

## **MANOR FARM WOMERSLEY, NORTH YORKSHIRE (Doncaster 12 miles, Leeds 21 miles, York 32 miles) FARMHOUSE AND BARN WITH DEVELOPMENT POTENTIAL**



**FOR SALE BY PRIVATE TREATY**  
(Unless Previously Sold)

**FREEHOLD WITH VACANT POSSESSION ON COMPLETION**  
**OFFERS IN THE REGION OF £600,000**

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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](mailto: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.



### Important Notice

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