

Chris Clubley & Co.

Estate Agents & Chartered Surveyors

**Greenoak Hall
EASTRINGTON, DN14 7XP**



**FOR SALE BY TENDER, AVAILABLE AS A WHOLE OR IN LOTS
TENDER CLOSING DATE: 12 NOON ON THURSDAY 24TH JUNE 2010**

The property comprises a four bedroom detached Farm House together with a range of traditional brick buildings and modern farm buildings. The property comprises of 18.23 acres of grassland and 72.60 acres of arable land. The property also benefits from a 2 acre wood. The property is all in a ring fence and is set in a rural location with easy access to the M62 motorway.

FOR SALE BY TENDER



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DESCRIPTION

A rare opportunity to purchase a complete 95 acre working farm which includes a detached four bedroom Farmhouse, an impressive range of traditional buildings, modern buildings, 91 acres of farmland and a 2 acre wood. The land all lies within a ring fence and the property benefits from good road frontage. The Farmhouse is in need of modernisation and cosmetic improvement.

LOCATION

The land enjoys frontage to the B1230 Howden, Gilberdyke road whilst the farmstead fronts onto Greenoak Lane, a quiet rural lane. The property is located approximately 4 miles east of Howden and 1 mile west of Gilberdyke. Junction 27 of the M62 motorway is approximately 4 miles away.

FARM HOUSE

A detached four bedroomed Farmhouse benefiting from uPVC double glazing and offering spacious well proportioned accommodation which comprises:-

WALK IN PANTRY 8'7" x 6'0" (2.62m x 1.83m)
Cold shelf, fitted shelving.

CLOAKROOM
High flush W.C.

FIRST FLOOR

LANDING

Central heating radiator and power point

FRONT BEDROOM 13'4" x 10'7" (4.07m x 3.23m)
Tiled fireplace and hearth.

FRONT BEDROOM 13'4" x 14'0" (4.07m x 4.26m)
Tiled fireplace and hearth.

REAR BEDROOM 15'4" x 13'6" (4.67m x 4.11m)
Tiled fireplace and hearth.

REAR BEDROOM 13'1" x 12'0" (3.98m x 3.65m)



GROUND FLOOR

FRONT ENTRANCE HALL

Open staircase, understairs storage cupboard.

SITTING ROOM 10'7" x 13'4" (3.22m x 4.06m)

Bay window, tiled fireplace and hearth with open grate, ceiling coving.

LIVING ROOM 14'0" x 13'3" (4.26m x 4.05m)

Tiled fireplace and hearth with open grate, ceiling coving, bay window.

DINING ROOM 15'4" x 13'5" (4.68m x 4.08m)

Tiled fireplace and hearth with open grate, ceiling coving.

KITCHEN 13'10" x 11'11" (4.22m x 3.63m)

Fitted wall and base units, work surfaces, double drain stainless steel sink unit, oil fired Aga (for hot water and cooking), part tiled, cooker point, plumbing for washing machine.

BATHROOM 8'4" x 6'11" (2.55m x 2.10m)

White suite comprising double shower, pedestal wash hand basin, low flush W.C., fully tiled with built in cylinder airing cupboard with immersion heater.

Although there are some radiators within the property, these are not connected and the property does not have the benefit of central heating.

TRADITIONAL BUILDINGS

The property benefits from an impressive range of traditional brick buildings which include an "E" shaped arrangement of one and two storey buildings with two covered fold yards together with a separate open fronted cart shed.

The "E" shaped range comprises:-

WESTERN LEG 20.13m x 5.07m

Single storey brick building under a pan tiled roof being former cow byres and dairy.

MIDDLE LEG 21.36m x 7.37m
Single storey brick building under corrugated sheet roof.

CORNER BUILDING 5.07m x 2.00m
Two storey corner post providing a loose box with hay barn over.

NORTHERN LEG (WEST END) 18.21m x 5.26m
Single storey brick building under a pan tiled roof being former cow byres.

MIDDLE LEG 21.36m x 7.37m
Single storey brick building under corrugated sheet roof.

NORTHERN LEG (EAST END)
An impressive two storey brick barn under a pitched tiled roof.

WESTERN LEG 13.36m x 6.40m
A two storey brick building comprising open fronted cart shed with hay loft over part.

DUTCH BARN 27.43m x 6.93m
Traditional steel frame dutch barn with corrugated sheet domed roof comprising 6 x 15 feet bays.

LEAN-TO 22.86m x 5.00m
Attached to the Dutch Barn of steel and timber frame construction under a zinc roof with zinc side cladding.

GENERAL PURPOSE BUILDING 27.43m x 9.11m
A fill-in building between the Grain Store and the Barn of steel frame construction under a corrugated fibre cement roof, again 6 x 15 feet bays.

THE LAND
The land extends mainly to the west of the farmstead but also buffers the farmstead to the north and south. The 95 acre farm benefits from 18.23 acres of grassland which links the farmstead to the 2 acre wood.

There is approximately 72.60 acres of arable land which is located mainly to the north of the farm but with a block of arable land on the southern boundary.



THE TWO FOLD YARDS WITHIN THE TRADITIONAL BUILDINGS ARE COVERED WITH CORRUGATED ROOF SHEETS PROVIDING:-

FOLD YARD 14.22m x 17.86m
“L” SHAPED FOLD YARD 12.56m x 10.64m + 13.36m x 6.16m

SEPARATE CART SHED 26.16m x 5.33m
Built as a row of seven open fronted cart sheds with brick pillars and pitched pan tiled roofs, 3 openings currently have doors.

MODERN FARM BUILDINGS
To the north of the traditional buildings is a range of modern buildings which comprise:-

GRAIN STORE 36.66m x 12.37m
Mainly an open span concrete frame building under a corrugated sheet roof with some zinc cladding mainly block walls to 5 feet with some grain walling with concrete floor, roller shutter door, gable door and sliding vehicular doors to the side.

The layout of the farm is shown on the sale plans and details of the land use are shown in the following Schedule.

LAND SCHEDULE

<u>OS Number</u>	<u>Area (Ha)</u>	<u>Area (Ac)</u>	<u>Land Use</u>
SE 8128 2924	0.85	2.10	Farmstead
SE 8128 2029	1.70	4.20	Grassland
SE 8128 1718	1.29	3.19	Oilseed Rape
SE 8128 0116	3.45	8.53	Grassland
SE 8128 1208	3.79	9.37	Oilseed Rape
SE 8027 8098	2.47	6.10	Grassland
SE 8028 8407	0.81	2.00	Plantation
SE 8028 7716	3.88	9.59	Barley
SE 8028 7337	7.22	17.84	Oilseed Rape
SE 8028 9842	6.83	16.88	Oilseed Rape
SE 8128 1848	<u>6.32</u>	<u>15.62</u>	Wheat
TOTAL	<u>38.61</u>	<u>95.40</u>	

The land is relatively flat and is classified as Grade 3 and the soil is stoneless clay or clay loam capable of producing good yields of cereals, oilseed rape and pulses.

SINGLE FARM PAYMENT

The land is offered with the benefits of Single Farm Payment and the relevant Entitlements will be transferred to the purchaser, immediately following completion.

DRAINAGE RATES

The land is subject to Drainage Rates levied by Lower Ouse Drainage Board.

INGOING VALUATION HOLD-OVER

The crop is not included in the Sale.

SHOOTING RIGHTS

Shooting Rights are in hand and included with the Sale.

STEWARDSHIP

The land is subject to an Entry Level Stewardship Agreement which expires on 31st December 2010. The successful Purchaser will be expected to take on the Agreement and honour the requirements until its termination.

LOTS

The property is available as a whole or in Lots and offers can be made on the following in any combination.

LOT NO. 1

Shown edged red on the attached plan. The house, buildings and the grass field to the north of the farmstead.

<u>OS Number</u>	<u>Area (Ha)</u>	<u>Area (Ac)</u>	<u>Land Use</u>
SE 8128 2924	0.85	2.10	Farmstead
SE 8128 2029	<u>1.70</u>	<u>4.20</u>	Grassland
TOTAL	<u>2.55</u>	<u>6.30</u>	

LOT NO. 2

Shown edged blue on the attached plan. Arable land in four fields extending to 24.25 Ha (59.92 Acres).

<u>OS Number</u>	<u>Area (Ha)</u>	<u>Area (Ac)</u>	<u>Land Use</u>
SE 8028 7716	3.88	9.59	Barley
SE 8028 7337	7.22	17.84	Oilseed Rape
SE 8028 9842	6.83	16.88	Oilseed Rape
SE 8128 1848	<u>6.32</u>	<u>15.62</u>	Wheat
TOTAL	<u>24.25</u>	<u>59.93</u>	



SERVICES

The property benefits from mains water and electricity. Drainage is to a septic tank.

TENURE

The land is of Freehold Tenure. Vacant possession will be granted on completion.

DEVELOPMENT CLAUSE

The property is sold subject to a Development Clause reserving 50% of any increase in value of the property should Planning Permission be achieved for residential development.

There is also a Clause preventing the land being used for a Wind Farm.

LOCAL AUTHORITY

East Riding of Yorkshire Council.

LOT NO. 3

Shown edged green on the attached plan. Grassland, arable land and the wood extending to 11.81 Ha (29.18 Ac)

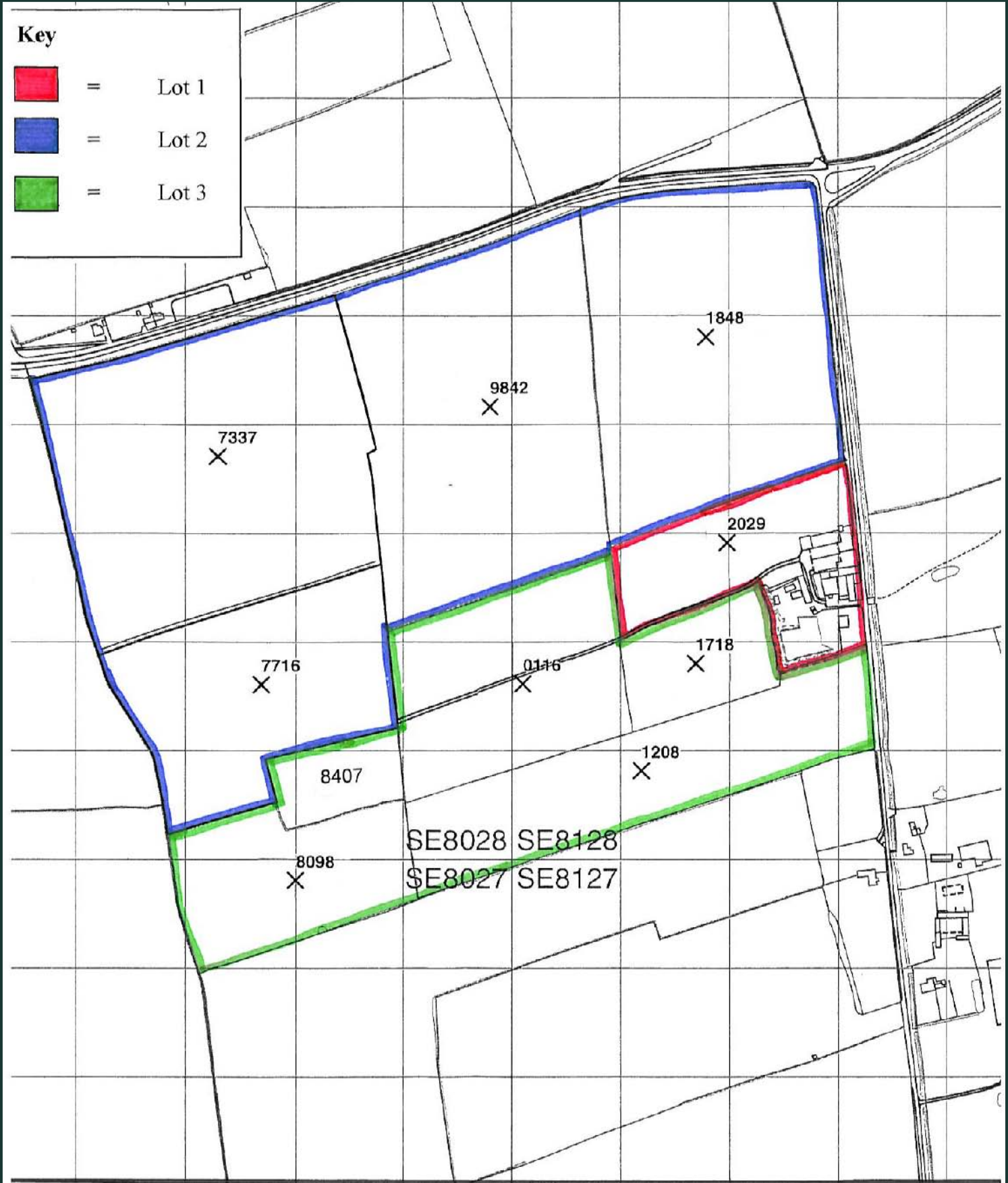
<u>OS Number</u>	<u>Area (Ha)</u>	<u>Area (Ac)</u>	<u>Land Use</u>
SE 8128 1718	1.29	3.19	Oilseed Rape
SE 8128 0116	3.45	8.53	Grassland
SE 8128 1208	3.79	9.37	Oilseed Rape
SE 8027 8098	2.47	6.10	Grassland
SE 8028 8407	<u>0.81</u>	<u>2.00</u>	Plantation
TOTAL	<u>11.81</u>	<u>29.18</u>	

Should you wish to make an offer on the property and land in a combination not detailed above then please do not hesitate to contact Chris Clubley and Co. to discuss.

METHOD OF SALE

The property is offered For Sale By Tender. All Tenders should be submitted on the enclosed Form in a sealed envelope clearly marked "Greenoak Hall" on the front. The Vendor reserves the right not to accept the highest or any offer made. All Tenders should be received at our Office 60 – 64, Market Place, Market Weighton, York, YO43 3AL by 12 noon on Thursday 24th June 2010 clearly marked "GREENOAK HALL".

GREENOAK HALL, EASTRINGTON



THE PLAN IS FOR IDENTIFICATION PURPOSES ONLY AND IS NOT TO SCALE

Branches at: Pocklington, Market Weighton, North Cave & Brough