

**MANOR FARM
WOMERSLEY, NORTH YORKSHIRE
(Doncaster 12 miles, Leeds 21 miles)
FARMHOUSE AND BARN
WITH DEVELOPMENT POTENTIAL**



FOR SALE BY INFORMAL TENDER
(Unless Previously Sold)

CLOSING DATE: 12 NOON THURSDAY 12 NOVEMBER 2020

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

GUIDE PRICE £675,000

Solicitors:

Elmhirst Parker
The Abbey Yard
SELBY
YO8 4PX

Tel: 01757 703895

Fax: 01757 213397

E-mail: mpl@elmhirstparker.com

Ref: Martin Legg

Selling Agents:

JH Pickup & Co
2 Doncaster Road, Bawtry
DONCASTER
DN10 6NF

Tel: 01302 714399

Fax: 01302 719715

E-mail: tom.cooper@jhpickup.co.uk

Ref: Tom Cooper

General Remarks and Stipulations

Location

The village of Womersley lies 4 miles to the south west of Junction 34 of the M62 providing excellent access to the national motorway network. Doncaster is approximately 13 miles to the south and Leeds is approximately 21 miles to the north west (by road).

Description

Set in approximately 3.21 acres (1.30 hectares), this peacefully located property offers a superb opportunity to acquire a five bedroom detached home in a semi-rural location with extensive outbuildings and grazing land. The property and outbuildings require full refurbishment and restoration with the range of traditional farm buildings lending themselves to conversion or development, subject to obtaining planning permission.

The property comprises a detached stone built farmhouse under a concrete tile roof with a useful range of traditional barns and agricultural buildings. The land encloses the property on two sides and has the potential to provide paddocks for grazing.

Accommodation

Ground Floor 2 x no. lounge, dining room, kitchen, sitting room, front and rear entrance lobby, pantry and utility

First Floor Landing, 5 x no. bedrooms, two house bathrooms, store room

Planning

The property is on the fringe of Womersley village development limits with part of the site within the Conservation Area. Pre-application advice was sought from Selby District Council in 2014, a copy of which can be provided. Alternatively, the Council can be contacted direct on developmentmanagement@selby.gov.uk or 01757 705101.

Development Overage

The land is offered for sale subject to a development clause whereby 50% of any uplift in value in excess of its existing use value and the development of the four barns, is reserved to the Vendor for a period of 25 years as from the date of completion.

Tenure

The land is offered freehold with vacant possession on completion.

Services

The property benefits from mains water and it is assumed that drainage is to the mains sewers.

Outgoings

Selby District Council

Council Tax Band "F"

2020/2021 Council Tax payable £2,914.75

Tenantright

There will be no tenantright payable, likewise there will be no consideration or allowance made whatsoever for dilapidations or any other deductions of any kind.

Early Entry

Early entry onto the land will be permitted prior to completion, subject to an exchange of contracts and a payment of a double deposit (20%).

Value Added Tax (VAT)

The sale price is agreed on a VAT exclusive basis and the purchaser shall indemnify the Vendor for any VAT which may subsequently be payable.

Easements, Wayleaves & Rights of Way

The property is sold subject to any rights of way, reservation of minerals, water, drainage, sporting rights, other easements and wayleaves and all rights of access whether mentioned in these particulars or not.

Access

Access is taken directly off Bank Wood Road.

Flood Zone

The area is within Flood Zone 1.

Energy Performance Certificate

The EPC rating is band G.

Covid-19

Viewers must be from the same household and will be limited to a maximum of two people. Children will not be permitted on a viewing. We ask that you bring your own hand sanitiser and a face mask to maximise safety in a confined space. Social distancing must be maintained at all times.

Health and Safety

Given the potential hazards of old farm buildings, we ask that you are as vigilant as possible when viewing the property with no access taken to any first or second floors of any buildings other than the farmhouse and caution exercised when walking around the site.

Viewing

Viewing is strictly by appointment with the Selling Agents on (01302) 714399.

Method of Sale

The land is offered for sale by informal tender and the closing date for tenders is set for 12 noon Thursday 12 November 2020.

The following points particularly apply:

1. Tenders should be submitted, by the due date, in writing on a tender form in a sealed envelope clearly marked **"Manor Farm Tender"**.
2. Tenders must be for a precise sum in pounds Sterling and it is advised that tenders should be for an "odd figure" to avoid the possibility of identical bids.
3. No tender will be considered which is only calculable by reference to another tender.
4. Tenderers should state whether their offers are for cash, or whether they are dependent upon borrowing or upon the sale of other property. If borrowing is involved, the source and availability of funds should be confirmed.
5. Letters of tender should include the full names, address and telephone number of the proposed Purchaser, together with the name, address and telephone number of the proposed Purchaser's solicitors.
6. The Vendors reserve the right not to accept the highest or any specific tender and all tenders are to be submitted and received on a Subject to Contract basis.
7. If a receipt is required, please write your name and address on the back of the envelope and a receipt will be forwarded to you.
8. The sealed envelope should be marked on the outside with the name(s), address(es) and date(s) of birth of the prospective Purchaser(s). This is to comply with current Anti-Money Laundering legislation.

Only tenders submitted in this way will be accepted. All tenders will remain unopened until after 12 noon on Tender day.



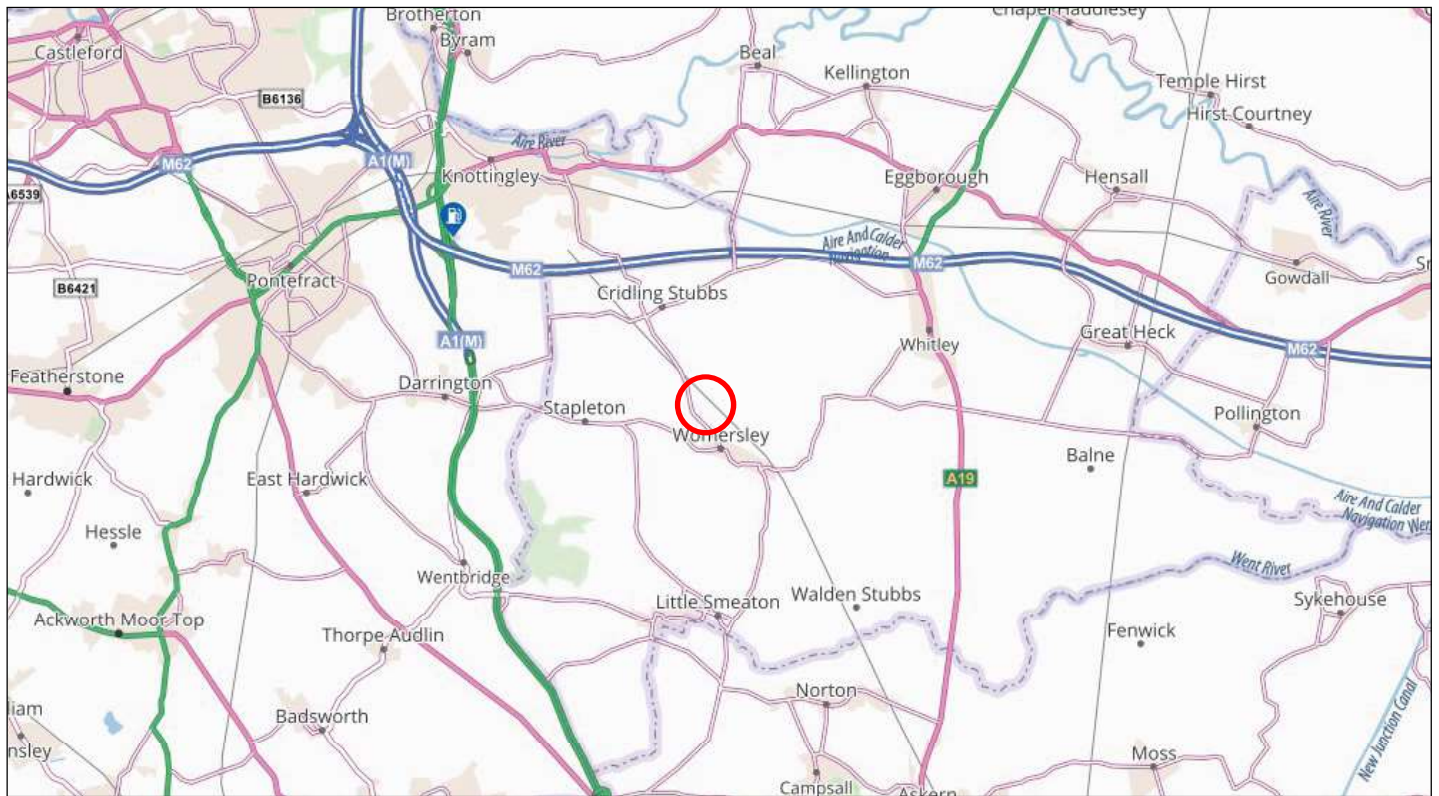
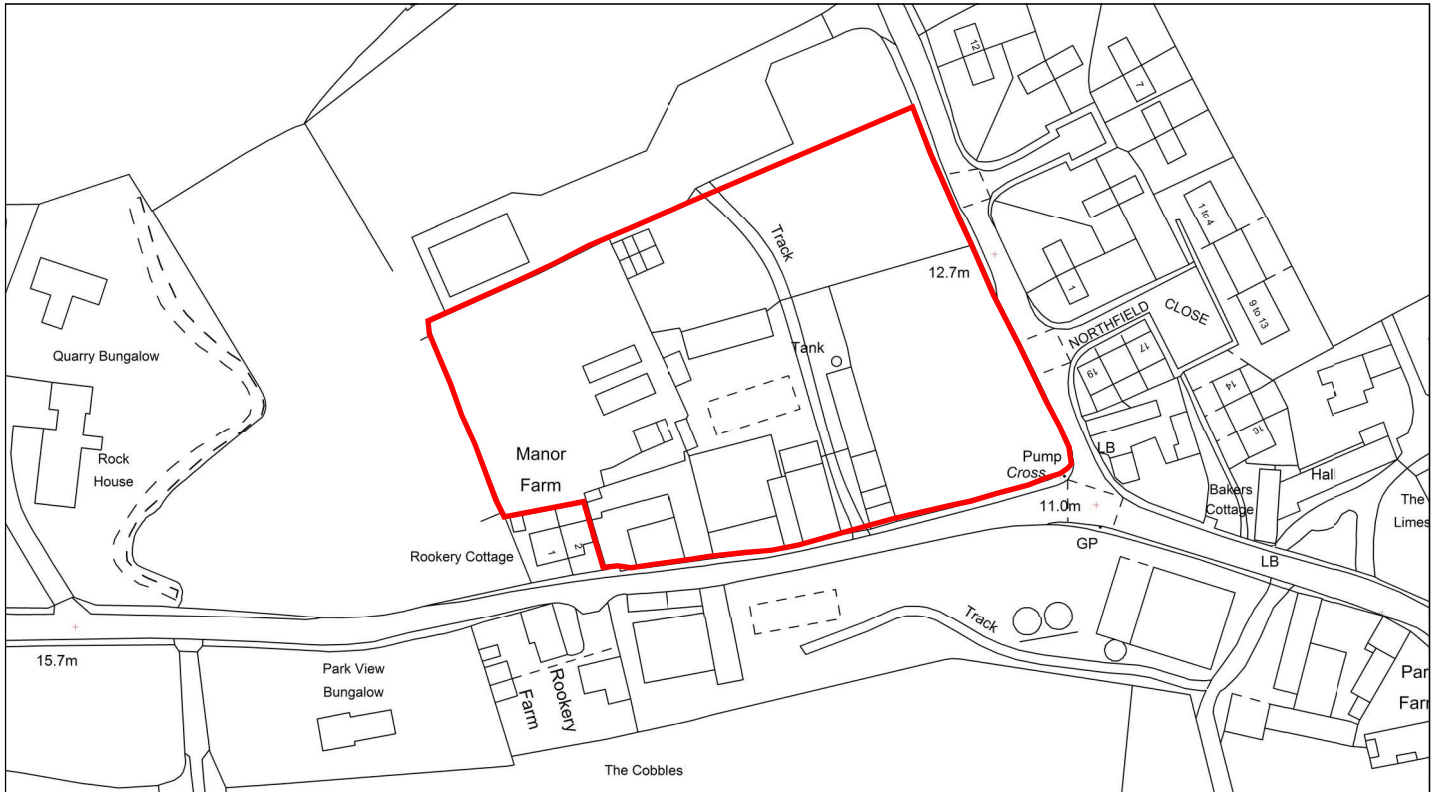
Important Notice

This firm complies with the Consumer Protection from Unfair Trading Regulations (CPRs) and Business Protection from Misleading Marketing Regulations (BPRs) in relation to property sales. We will take care in gathering and presenting the information that we use to advertise and market property and ensure that marketing information is accurate, balanced and does not leave out material facts. We will promptly correct or update marketing and pass on information whenever new information becomes available and will be open about any remaining gaps in our knowledge.

JH Pickup & Co for themselves and the Vendors of this land, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The Purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters including BPS, planning or other consents.
- (iii) The information in these particulars is given without responsibility on the part of JH Pickup & Co or their clients. Neither JH Pickup & Co nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this land.
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MANOR FARM, WOMERSLEY, DONCASTER, DN6 9AY



TENDER FORM: **MANOR FARM, WOMERSLEY**
SUBJECT TO CONTRACT

Ref: **JH 19/223**



I/We (Full name and address of purchaser(s))
of
.....
.....
.....
.....

Tel No:

Email:

Offer the following sum for Manor Farm, Womersley as identified in the particulars attached hereto:

£

Funding

*I am/We are cash buyers.

*Finance will be via borrowing from:

Name & Address of Bankers:

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.....
.....
.....
.....
.....

The name and address of my/our Solicitors are:

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It is accepted that the Vendor reserves the right to accept or refuse any offer and will not be bound by the highest or any offer.

Signed Date

TO BE RETURNED TO JH PICKUP & CO BY 12 NOON ON THURSDAY 12 NOVEMBER 2020