

BUSKHILL FARM

Westow



AN OUTSTANDING RESIDENTIAL FARM, 106.70 ACRES

BoultonCooper

StephensonsRural

BC
Est. 1801





Buskhill Farm, Westow, York, YO60 7LS

A rare opportunity to purchase an attractive, residential grassland farm, in a delightful setting with outstanding panoramic views across North Yorkshire. Buskhill Farm is conveniently located 6 miles south of Malton and 15 miles north east of the city of York.

The homestead stands in a prominent situation on the southern edge of the property and includes a period five-bedroom farmhouse that extends internally to over 2300 sq.ft.

Adjacent to the farmhouse lie the ancillary domestic and farm buildings, which are a mixture of traditional stone structures and more modern farm buildings.

The whole farmstead would benefit from a programme of renovation and possible re-development subject to the necessary consents. The grassland is in a ring fence and runs away to the north of the homestead.

Buskhill Farm will appeal to a wide range of prospective purchasers, including those with agricultural, equestrian, or residential interests.

The property is offered for sale as a whole or in 3 lots, but any other preferred combination would be considered.

In all 106.70 acres or thereabouts

Guide Price: £1,450,000 (The Whole)

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THE FARMHOUSE ACCOMMODATION:

ON THE GROUND FLOOR

ENTRANCE PORCH CONSERVATORY

1.83m (6'0") x 3.65m (12'0")

uPVC double glazed entrance door, glazed panels, internal opaque door to:

ENTRANCE HALL

4.45m (14'7") x 1.78m (5'10")

Staircase and single radiator. Doors to:

SITTING ROOM (SW)

4.24m (13'11") x 3.87m (12'8")

Bay window (4'11" x 7'2"), tiled fireplace and timber surround, double radiator.

DINING ROOM (SE)

4.49m (14'9") x 4.22m (13'10")

Bay window (4'11" x 7'2"), open fireplace with tiled hearth and slips, timber surround and mirrored overmantel, radiator.

KITCHEN / BREAKFAST ROOM

8.08m (26'6") x 2.79m (9'2")

Rear aspect bow window, double oven "Aga" cooker (oil fired), fitted units, stainless steel sink and double drainer, part-tiled walls, single radiator.

PANTRY

2.74m (9'0") x 2.16m (7'1")

Rear aspect single glazed window.

DAIRY

With fitted shelves.

REAR LOBBY

3.37m (11'1") x 3.53m (11'7")

Pedestal wash hand basin and tiled surround, separate wc. Access to separate staircase to Study (4.20m (13'9") x 3.03m (9'11")).

REAR CONSERVATORY ENTRANCE

4.44m (14'7") x 1.60m (5'3")

UTILITY ROOM

3.53m (11'7") x 3.37m (11'1")

Stainless steel sink and double drainer.



ON THE FIRST FLOOR:

LANDING

5.54m (18'2") x 1.75m (5'9")

Front aspect window, doors to:

BEDROOM 1 (SE)

4.54m (14'11") x 4.20m (13'9")

Bay window (7'0" x 4'11"), single radiator.

BEDROOM 2 (SW)

4.22m (13'10") x 3.86m (12'8")

Bay window (7'0" x 4'11"), single radiator.

BEDROOM 3 (NW)

3.60m (11'10") x 2.74m (9'0")

Fitted wardrobes, single radiator.

BEDROOM 4 (NW)

3.45m (11'4") x 2.79m (9'2")

Fitted wardrobes with dressing table, single radiator.

BATHROOM

2.82m (9'3") x 1.98m (6'6")

A coloured four-piece suite comprising panelled bath, pedestal wash hand basin, wc and shower cubicle, heated towel rail, tiled walls.

OUTSIDE

There is a private tarmacadam drive and turning area, to the side and rear, leading to good sized gardens to the front and rear, with a raised flagged patio area.

There are three points of access to the property from the adopted highway to the south.

THE DOMESTIC OUTBUILDINGS:

The homestead has a range of domestic outbuildings, which would lend themselves to re-development, subject to the necessary consents.

GARAGE BLOCK

13.72m (45') x 6.10m (20')

Part stone and part brick construction with a pantiled roof, divided into garage, machinery store, coal store with a Dovecote over.

FUEL STORE

3.05m (10') x 2.44m (8')

Diesel tank adjoining the house.



THE FARM BUILDINGS:

The buildings are currently used mainly for agriculture. The accommodation is extensive but in need of a programme of modernisation and improvement. There is scope for re-development on some of the traditional buildings subject to the necessary consents.

The farm buildings briefly comprise:

ADMINISTRATION BLOCK:

Part stone built with cement rendered walls and pantiled roof comprising:

DOUBLE GARAGE - with an up and over door.

OFFICE

5.20m (17'1") into bay x 3.12m (10'3") - bay window, built-in cupboard.

WASHROOM

3.18m (10'5") x 2.24m (7'4") - enamel sink, shower cubicle, separate wc and tiled floor.

THROUGH PASSAGE FROM GARDEN TO YARD:

KITCHENETTE

4.78m (15'8") x 1.83m (6'0") - stainless steel sink and double drainer, fitted cupboards.

2 LARGE FOALING BOXES

6.40m (21'0") x 4.34m (14'3") each.

HOUSE YARD STABLES:

NORTH RANGE

L shaped, part block and part stone construction with cement rendered walls and pantiled roof comprising:

3 DIVISION PRODUCE STORE - on the west side with an open front.

5 LOOSE BOXES - enclosed.

1 LOOSE BOX - part open sided.

BACK YARD STABLES:

A 3-sided block built in part artificial stone with cement rendered walls and part timber frame and cement fibre roof comprising:

2 SINGLE & 2 DOUBLE LOOSE BOXES (North) - in need of repair.

2 LOOSE BOXES (West).

4 LOOSE BOXES & TACK ROOM (East).

MAIN CATTLE SHED:

A 5-bay shed of pre-cast concrete construction with a cement fibre roof, double lean-tos of timber and cement fibre construction comprising:

CENTRAL FOLDYARD

22.86m (75') x 12.19m (40') - with side feed passage and double doors at each end.

WEST LEAN TO

22.86m (75') x 5.18m (17') - range of 6 loose boxes of block construction.

EAST LEAN TO

22.86m (75') x 7.01m (23') - fold yard with side feed passage.

EAST STABLE BLOCK:

Sectional timber construction with cement fibre roof and timber divisions providing 12 loose boxes in 2 rows, separated by a tarmacadam walkway comprising:

PRODUCE BLOCK *27.43m (90') x 11.58m (38')*

Timber construction with block walls, cement fibre roof and Yorkshire board cladding, with a 2-bay lean-to *9.14m (30') x 9.14m (30')* divided into: -

GRAIN STORE – 2-bays with high clearance doors, concrete floor, block walls, an intake pit and grain bins.

DUTCH BARN - 4 bays.

LEAN-TO FOLD YARD - 2 bays with a side feed passage.

SHEEP SHED:

22.86m (75') x 18.29m (60') with a 3-bay lean-to *10.06m (33') x 5.79m (19')* divided into: -

5 BAY DUTCH BARN - steel construction with cement fibre roof, block walls to 3 sides and Yorkshire board cladding.

3 BAY LEAN-TO FOLD YARD.

5 BAY CENTRE LINK - of timber construction with cement fibre roof.

ALL WEATHER MANÈGE

With a sand surface and post and rail fencing.



LOT 1 - Homestead, Farm Buildings & Land

NG Ref	Description	Area	
		Ha	Ac
pt 1582	Grass	4.64	11.47
2649	Grass	0.61	1.51
4162	Grass	1.41	3.48
	Shelter Belt	0.11	0.27
	Farmstead	1.40	3.46
Total:		8.17ha	20.19ac

LOT 2 - 51.87 Acres of Land

NG Ref	Description	Area	
		Ha	Ac
pt 1582	Grass	5.76	14.23
9188	Grass	10.41	25.72
9762	Grass	1.90	4.70
1464	Grass	2.32	5.73
8313	Grass	0.10	0.25
1549	Shelter Belt	0.47	1.16
	Trees	0.03	0.07
Total:		20.99ha	51.86ac

LOT 3 - 34.64 Acres of Land

NG Ref	Description	Area	
		Ha	Ac
2399	Grass	3.87	9.56
3978	Grass	3.53	8.72
3794	Grass	2.08	5.14
5864	Grass	4.54	11.22
Total:		14.02ha	34.64ac

Overall Total:	43.18ha	106.70ac
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THE LAND:

Although mainly ploughable, the land is all productive grass. It has a north westerly aspect and slopes gently away from the homestead which stands on the highest contour of the farm.

The soil classification is Grade 3 and further defined as part of the Denchworth series being slowly permeable seasonally waterlogged clayey soils with some fine loamy over clayey soils, and suitable for grassland and winter cereals on the drier areas.



GENERAL INFORMATION:

LOCATION

Buskhill lies 15 miles north east of York and 6 miles south of Malton, between the villages of Westow and Leavening. From Malton turn left at the Gally Gap crossroads and Buskhill lies on the left before Leavening village.

TENURE

Freehold with vacant possession.

SERVICES

Mains water and electricity to the farmhouse and buildings. Drainage by septic tank. Oil fired central heating to the farmhouse.

COUNCIL TAX

We are informed the property lies in Band E.

ENERGY PERFORMANCE RATING

Assessed in Band "G". The full EPC document can be inspected at the Malton Office.

RIGHTS OF WAY

None known.

WAYLEAVES & EASEMENTS

There is a single electricity supply pole in the corner of the garden.

FENCING

If sold separately the Purchaser of Lot 1 will be responsible for erecting and maintaining a stockproof fence along the boundary A-B-C-D-E.

SPORTING AND MINERAL RIGHTS

Sporting and Mineral Rights are in hand and are included in the sale as far as they are owned.

BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register for the Basic Payment Scheme. Entitlements have been established and activated and these are included in the sale. The vendor has submitted a claim for the 2021 scheme year and reserves the right to the payment. There will be a charge of £250 plus VAT per transfer payable to the Vendor's Agent for the transfer of these entitlements subject to RPA approval.

NITRATE VULNERABLE ZONE

The property is not within a Nitrate Vulnerable Zone.

LOCAL AUTHORITY

Ryedale District Council, Ryedale House, Malton YO17 7HH. Tel No: 01653 600666.

ENVIRONMENTAL SCHEMES

The land is not in any environmental scheme.

HEALTH AND SAFETY

Interested parties are reminded that the property is a working farm and some buildings are in poor repair. We therefore ask that you are as vigilant as possible when viewing the property. Be aware of moving vehicles, keep away from machinery and do not climb on any structural buildings.

PLANS, AREAS AND SCHEDULES

The plans provided and areas stated in these sales particulars are for guidance only and are subject to verification with the Title Deeds.

GUIDE PRICE: Available as a whole or in individual lots:

LOT 1: £825,000

Buskhill Farmhouse, Farm Buildings and Grassland, extending in all to 20.19 acres or thereabouts.

LOT 2: £375,000

51.87 acres Grass and arable land.

LOT 3: £250,000

34.64 acres Grassland.

METHOD OF SALE

For sale by Private Treaty. Interested parties are asked to register their interest with the selling agents. This is particularly important for those who have downloaded particulars from the website.

CONTRACTS & COMPLETION

Contracts are to be exchanged as soon as possible with completion by agreement.

DIRECTIONS

Proceed from Malton into Norton, turning right after the level crossing into Welham Road and travel for about 5 miles towards Pocklington/Stamford Bridge, until the left turn signposted Leavening at the Gally Gap crossroads. From the crossroads go straight ahead, and Buskhill Farm is on the left hand side before reaching the village of Leavening. It can be identified by our BoultonCooper "For Sale" board.

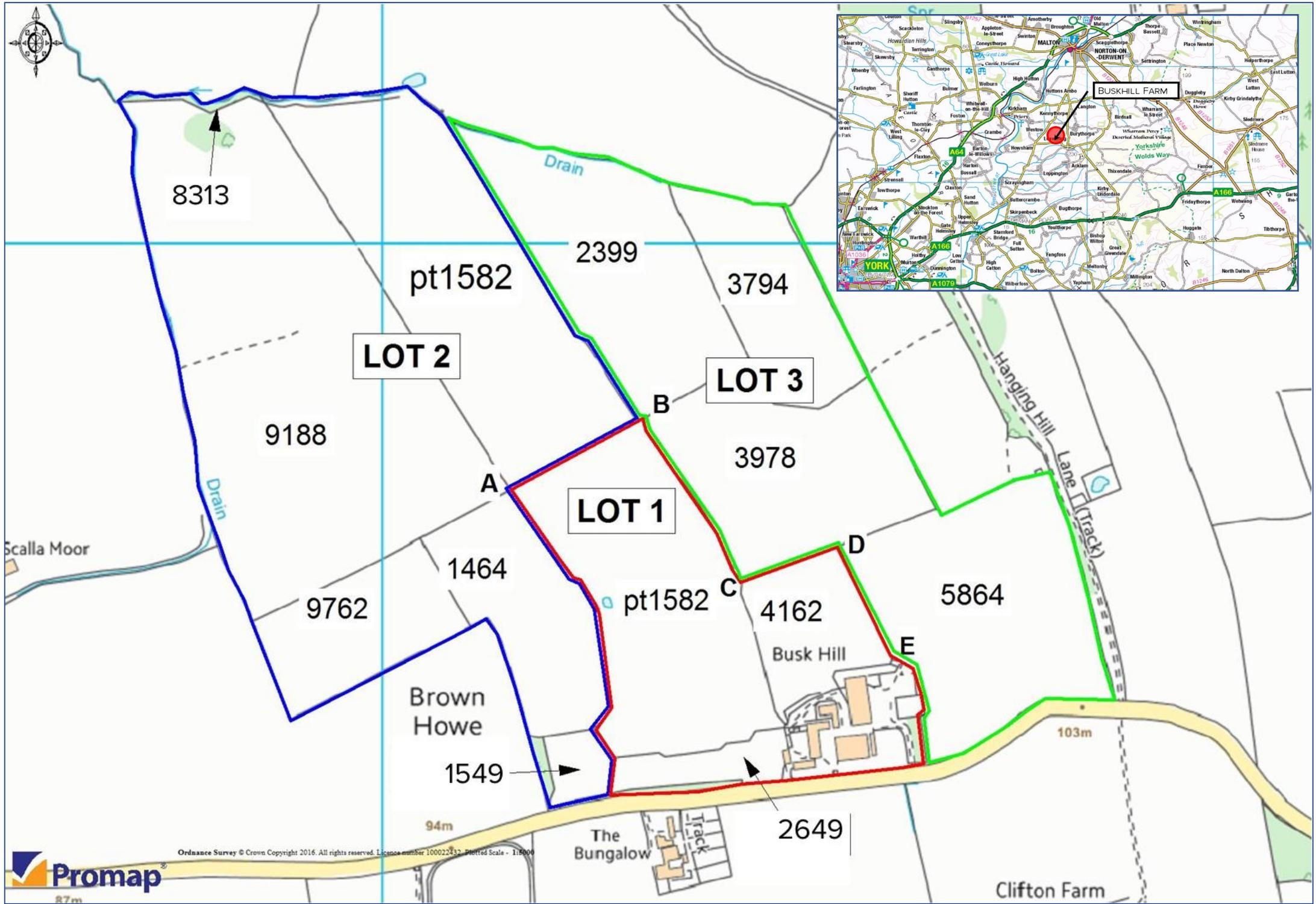
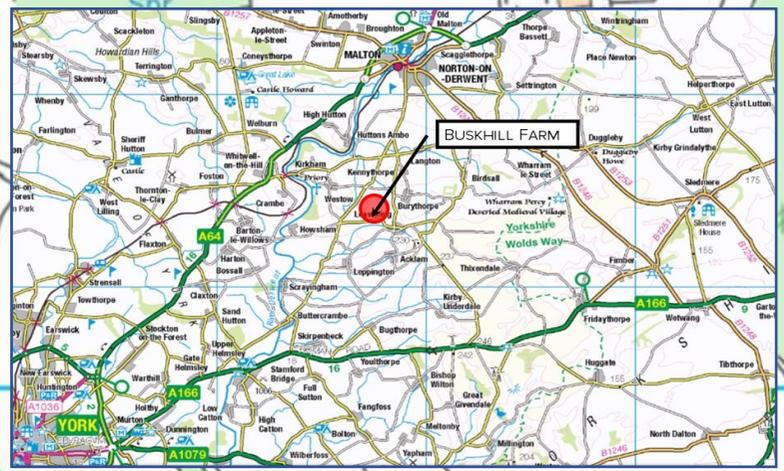
VIEWING

Viewing strictly by appointment with the Agents only. Open viewing days to be arranged.

KEY CONTACTS

James Stephenson 07801 685661

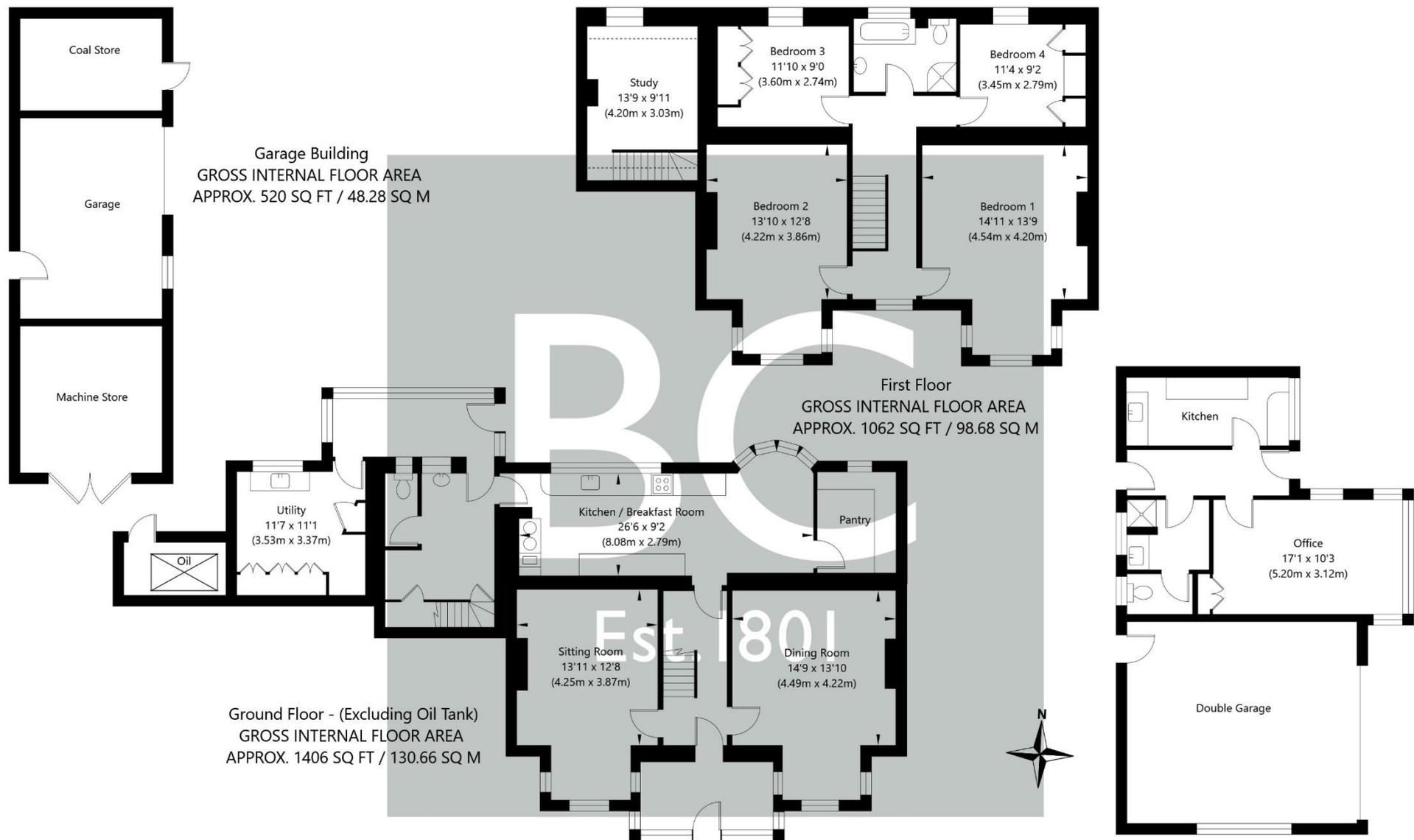
Henry Scott 07739 983806, Stewart Hamilton 07894 317369.



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87m



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA
MAIN HOUSE - 2468 SQ FT / 229.34 SQ M
TOTAL - 3789 SQ FT / 352.06 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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