston upon Hull and close to the suburban villages of Cottingham and Willerby, situated in open countryside.

Willerby Carr Farm is approached over a private access, Swine Bank, leading from Wymersley Road and being approximately 4 miles north west of Hull City centre and 2 miles from the villages of Willerby and Cottingham. A location plan is included with these sale particulars.

What3Words ///plank.chip.juror



Description

The property comprises of a modernised 4 bed detached traditional farmhouse, livery yard with barn and stables, together with grassland the whole extending to 75.46 acres (30.54 hectares) or thereabouts within a ring fence.

The property is available as a whole or could be sub-divided into lots, with the potential of further land with access to Priory Road being available by separate negotiation. The property is considered to be suitable for alternative use, subject to any necessary planning consents and approvals.

The Farmhouse

The farmhouse neighbours the farm buildings, has an independent access from Swine Bank and occupies a good sized, private plot. Recently completely refurbished and modernised, this traditional brick and tile, uPVC double glazed farm house provides accommodation over two floors extending to approximately 1,400 ft² (131 m²) and this briefly comprises of:



Ground Floor: Front entrance hall, study, living room, rear entrance and hallway, W.C., fitted kitchen open to breakfast room,, small utility, day room and further room which could be used as bedroom 5.

First Floor: Approached from a turned staircase, landing, master bedroom with en-suite shower room, three further bedrooms and a separate family bathroom.

External: There are manageable lawn gardens, good size hard surfaced parking area, timber garage and oil central heating tank.

The Farm Buildings

These have an independent access from Swine bank through palisade gates and can also be accessed from the car park area directly to the north and are both of modern and traditional construction, comprising of:

Stable Block 1.

34'9" x 13'1" (10.6 x 4)

A traditional brick building with pitched roof covered in corrugated fibre sheets and including 3 loose boxes each with secure store room

Stable Block 2

114'9" x 19'8" (35.0 x 6.00)

Principally block built with mono-pitch profile metal roof comprising of 6 external loose boxes and 3 internal boxes to barn, again each with secure store room

Barn & Stabling

75'5" x 52'5" (23.0 x 16.0)

Constructed of a steel portal frame over a concrete yard with pitched fibre cement roof covering incorporating translucent roof lights and metal profile cladding to the upper walls and including 5 freestanding stables with access to:

Stable Block 3 & 4

42'7" x 17'4" & 17'4" x 20'4" (13.0 x 5.3 & 5.3 x 6.2)

Brick and block built with mono-pitch profile roof and comprising of 4 + 2 loose boxes with secure stores.

Stable Block 5, Stores & W.C.

85'3" x 15'1" (26.0 x 4.6)

Brick and block with mono-pitch profile roof and including 6 loose boxes, 2 with secure stores, further store/tack room and W.C.

External

There are concrete and stoned areas as well as a separate car park.

The Land

The grass land extends to approximately 71.45 acres (28.9 hectares) and lies to the north, east and south of the farm steading with the nearby grazing fields presently being divided in part by a series of electric fences, the outer land being utilised for hay mowing. Boundaries are of hedging, thicket, ditches and fencing. There is a water supply to all the grazing paddocks.

Under the Agricultural Land Classification Map, the land is identified as being Grade 3. The soil association is Wallasea 1 - 'Marine alluvium - Deep stoneless non-calcareous clayey soils. Soils locally have humose or peaty surface horizons. Groundwater controlled by ditches and pumps. Flat land. Slight risk of flooding'



GENERAL REMARKS & STIPULATIONS

Services

The mains services of electric and water are connected to both the farmhouse and farm buildings. The farm house has an oil fired central heating system to hot water radiators throughout the accommodation. Foul drainage is to a Klargestar septic tank system.

Designations

The land is located within a surface water Nitrate Vulnerable Zone (NVZ).

Wayleaves, Easements & Rights of Way

The land is sold subject to and with the benefits of all rights of way, water, drainage, watercourses and other easements and rights of adjoining property owners affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

The track 'Swine Bank' in part is included with the property and up to the steading this being a single width, surfaced carriageway. A right of way will be granted over that part of Swine Bank not included in this sale, there already being an established right of access, where this connects to the public highway. There is a bridleway running the full length of Swine Bank, the vehicular track only serves Willerby Carr Farm. No other known public rights of way are known to affect the property

There is an electric wayleave for electricity poles and cables that cross over a number of land parcels towards the northern fringe of the property in favour of the local district network operator, Northern Powergrid Plc, for which there is a small wayleave payment. Further details are available from the selling agents.

Deductions

The purchaser shall make no claim for deductions or dilapidations whatsoever.

Agri-Environmental Schemes

Whilst registered on DEFRA's Rural Land Register (RLR), the land is not included within any Agri-environment scheme, the delinked payment under the former Basic Payment Scheme (BPS) is being retained by the vendors.

Planning

Current planning policy is governed by the East Riding Local Plan and Strategy Document which was adopted April 2016 and the Policies Map adopted July 2016. Under the prevailing Local Plan, the site lies outside the development limit of Cottingham and is not shown to be classified within any particular designation and as a consequence, it lies within 'open countryside'. Further enquiries should be directed to the East Riding of Yorkshire Council's Planning department or you should seek your own independent advice from a Chartered Town Planner.

Contaminated Land

The vendors and their agents are not aware of any of the land being filled with any contaminated matter referred to in the Environmental Protection Act 1990. The agents and vendors do not give any guarantees in this respect and advise the purchaser(s) to make such investigations which may be necessary to satisfy themselves that none of the land is so filled.

Sporting Rights, Mines & Minerals

The sporting rights are included in the sale, together with the mineral rights so far as these are owned.

Outgoings

The farmhouse is within Band A for Council Tax. There is a drainage rate over the farm payable to Beverley & North Holderness Internal Drainage Board. Further details are available from the agents.

Energy Performance Certificate (EPC)

The farm house has an Energy Rating within Band E (reading 47)

Plans & Measurements

Any plans forming part of these particulars are included for identification purposes and do not form part of the contract of sale. Areas or measurements are stated and given as a guide only and should be checked by you or your own agent(s).

Tenure & Possession

The property is available freehold with vacant possession. Liveries are on verbal agreements, further detail on incomes presently generated from the holding is available from the sole agents.

Price & Method of Sale

The land is offered by Private Treaty based upon offers for the whole being over £825,000. The vendor reserves the right to conclude the sale by any other means at their discretion, interested parties are requested to register their interest with the sole agents so they can be kept informed of the marketing progress.

Local & Statutory Authorities

The East Riding of Yorkshire Council Tel: (01482) 887700 Web:

www.eastriding.gov.uk

Yorkshire Water Services Tel: 03451 242424 Web:

www.yorkshirewater.com

Northern Powergrid Tel: 0800 011 3332 Web:

www.northernpowergrid.com

Health & Safety

Having firstly arranged an appointment to view, please take care and be as vigilant as possible when making an inspection for your own personal safety.

Viewing

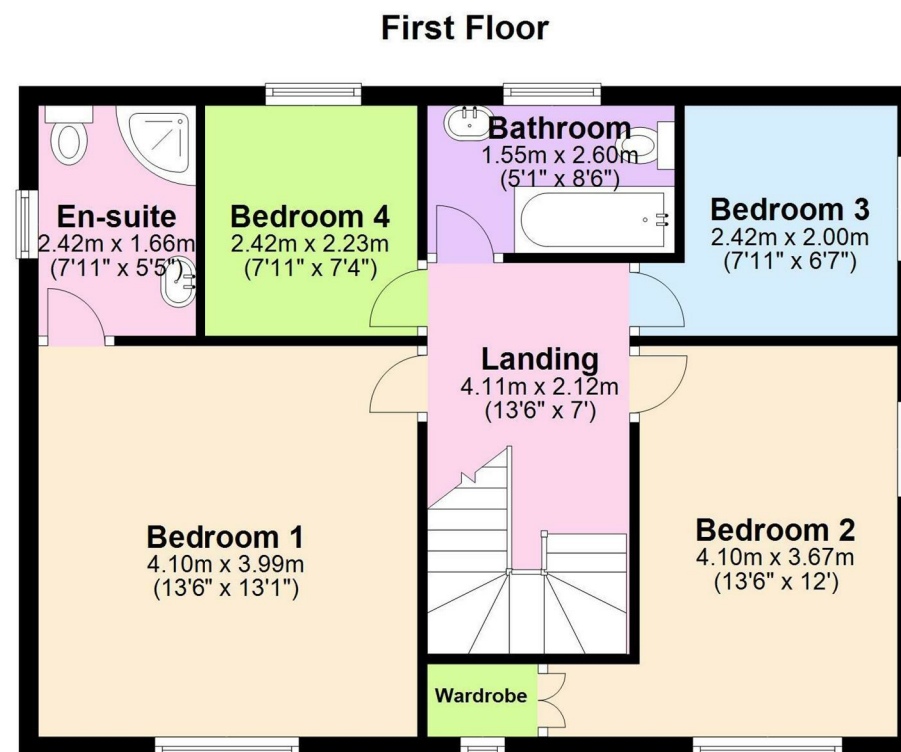
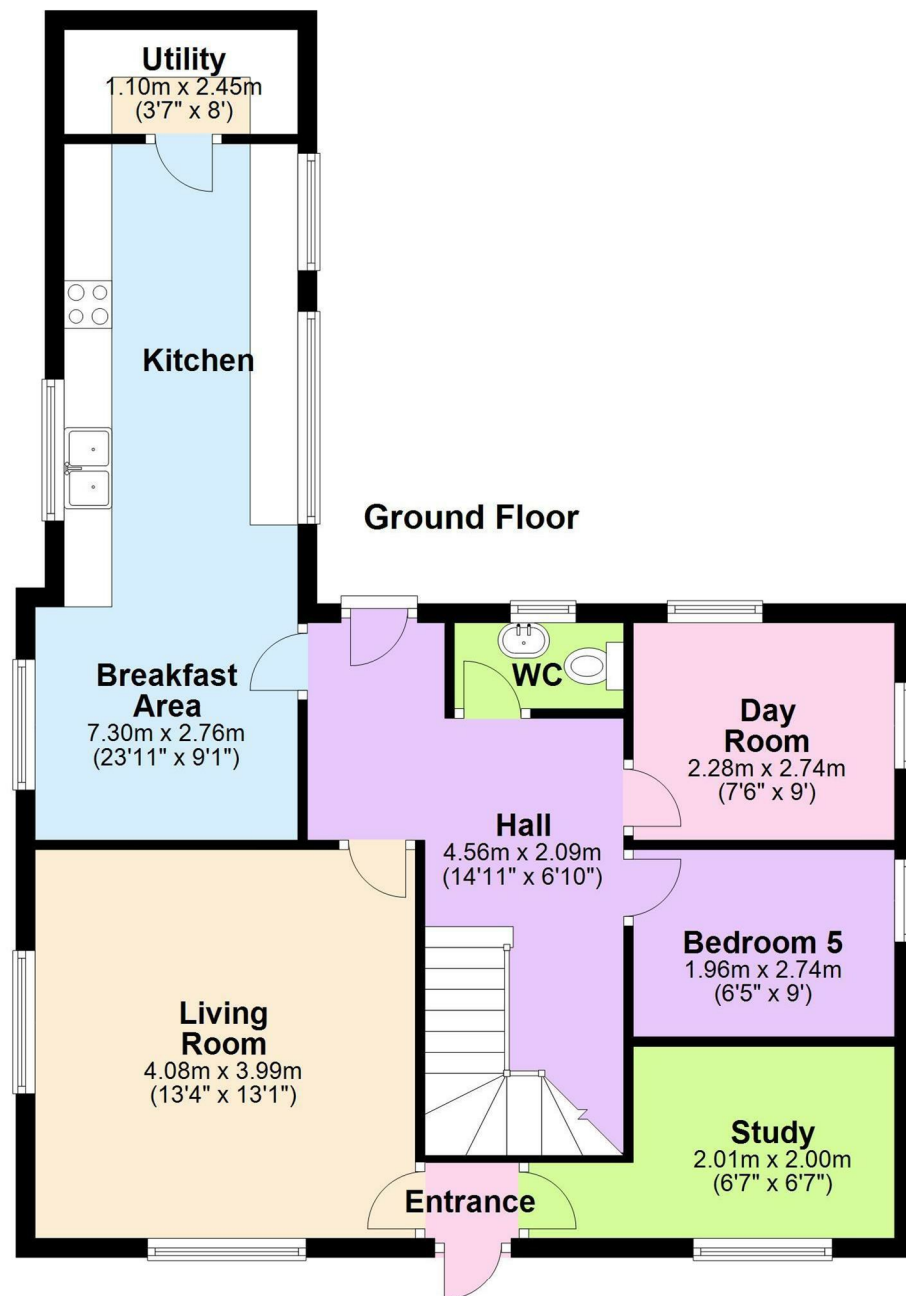
Viewing is strictly by appointment with the sole selling agents

Leonards.

Tel: (01482) 375212

Ref: MJB/RMB



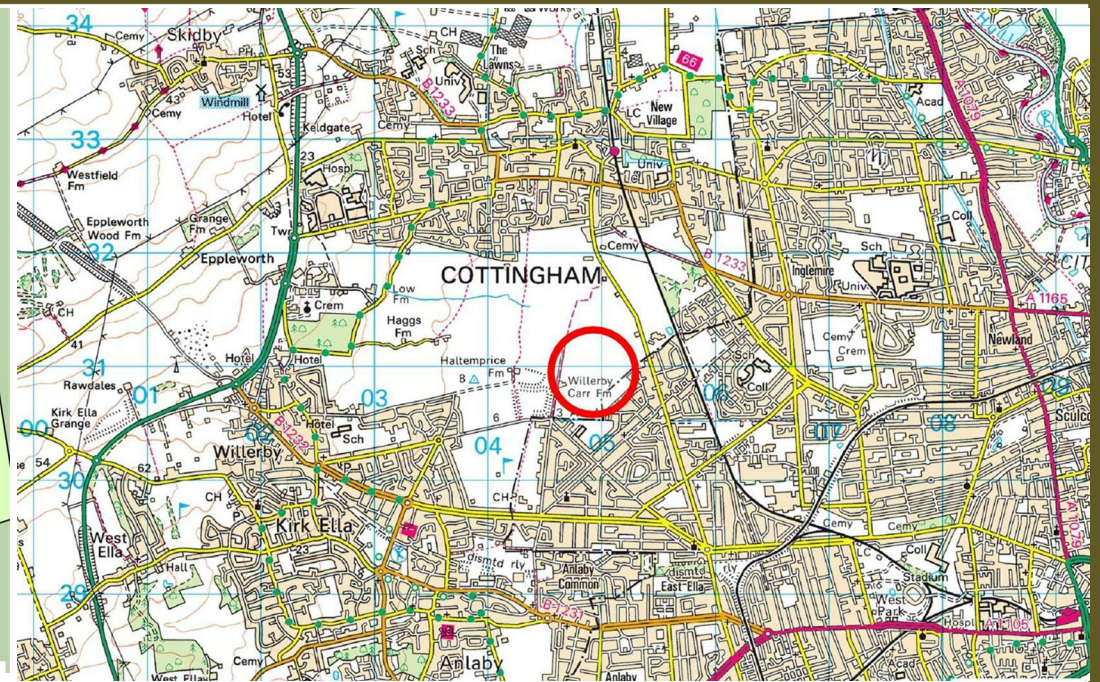
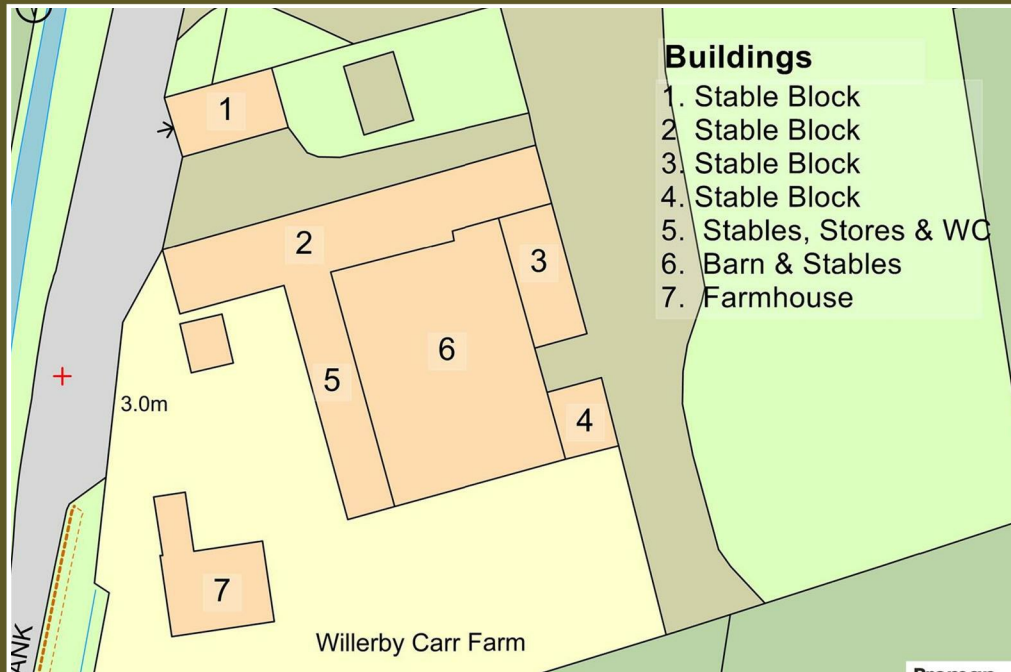


Potential Layout for guidance purposes only.
Room Measurements are approx.

Plan produced using PlanUp.

Willerby Carr Farm – Land Schedule:

Sheet ID	Parcel ID	Total Area (Ha)	Total Area (Ac)	Use
TA0430	6497	0.53	1.31	Grazing
TA0431	6809	0.99	2.44	Grazing
TA0431	6918	0.61	1.51	Scrub
TA0431	7915	3.07	7.59	Hay
TA0531	0328	4.52	11.17	Hay
TA0431	8204	3.90	9.64	Grazing
TA0531	1014	3.92	9.68	Hay
TA0531	1601pt.	2.85	7.04	Hay
TA0430	6990	0.28	0.69	Grazing
TA0430	7085	0.25	0.62	Grazing
TA0430	7589	0.55	1.36	Grazing
TA0430	7991	0.52	1.28	Grazing
TA0430	8392	2.08	5.14	Grazing
TA0430	8881pt.	0.41	1.01	Grazing
TA0430	7684	0.35	0.86	Track
TA0430	8578	0.87	2.15	Grazing
TA0430	8078	0.66	1.63	Grazing
TA0430	7576	0.65	1.61	Grazing
TA0430	7074	0.41	1.01	Grazing
TA0430	6573	0.66	1.63	Grazing
TA0430	6072	0.84	2.08	Grazing
		0.84	2.08	Swine Bank (Track)
		0.78	1.93	House & Buildings
Totals:		30.54	75.46	





Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: Where given measurements and distances are approximate and given as a guide and do not form part of a contract for sale. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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