

Newsam Green Farm, Newsam Green, Leeds, LS15 9AD

A Livestock Farm extending in total to 136.03 acres (55.05 hectares) comprising a farmhouse in need of refurbishment, a range of traditional and more modern agricultural buildings, 123 acres of grassland and 11 acres of woodland

FOR SALE BY PRIVATE TREATY

GUIDE PRICES

FOR THE WHOLE : £1,350,000 LOT 1: £500,000 LOT 2: £850,000

Stephenson
Est 1871 & son

General Information

Location and Directions:

The farm is located in the village of Newsam Green, close to the towns of Swillington and Woodlesford. The property lies approximately 4.5 miles south east of Leeds City Centre. From the M1 Junction 45 turn south and then immediately east along Pontefract Road (Tip road) for approximately 1 mile, The Avenue farm access road is on the left immediately past the traffic lights where the road narrows to a single lane.

Description:

A livestock farm extending in total to 136.03 acres with a six bedroom Grade II Listed farmhouse in need of refurbishment, a range of traditional brick and modern farm buildings, 123.12 acres of grassland and 10.71 acres of woodland.

94.19 acres including the farmstead lies south of the M1, and 41.84 acres lies to the north of the M1 with a bridge for access. All the land has previously been worked as an open cast coal mine up to approximately 40 years ago.

The land is available as a whole or in two lots. Lot 1 is edged blue on the plan overleaf and comprises the farmhouse, farm buildings, 5.26 acres of grassland and an orchard which in total extends to 7.46 acres. Lot 2 is edged red on the plan overleaf and comprises 128.57 acres of land being 117.86 acres of grassland and 10.71 acres of woodland. However, the land can be offered in lots to suit purchasers.

Services:

There is mains electricity and mains water. The property is connected to a septic tank for drainage. There is no central heating at the property.

Tenure:

Freehold with vacant possession on completion.

Wayleaves & Easements:

There is an electricity pole crossing the paddock in front of the farmstead.
There is a gas mains pipe running parallel to Bullerthorpe Lane.

Telecom Mast:

There is a lease to CTIL for a telecom mast in the north-west corner of field 1495 with 14 years remaining on the lease with a current rent of £5,000 per annum.

Motorway Sign:

There is a wayleave payment for electricity to serve the overhead motorway sign.

Rights of Way:

The Avenue is council owned and maintained up to the farm entrance; thereafter the track is not maintained but provides access for the land north and east of the farmstead. The Avenue is a public bridleway.
There is a public footpath along the northern boundary of field 8508.
There is a public footpath along the eastern boundary of field 3915.

Nitrate Vulnerable Zone (NVZ):

The land is not within a Nitrate Vulnerable Zone.

Sporting and Mineral Rights:

We understand that these are included in the sale.

Local Authority:

Leeds City Council, Civic Hall, Calverley Street, Leeds, LS1 1UR.
Tel: 0113 222 4444

VAT:

Any price quoted or discussed is exclusive of VAT. In the event that the sale of the property becomes a chargeable supply for VAT, such tax will be payable by the purchaser is additional to the purchase price.

Vendor's Solicitor:

Bromets, Kirkgate House, Tadcaster, LS24 9AD
Tel: 01937 832371 FAO: Dr Brian Woods or Richard Jackson

Viewing:

By permit from the Agents only. Please note if you have downloaded these particulars from our website you must contact the office to register or you will not be included on further mailings regarding this sale.

Method of Sale: Private Treaty

Guide Prices:

For The Whole: £1,350,000 Lot 1: £500,000 Lot 2: £850,000

Agent Contacts:

For further information or negotiation please contact:
James Stephenson or Chloe Hayes at Stephenson & Son, York Auction Centre Office.
Tel: 01904 489731 (office) / 07801 685 661 (James) / 07719 523 410 (Chloe)
Email: jfs@stephenson.co.uk / chloe.hayes@stephenson.co.uk

Council Tax:

The property is in Council Tax Band G.

EPC:

The property has an EPC rating of G.

The Farmhouse:

The Grade II listed farmhouse sits at the west end of the farmstead. It is constructed of rendered brick with a stone slate roof, wood sliding sash windows with single glazing. The property requires considerable refurbishment and modernisation and briefly comprises:

Lower floor

Cellar (underneath the pantry)

Ground floor

Kitchen (4.95m x 3.72m) Belfast sink, Rayburn cooker, hot water cylinder and a basic wooden wall cupboard.

Pantry (3.71m x 3.65m) with wooden shelving.

West Sitting Room (4.23m x 3.92m) with decorative cast iron fireplace.

Mid Sitting Room (4.87m x 3.93m) with decorative cast iron fireplace,

East Living Room (5.37m x 3.34m) with open fire place and wooden surround, built in cupboards, storage cupboard under the stairs to the first floor and door to garden.

Hallway (5.45m x 1.63m min) door to cellar, door to garden; stairs to first floor

First floor

Landing off which are:

North East Bedroom (4.88m x 3.973m) with cast iron fireplace

Bathroom (1.23m x 1.21m) plus (2.14m x 1.26m) with pink suite.

North West Bedroom (3.72m x 3.71m)

South West Bedroom (4.31m max x 3.92m)

Mid South Single Bedroom (2.82m x 2.41m)

Mid South Double Bedroom (4.25m x 3.92m) with basket grate fireplace.

South East Bedroom (4.05m x 3.45m max) with basket grate fireplace.

External

Lawned garden to the front of the property with patio. To the rear is a stone flagged yard with brick fuel store and former wash house; to the west is a brick garage with stone flagged roof; and a pair of former brick earth closets.



The Farm Buildings:

The farm buildings are all located within the farmstead and briefly comprise:

Central foldyard

Double span 4 bay steel scissor truss frame with steel stanchions, cement fibre roof and cladding, raised access/feed passage to the north.

North Range

Brick and stone slate roof divided into the following (from farmhouse end):

Former stable – with loft above and stone steps.

Brick barn – former livestock shed with feed passage and granary over.

Through passage

Meal house – with granary over

3 bay cart shed - with access to granary and adjoining 1 bay tractor shed being of timber construction and steel profile roof.

East Range

Two loose boxes being brick built with stone slab roof.

South Range

Loose box with loft over and stirk shed being brick built with stone slab roof.

West Range

Garage/store – brick built with slate roof.

Old cow house – brick built with stone slate roof with partitioned manger.

Old pig sty – with bothy over.

Stable/tractor shed (north side of access drive)

Brick built with stone slate roof comprising tack room, stable area and a lean-to diesel shed.

Cart shed & granary block

Brick built with stone slate roof comprising 3 bay cart shed which is open fronted with brick pillars and a granary with outside steps.

Main livestock block

32.0m x 27.28m

7 bay triple span steel construction with part steel profile roof and part curved cement fibre sheets and Yorkshire board cladding.

Produce store

27.43m x 13.50m

6 bay steel construction with steel profile roof, Yorkshire board cladding to north gable and east side.

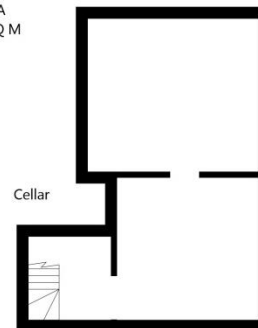
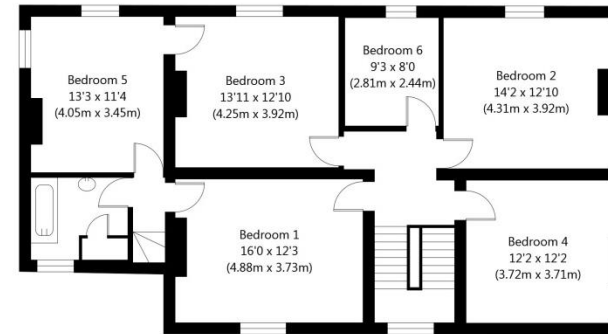
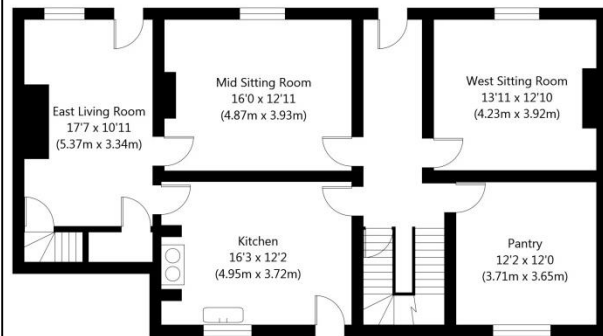
Potential Development

Plans have been prepared and are available at the Agent's offices for a scheme to convert the farm buildings for residential use into 5 dwellings under the General Purpose Development Order. Notification has been sent to the Local Planning Authority Leeds City Council, and a decision is expected before the end of September.

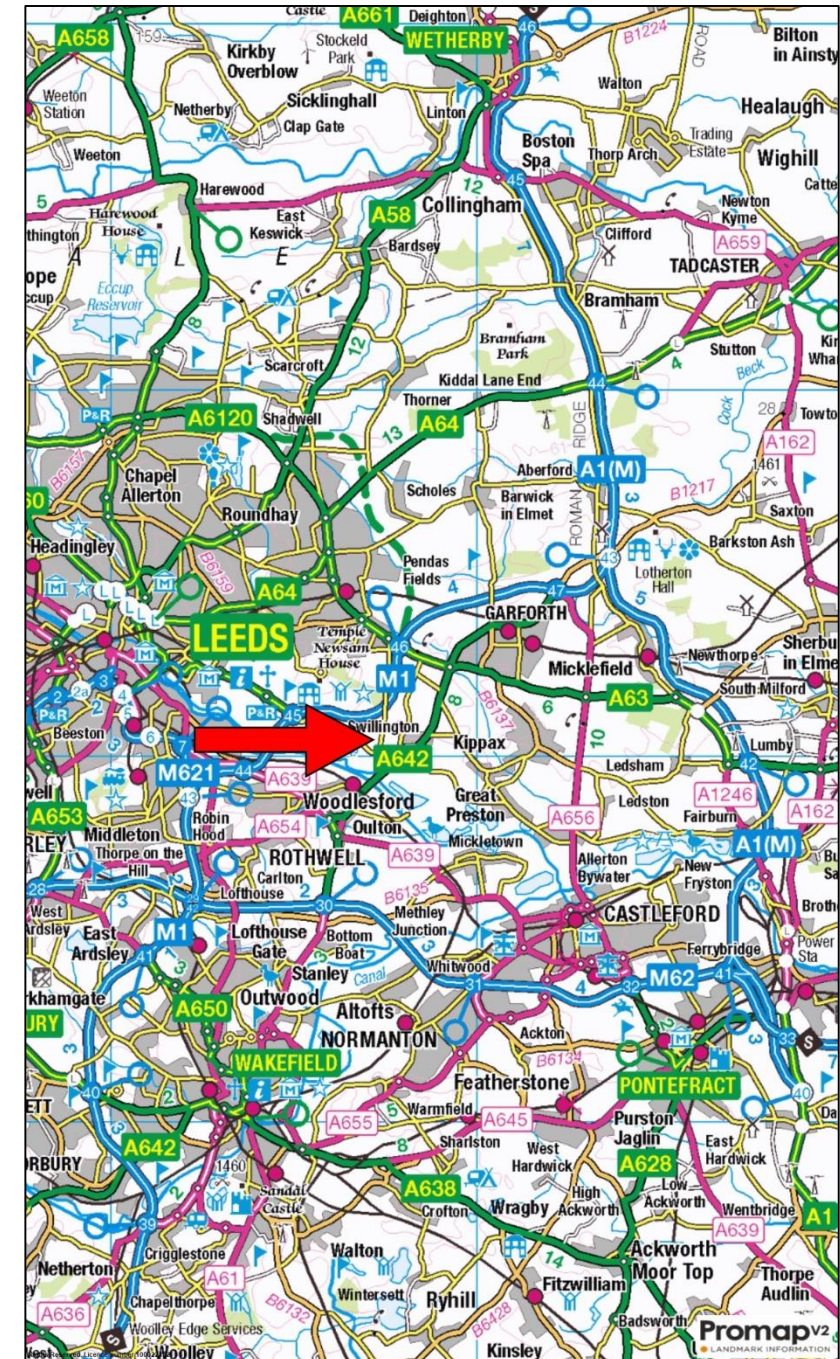
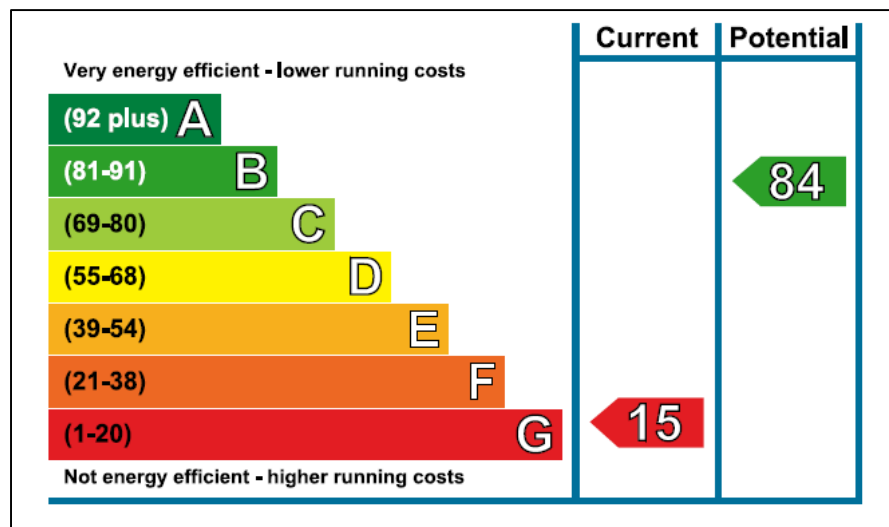
There will be an overage clause on the whole property except the farm buildings whereby the vendors reserve the right to receive 50% of any uplift in value following the grant of planning consent for a use other than agriculture, horticulture, forestry or equestrian for a period of 25 years.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2426 SQ FT / 225.4 SQ M - (Excluding Cellar)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Newsam Green Farm – south of the M1

Field Number	Ha	Ac	Land use
LOT 1			
7169	1.52	3.76	Farmstead 1.91 acres Grass paddocks 1.56 acres Orchard 0.29 acres
6266	0.34	0.84	Grassland
6374	1.16	2.86	Grassland
LOT 2			
4678	3.55	8.76	Grassland
2289	1.52	3.75	Woodland
5592	2.74	6.77	Grassland
3394	4.99	12.32	Grassland
2008	1.23	3.03	Grassland
6693	0.18	0.44	Woodland
6995	0.28	0.70	Grassland
8094	0.52	1.28	Woodland
8086	4.27	10.55	Grassland
9195	0.67	1.65	Grassland
0196	0.15	0.38	Woodland
1495	3.34	8.25	Grassland
3485	6.94	17.15	Grassland
4991	0.49	1.21	Woodland
4308	2.77	6.84	Grassland
3101	1.48	3.65	Woodland
TOTAL AREA	38.12	94.19	

Newsam Green Farm – north of the M1

Field Number	Ha	Ac	Land use
3126	1.08	2.66	Grassland
1721	1.69	4.18	Grassland
0638	5.04	12.45	Grassland
9720	4.27	10.55	Grassland
8508	0.88	2.17	Grassland
6710	2.18	5.38	Grassland
3915	1.80	4.45	Grassland
TOTAL AREA	16.93	41.84	

Newsam Green Farm

	Ha	Ac	
TOTAL AREA	55.05	136.03	

These areas are approximate and have been measured on Promap.

The Land:

The land comprises 123.12 acres laid to grass and 10.71 acres of woodland. All the land has previously been worked as an open cast coal mine up to approximately 40 years ago.

The land is classified as Grade 3 on the Agricultural Land Classification and is in the Dale Soil Classification for England and Wales which describes soil that is 'slowly permeable seasonally waterlogged clayey, fine loamy over clayey and fine silty soils on soft rock, often stoneless' with land being capable of permanent and short term grassland and some cereals.

The grass fields south of the M1 all benefit from a water trough with water available and all fields are stock proof fenced.

Basic Payment Scheme:

50.23 hectares of registered entitlements for BPS are included in the sale and will be transferred to purchasers on payment of the transfer costs to the Agents.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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- ii. We cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy.
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- vi. We can give no warranty or representation whatsoever in relation to the farming prospects or other matters.