

West Shaw Cote Farm, Low Abbotside, Askrigg, Leyburn, North Yorkshire



Farmhouse, cottage and farm buildings
together with meadow and pasture land
extending to 30.22 Ha (74.67 Ac)

Guide Price for the whole: £820,000

For Sale by Private Treaty

HAWES
Auction Mart

West Shaw Cote Farm, Low Abbotside, Askrigg, Leyburn, North Yorkshire, DL8 3JH



Situation

West Shaw Cote Farm is situated in Low Abbotside midway between Askrigg and Hardraw in Upper-Wensleydale. A private lane from the public road leads to the farmstead which occupies a superb secluded position on a plateau with far reaching views over the land and across the Dale. The farm lies within a ring fence and benefits from a southerly aspect at a height of between 270 and 350 metres above sea level.

Description

The farm extends to approximately 30.22 hectares or 74.67 acres and comprises a three bedroom farmhouse, two bedroom cottage and modern farm buildings together with meadow and pasture land.

Directions

The farm's location is identified on the location map and also marked on the ground by our sale board.

Viewing

The farm may be inspected by prior arrangement with the selling agent.

Tenure and Possession

The freehold interest in the farm is offered for sale with vacant possession upon completion.

Method of Sale

The property is offered for sale by Private Treaty either as a whole or in up to two Lots as described within this brochure. Interested parties should first register their interest with the selling agent so that they may be kept informed as the selling agent reserves the right to conclude the sale by other means as their discretion.

Value Added Tax

It is presumed that the sale of the property will be exempt from VAT and that VAT will not be charged in addition to the purchase price. However, in the unlikely event of the sale of the farm or any part or any right attached to it becoming a chargeable supply for the purposes of VAT then such VAT will be payable by the Purchaser(s) in addition to the purchase price.

Sale Particulars

If there are any points which are of particular interest or importance to you, please contact James Alderson, who has inspected the farm.

Boundaries

The Purchaser and their successors in title will take over the responsibility for the ownership and maintenance of all perimeter boundaries indicated by the inward facing 'T' marks on the plan so far as they are owned. If the farm is sold in Lots then it will be for the purchaser of Lot 1 to erect and thereafter maintain those boundaries around that Lot.

Sporting and Mineral Rights

The sporting rights over the land have previously been reserved by the Simonstone Estate and are therefore not included within the sale, however, no formal shooting currently takes place over the land. It is understood that the mineral rights are included in the sale so far as they are owned.

Rights and Easements

The farm will be sold subject to and with the benefit of all existing rights of way, water, drainage, watercourses, and other easements, quasi or reputed easements and rights of adjoining owners if any affecting the same and all existing and proposed wayleaves and all matters registered by any competent authority subject to statute.

Access

The Purchaser of Lot 1 will have:

- A) an unrestricted right of access over the farm track to the public highway and also the right to maintain and upgrade the track, and
- B) the option to request that the purchaser of Lot 2 reroutes the current access to the farm land and buildings from behind the farmhouse and cottage to the front along the route shown coloured orange on the enlarged plan, subject to the payment of £5,000 to cover labour and materials etcetera.

Photographs

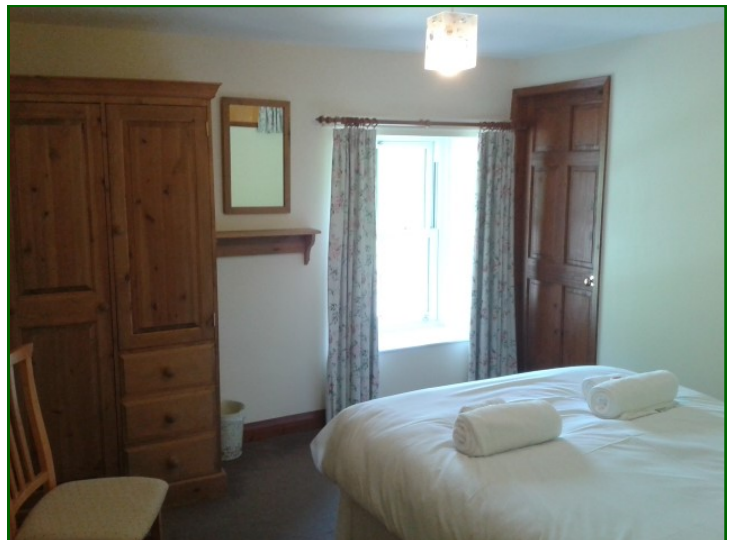
The fixtures and fittings in these photographs may not be included in the sale of the property.

Services and Equipment

There is mains water and electricity and also a private water supply to the farm buildings. However, no services, fixtures, fittings, central heating, gas electrical or telecommunication systems have been tested by the selling agents. If in doubt prospective Purchasers should seek professional advice.

Vendors' Solicitors

McGarry & Co. Solicitors, 21 Galgate, Barnard Castle, County Durham, DL12 8EQ
Contact: Mr James Fawcett
T: 01833 600160 E: james@mbmcgarry.co.uk



Lot 1

The farmhouse and cottage together with a small pasture and garth which extend to 0.76 hectare or 1.87 acres are shown edged and coloured in blue on the plan overleaf.

FARMHOUSE

The farmhouse is a traditional stone built two storey property under a stone slate roof which has been tastefully modernised over recent years to provide comfortable and high standard living accommodation. All external doors and windows are double glazed UPVC units and heating is provided by an oil fired boiler. A summary of rooms is provided below:

Car Port—4.37m x 2.41m

An open fronted part of the main house providing shelter and storage with an external door to the Hall.

Hall

Used as the main entrance this is spacious and has a tiled floor with wood panel doors leading to the kitchen, pantry, WC, utility room and staircase which accesses the guest suite.

Pantry—3.09m x 1.93m

An essential part of any farmhouse, this room has a tiled floor and many shelves.

WC—1.65m x 1.41m

A tiled floor with toilet and hand basin.

Utility Room—2.76m x 2.48m

External door to the front garden with a tiled floor and connections for a washing machine and tumble dryer next to under sink and worktop cupboards with further wall cupboards above.

Staircase—1.51m x 2.02m

A small stairwell with a modern metal and wood tread staircase leading to the guest suite.

Kitchen—4.18m x 3.72m

A cosy farmhouse kitchen arranged around a central table where a substantial four oven electric Aga takes pride of place in an alcove. There are fitted units made of maple and topped with black granite, while exposed ceiling beams, a window seat, rustic wall and floor tiles complement the room.

Living Room—4.55m x 4.57m

A large space with a feature stone fireplace, mantelpiece and multi-fuel stove flanked by two hand made oak display cabinets, a south facing window and exposed ceiling beams and floor boards above give a light and airy feel.

Porch—2.33m x 1.26m

There is a connecting door to the cottage and an external door to the front garden.

Office—2.31m x 3.19m

Now an important part of any farm, with plenty of room for storage and filing cabinets.

Main Staircase—2.06m x 2.46m

A handy under-stairs cupboard below a traditional carpeted wooden staircase which leads to a large landing and two upstairs bedrooms and family bathroom.

Landing—2.25m x 6.26m

This large area receives the staircase and gives access to the bedrooms and bathroom.

Bathroom—2.27m x 3.26m

Truly a loo with a view! A modern bathroom suite that comprises, toilet, hand basin, bath and shower cubicle with electric shower.

Bedroom 1—4.57m x 4.63m

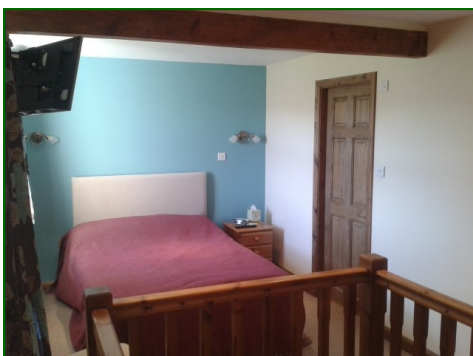
A double room with a full length fitted wooden wardrobe which contains a fire escape route from the guest suite.

Bedroom 2—4.36m x 4.57m

Another double room with built-in wardrobes, one containing a hot water cylinder.

Guest Suite—4.72m x 2.68m

Accessed from a private staircase this double bedroom contains an en-suite with toilet, hand basin and electric shower in a double cubicle as well as a walk-in wardrobe. Two south facing windows provide plenty on natural light. A fire escape door leads into bedroom 2.



COTTAGE

This part of the property was converted from a stone barn many years ago and is now used as a short let holiday cottage which is very popular and has a high occupancy rate. All external doors and windows are double glazed UPVC units while heating is provided by electric storage heaters. The accommodation comprises:

Kitchen—4.51m x 4.41m

Arranged around a central table are fitted base and wall units with solid wood fronts. Under the worktops is plumbing for a dishwasher, washing machine and tumble dryer as well as space for a fridge and utensil cupboards. A single sink and draining board and freestanding electric oven with extractor hood are also included. A carpeted wooden staircase leads to the upstairs bathroom and bedrooms while the under-stairs cupboard provides ample storage.

Living Room—4.51m x 4.54m

A multi-fuel stove and hearth are the main features but a central south facing window provides views to the front garden and further afield. There is also a door to the farmhouse porch.

Landing and Passage

This area receives the staircase and provides access to the two bedrooms and bathroom.

Bathroom—1.77m x 3.35m

There is a modern suite which comprises, bath, hand basin, toilet and shower cubicle with electric shower.

Bedroom 1—2.64m x 4.53m

A double room with a south facing window.

Bedroom 2—3.42m x 3.11m

A double room with a window overlooking the rear yard as well as a cylinder/airing cupboard.

PASTURE

This is a walled field extending to 0.49 hectare or 1.21 acres and is suitable for most livestock, poultry and equestrian uses.

GARTH

This area lies to the east of the cottage and comprises a turning area, a small building and an enclosed grass area to the front.

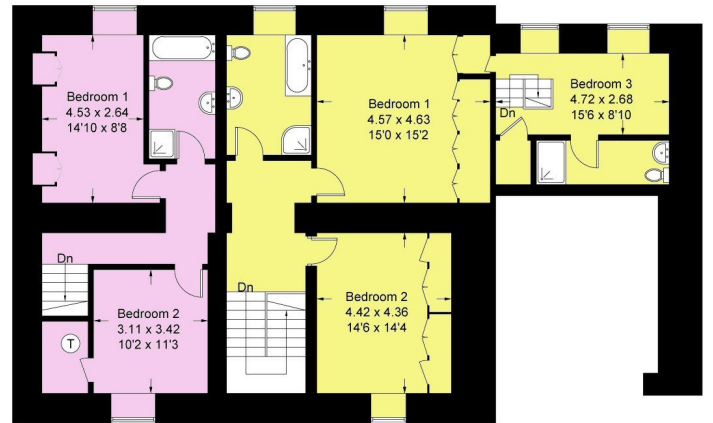
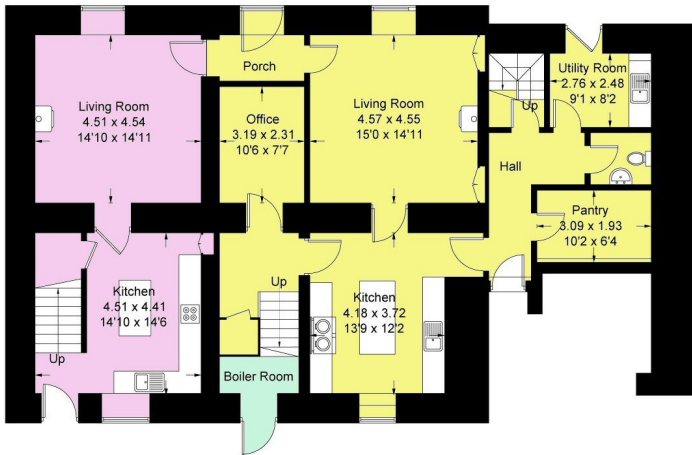
ENERGY PERFORMANCE CERTIFICATE

A copy of the certificate can be obtained from the selling agents.

COUNCIL TAX & BUSINESS RATES

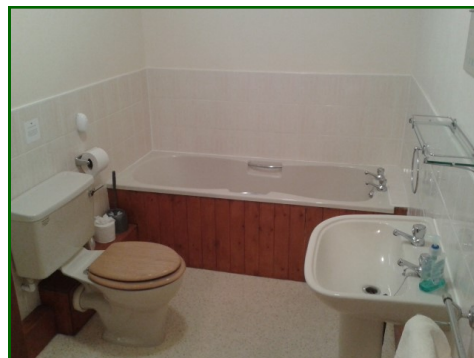
The farmhouse in a council tax band D and the cottage has a rateable value of £2,400.

Guide Price for this Lot—£500,000



Ground Floor

First Floor



Lot 2

The farm land, yard and buildings which extend to 29.46 hectares or 72.80 acres are shown edged and coloured in red on the plan opposite.

FARM LAND

The farm land is in good heart and has been managed intensively for many years, the meadows receive regular applications of inorganic fertiliser and farm yard manure. There are the following areas of:

- Meadow 10.99 Ha or 27.16 Ac
- Pasture 17.14 Ha or 42.35 Ac
- Woodland 0.86 Ha or 2.13 Ac.

Basic Payment Scheme (BPS)

The land has been registered for this scheme and the Vendors will endeavour to transfer their BPS Entitlements to the Purchaser(s) upon completion of the sale, however, the Purchaser(s) will be required to contribute £150 plus VAT per transfer.



Environmental/Countryside Stewardship Schemes

The current Environmental Stewardship Scheme will expire on 30th November 2015 so the Purchaser(s) will be able to apply for a new Countryside Stewardship Scheme in 2016.

FARM YARD AND BUILDINGS

The farm buildings are generally in good condition and include water and electrical connections, however if sold in Lots the Purchaser of this Lot will be required to install a separate electric meter. All the buildings are interconnected in a linear formation and can be summarised below:

General Purpose Farm Building (8.35m x 22.8m)

A five bay steel portal frame construction with fibre cement roof, concrete panel sides with Yorkshire boarding above and a concrete floor. This building contains fixed livestock pens and a general storage area.

Former Milking Parlour and Dairy (6.35m x 13.7m)

Rendered concrete block walls under a fibre cement roof with concrete floor. This building is in a number of sections.

Cattle Cubicle Building (17.7m x 32.4m)

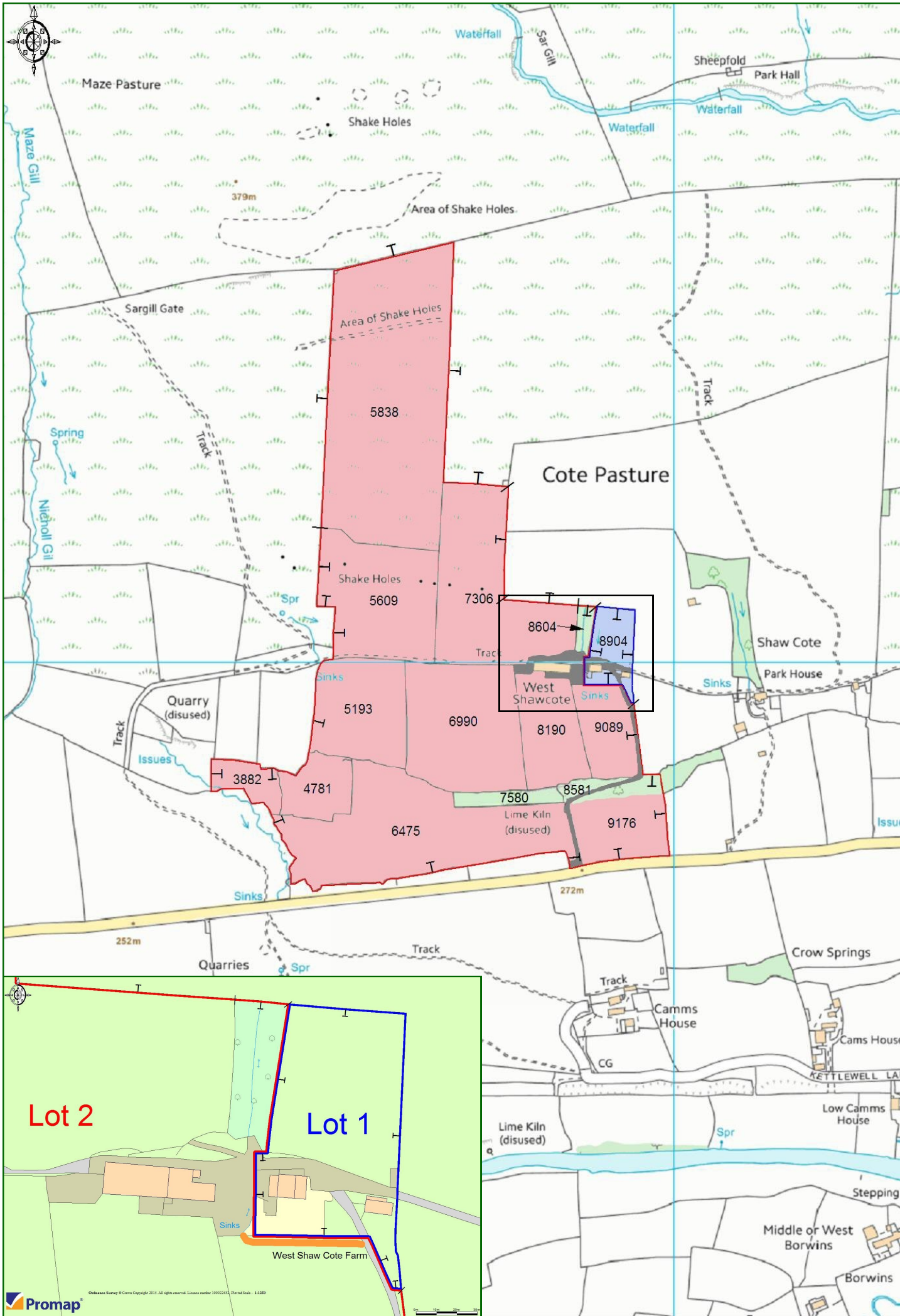
A seven bay steel portal frame construction with fibre cement roof, concrete block sides with Yorkshire boarding above and a concrete floor.

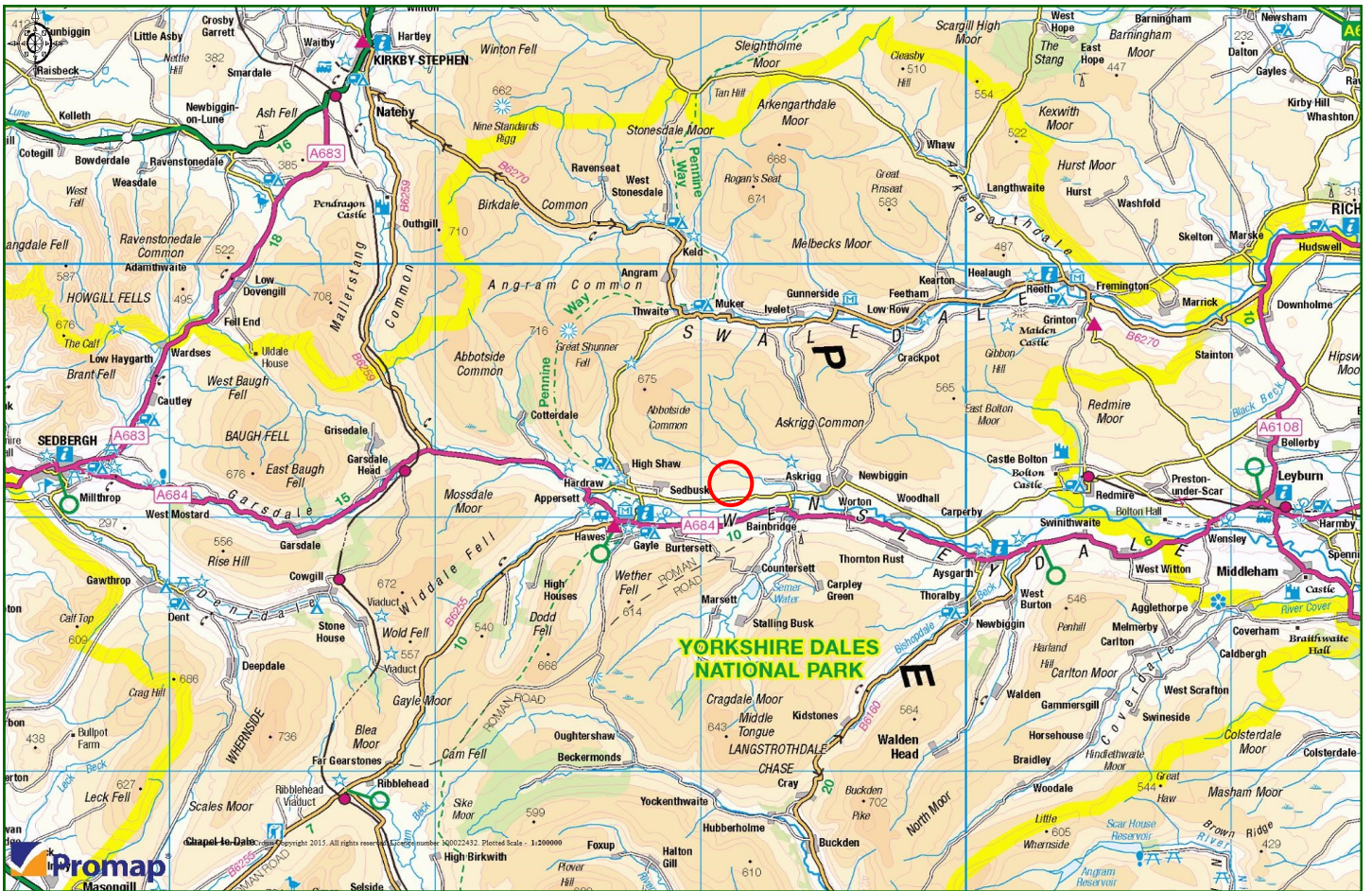
Guide Price for this Lot—£320,000



Schedule of Land

O.S. Sheet Ref.	N.G. Field No.	Area (Ha)	Area (Ac)	Land Use
Lot 1				
		0.14	0.34	House and Cottage
SD9091	8904	0.49	1.21	Pasture
		0.13	0.32	Garth
Total		0.76	1.87	
Lot 2				
SD9091	5838	7.27	17.96	Pasture
SD9091	5609	2.78	6.87	Pasture
SD9091	7306	3.43	8.48	Pasture
SD9090	3882	0.53	1.31	Pasture
SD9090	4781	0.86	2.13	Pasture
SD9090	6475	4.54	11.22	Meadow/Pasture
SD9090	5193	1.99	4.92	Meadow
SD9090	6990	3.03	7.49	Meadow
SD9090	8190	1.41	3.48	Meadow
SD9090	9089	1.03	2.55	Meadow
SD9090	9176	1.26	3.11	Meadow
SD9090	9176	0.2	0.49	Woodland
SD9090	8581	0.16	0.40	Woodland
SD9090	7580	0.34	0.84	Woodland
SD9091	8604	0.16	0.40	Woodland
		0.16	0.40	Track
		0.31	0.77	Farmyard
Total		29.46	72.80	
Grand Total		30.22	74.67	





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This brochure was designed in October 2015.

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