Danebury Manor Farm

Yorkshire
DANEbury MANOR Farm

FlIxtON • YORkSHIRE

Flixton 2 mile ~ Scarborough 9 miles ~ Driffield 14 miles ~ Malton 18 miles
(All distances are approximate)

• Danebury Manor farmhouse (4 bedrooms)
• Rebuilt former farmhouse (5 bedrooms)
  • Well maintained farm buildings
• Grain storage for approx. 1,300 tonnes
  • Solar panels
• Andover series soils
• About 482 acres in arable production

About 520 acres (210 hectares) in total

For sale as a whole

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These particulars are only as a guide and must not be relied on as a statement of fact. Your attention is drawn to the Important Notice on the last page of text.
Danebury Manor lies towards the northern edge of the renowned Yorkshire Wolds farming district. Whilst the farm lies in typical unspoilt Wolds rolling countryside the farm is well situated for access to local amenities and the communications network. The farm lies approximately 4 miles from the coast and is only 3 miles off the A64 York to Scarborough Trunk Road offering good access east-west. The nearest train station is at Seamer, approximately 3 miles to the north.

State primary schools are situated at Staxton and Wold Newton together with secondary schools at Scarborough and Filey.

Walking and riding is excellent, with the Wolds Way and Centenary Way passing through the farm. Beaches, sailing and fishing are all available close by as is the highly regarded Ganton Golf Course.

Extending to about 520 acres in total, Danebury Manor is an immaculately presented Yorkshire Wolds farm which has been farmed to maximum potential with the whole of the farm under arable production, except for the bank sides on the dale and adjacent shelter belt which adds to the amenity and sporting interest of the holding. The farm lies within a ring fence with the exception of one 31 acre field (12.53 hectares) which is has excellent road frontage onto the council highway less than 1 mile from the main farm. The majority of the farm lies between 100-140 metres above sea level with large fields well suited to modern machinery. The soils are of the much sought after Andover Series and the current rotation is based on malting barley production together with wheat and oil seed rape. The farm grew potatoes until 2001 and whilst the vendors have chosen not to grow potatoes, the land is well rested, should a purchaser wish to reintroduce them.

The farm buildings are well maintained and include approximately 1,300 tonnes of grain storage in three stores together with machinery storage, general purpose storage and workshop.

The residential accommodation is particularly well suited to occupation of the farm by two families and the recently renovated former farmhouse provides a wonderful opportunity for a purchaser to add their own decorative touches to what is effectively a new house, offering modern family accommodation in a well insulated house.

A 20 Kw roof mounted solar panel installation was completed from April to March 2014 which provides electricity for the farm as well as selling surplus to the grid both reducing running costs as well as generating additional income.

In summary the sale of Danebury Manor offers an increasingly rare opportunity to purchase a first class Wolds farm.
The farm benefits from two good quality farmhouses including Danebury Manor, the original farmhouse believed to have been built around 1962 which sits in attractive private gardens as well as the former farmhouse which has recently been effectively rebuilt to provide a well designed five bedroom family house which is ready for decoration by the purchaser. Floor plans for both properties are as set out below.

DANEbury MANOR

An attractive detached brick built property under a concrete tile roof with accommodation extending to 2,331 sq ft plus a double garage. The house is well presented and has benefitted from ongoing modernisation works which have included installation of modern UPVC windows.

There is a large entrance porch with tiled floor and utility room off which leads to the central staircase hallway. There is a breakfast kitchen with fitted range of matching floor and wall units, a tiled floor and useful walk in pantry. The main reception rooms off the hallway include a large dining room and lounge, both with bay windows and good south facing views over the gardens. The downstairs accommodation also includes a study and utility room.
On the first floor there are two large south facing double bedrooms together with a further double bedroom, a single bedroom and a house bathroom plus linen cupboard on the north side.

Outside there is a double garage, parking area as well as attractive lawned gardens.

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**DANEbury MANOR EPC**

**Energy Efficiency Rating**

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<th>Very energy efficient - lower running costs</th>
<th>Current</th>
<th>Potential</th>
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<td>A</td>
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**GROUND FLOOR**

- **Danebury Manor = 216.60 sq m / 2331.46 sq ft**
- **Double Garage = 33.94 sq m / 365.33 sq ft**
- **Total gross internal area = 250.54 sq m / 2696.79 sq ft**

For identification only – Not to scale

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**FIRST FLOOR**

- **Bedroom 4**
  - 3.49 x 3.12
  - 11'5" x 10'3"
- **Bedroom 3**
  - 4.24 x 3.50
  - 13'11" x 11'6"
- **Bedroom 2**
  - 5.22 x 4.59
  - 17'2" x 15'1"
- **Bedroom 1**
  - 5.22 x 4.58
  - 17'2" x 15'0"
The Farmhouse

The vendors obtained planning consent to largely rebuild the former farmhouse and have created a five bedroom modern family home which is almost complete and offers purchasers the opportunity to decorate to their own taste before moving in. The house is of brick construction under a pantile roof with the main rooms benefitting from a southerly aspect. The house has been designed for modern family occupation with the large open kitchen and adjacent breakfast area being particularly impressive. The house is energy efficient and has been awarded an EPC rating of A, which should substantially reduce running costs.

The back entrance door leads to the large kitchen fitted with a range of modern matching units including Belfast sink and timber worktop. There is a tile floor and doors to the garden. Directly off the kitchen is a large reception room marked on the plan as a dining room with small wood burning stove. The large central staircase hall with engineered oak flooring is double height, leading to a galleried landing. There are two further reception rooms described as the snug with wood burning stove and the larger lounge with two sets of doors onto the garden, a full height ceiling and Velux window.

On the first floor there is a master bedroom with en suite bathroom, a guest double bedroom with en suite bathroom and three further double bedrooms together with a house bathroom (please note that the bathrooms may not be complete).
Farmhouse = 360.76 sq m / 3883.19 sq ft
Garages/Workshop = 67.64 sq m / 728.07 sq ft
Total gross internal area = 428.40 sq m / 4611.26 sq ft

For identification only – Not to scale

THE FARMHOUSE EPC

Energy Efficiency Rating

Farmhouse = 360.76 sq m / 3883.19 sq ft
Garages/Workshop = 67.64 sq m / 728.07 sq ft
Total gross internal area = 428.40 sq m / 4611.26 sq ft

For identification only – Not to scale
To the west end of the house is a large double garage and workshop and to the east is a boiler room, beyond which lie two further rooms each side of a central archway which would be suitable for a variety of uses.
FARM BUILDINGS

The farm buildings are arranged around a large concrete yard and hard standing area providing good access into the buildings. The buildings have been well maintained to provide grain storage together with general purpose storage. There is one off-lying building to the east of farmstead previously used to house cattle but now providing additional general storage. The buildings include:

WORKSHOP (BUILDING 1 ON PLAN)
14.78m x 8.79m. Two bay steel portal frame building with brick walls, concrete floor and fibre cement roof incorporating the workshop and secure chemical store.

GRAIN STORE 1 (BUILDING 2 ON PLAN)
36.30m x 22.23m including lean-to. An eight bay concrete portal frame building (timber to lean-to) under fibre cement roof with concrete floor. Walls are of brick and block construction with cladding over. The building houses the grain dryer and reception pits as well as providing an estimated 650 tonnes of on floor grain storage. The dryer is rated at 10 tonnes per hour.

GRAIN STORE 2 (BUILDING 3 ON PLAN)
22.12m x 10.07m. A concrete portal frame building under fibre cement roof with concrete floor. Profile steel grain walling to approximately 2.3 metres and a steel roller shutter door. Estimated storage capacity approx. 300 tonnes of wheat.

GRAIN STORE 3 (BUILDING 4 ON PLAN)
25.75m x 13.06m. A steel portal frame building with lower eaves than the previous store but again with fibre cement roof and cladding, concrete floor and profile steel grain walling. Storage capacity of approximately 400 tonnes of wheat.

GENERAL PURPOSE STORE
(BUILDING 5 ON PLAN)
18.01m x 16.13m. A four bay steel portal frame building with lean-to. Low block walls with steel cladding over and profile sheet roof. Concrete floor and two sets of doors. The building is currently used as a machinery store.

CATTLE YARD
22.58m x 20.58m. Five bay steel portal frame building formerly used as a cattle shed with earth floor, block walls with profile sheet cladding and roof over, block built feed troughs along the majority of two elevations, part open roof ridge. This building lies between the farm steading and the dale.
THE LAND

A prime block of Wold land comprising large, mainly level fields with good road access lying typically around 130 metres above sea level. The soils are of the sought after Andover 1 and 2 series being free draining calcareous silty soils over chalk. There is very little waste on the farm and even the dale, which lies towards the eastern edge of the farm, is in arable cropping except for the steeper bank sides. The dale is an attractive feature of the farm and together with the adjoining well established shelter belt adds to the amenity and sporting potential of the farm. The current rotation includes malting barley, wheat and oil seed rape. Potatoes were grown until 2001 so the sale offers an opportunity to reintroduce clean potato ground into purchasers’ rotation.

There is just one off-lying field which extends to 30.96 acres (12.53 hectares) which has good road frontage onto the road leading to the farm from Flixton and is less than a mile away from the main farm.

The land available for cropping includes approximately 482 acres of arable cropping, a further 26 acres of grass dale being mainly steep bank side and almost 10 acres of woodland (water pipes to Dale but not connected). Current cropping includes 122 acres of wheat, 124 acres of oil seed rape, 200 acres of spring barley, 11 acres of oats and 25 acres of fallow.
## SCHEDULE OF LAND

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* **Note 1:** RLR area reduced by an estimated 0.35 ha (0.86ac) to deduct Green Lane from farm field.
* **Note 2:** Purchasers must satisfy themselves as to the acreage of the farm which the vendors believe to be in the region of 520 acres, although the RLR plans would suggest a higher acreage.
RENEWABLES

A 20 kW roof mounted solar PV array was commissioned in March 2014. This provides electricity to the farm with surplus sold to the grid. The first income payment was received in June this year of £4,516 being a useful additional source of income.

BASIC PAYMENT SCHEME

The RLR plans record an eligible area of 210.02 hectares although in our opinion this should be reduced by approximately 0.35 hectares to reflect Green Lane which is not owned but which has been included in the RLR plans. The RPA Entitlement Statement as at December 2014 recorded ownership of 204.93 Entitlements which the vendors intend to transfer to the purchaser. Any payments relating to 2015 cropping year are reserved to the vendors irrespective of when payment is made.
GENERAL REMARKS AND STIPULATIONS

DIRECTIONS
(POST CODE YO11 3UJ)

If the farm is being approached from the north, leave the A64 Trunk Road at the Spital House roundabout and proceed east on the A1039. Just as you enter Flixton village turn right where signed to Fordon and Wold Newton. Proceed up the hill and carry on to the first corner where the entrance to Danebury Manor is signed.

VIEWINGS

Strictly by appointment with Savills. Before travelling to view the property please discuss with the selling agents any point which is of particular importance to you. Given the potential hazards of a working farm, visitors must, before entering the property, meet with our representative on site to be briefed on possible hazards.

METHOD OF SALE

The property is offered for sale by private treaty as a whole and the agents reserve the right to conclude negotiations by any other means as appropriate.

TENURE AND POSSESSION

The property is offered for sale with vacant possession upon completion. Early entry will be granted following payment of a double deposit (20%) to allow the purchaser to work the land and drill next years crop.

INGOING VALUATION

The purchaser(s) will be required to take and pay for any seeds, fertilisers, cultivations and sprays applied to the land in preparation for 2016 harvest crops calculated on actual costs plus cultivations charged at current CAAV rates. Any produce together with diesel and fuel oils to be taken over at cost.

HOLDOVER

Depending on the completion date, the vendors reserve a right of holdover to store 2015 harvest crops until 31 December 2015 as well as the right to store machinery if required in areas to be agreed with the purchaser.

SERVICES

Mains supplies of electricity (3 Phase), metered mains water supply, private drainage and telephone. There is a propane gas supply to the cooker and under floor heating installed to the ground floor of the refurbished farmhouse.

SPORTING AND MINERAL RIGHTS

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

FIXTURES AND FITTINGS

All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are expressly stated as being included in these particulars. In particular the white goods and cooker in the farmhouse kitchen are excluded, however the carpets will remain.
COVENANTS, EASEMENTS AND RIGHTS OF WAY

The property is to be sold subject to all covenants and rights of way whether specifically mentioned in these particulars or not.

A public footpath runs along the northern boundary of field number 4512 before turning south through the dale. The access into the farm is Council highway up to the first farmhouse before becoming a Green Lane.

An annual wayleave payment is received from Northern Powergrid relating to an overhead pole line which last year produced £767.

LOCAL AUTHORITY

Danebury Manor and the land west of the access drive lies within the East Riding of Yorkshire Council, whilst the farm buildings and refurbished farmhouse lies within Scarborough Borough Council district.

IMPORTANT NOTICE

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Particulars dated: July 2015
Photographs dated: July 2015
Ref: 150723AB

COUNCIL TAX

Danebury Manor - Council Tax band E with total payable for the year to March 2016 £1,859.

Refurbished farmhouse - not yet rated.