MILL RACE FARM, FINNINGLEY, DONCASTER
A multi-functional and rural property with an extensive commercial range of buildings all in 68.25 acres of land

For Sale by Private Treaty

Guide Price £1,200,000

StephensonsRural

Stephensons
ESTATE AGENTS & CHARTERED SURVEYORS
Mill Race Farm, Wroot Road, Finningley, Doncaster DN9 3DY

A rare opportunity to purchase an impressive ring-fenced property previously run as a successful greyhound and shire horse rescue centre with veterinary facilities.

- A modern and most attractive detached three bedroomed property subject to an agricultural occupancy tie.
- Extensive commercial premises including visitor centre, café and retail block suitable for a variety of uses subject to the necessary consents.
- Animal housing and welfare facilities including modern kennel blocks, stabling and veterinary centre with staff accommodation.
- The land is laid to extensive grass paddocks and is light, well drained and suitable for arable cropping.
- Total area approximately 68.25 acres (27.62 hectares) with open countryside views.

Guide Price: £1,200,000
FOREWORD

Mill Race Farm brings a multi-functional ring-fenced property to the market previously run as an animal rescue and veterinary centre but suitable and lending itself well to a variety of commercial and retail uses.

The farmhouse has three double bedrooms, one of which is located on the ground floor with a separate en-suite. The kitchen and bathroom have recently been modernised and the whole property enjoys landscaped gardens with countryside views.

The extensive commercial premises include a modern retail block with shop units, café, kitchen and office facilities; and a large visitor centre with toilets, kitchen and laundry area, veterinary centre with staff flat.

There are two modern kennel buildings able to accommodate 62 kennels and a separate stable block with 11 large stables all of which are of general purpose construction. There is a further 4 bay dutch barn and polytunnel.

The land is laid to permanent pasture, but is suitable for cereal and root cropping. An orchard sits within 2 acres of the land.

DIRECTIONS

From Branton take the B1396 east towards Westwoodside. Continue for 3 miles and take Wroot Road on your left. After 1 mile, Mill Race Farm will be on your right.

From Westwoodside take the B1396 west towards Branton. Continue for 4.5 miles and take Wroot Road on your right. After 1 mile, Mill Race Farm will be on your right.

The postcode for the property is DN9 3DY.

FARMHOUSE

A deceptively spacious three bedoomed detached property providing modern style internal living and occupying grounds within pleasant open countryside.

The expansive accommodation on the ground floor is adaptable and flows well, combining both family and more formal rooms, including a spacious modern breakfast kitchen. A useful utility room is located off the kitchen, in addition to a laundry room. An en-suite bedroom completes the ground floor accommodation.

To the first floor, a central landing serves two large double bedrooms and stunning house bathroom. Both bedrooms benefit from walk-in dressing rooms, a uPVC framed double glazed window and central heating radiator. The house bathroom has been upgraded in recent years, comprising a white three piece suite and corner shower unit.

The conservatory adjoins the property’s rear elevation built of brick and uPVC construction.

The attached double garage has been converted into dog kennels but has the potential to revert back to a garage or further living accommodation subject to building regulations approval and planning permission.
**ACCOMMODATION**

**Lounge**
26’2” x 16.3” (7.97m x 4.95m)
With tiled flooring, brick and stone fireplace, uPVC framed double glazed window to the rear elevation, uPVC side entrance door and central heating radiator.

**Kitchen**
18’2” x 18’2” (5.53m x 5.53m)
Having a range of fitted base units, ceramic Belfast style sink with chrome mixer taps over, electric oven with five ring induction hob, ceramic tiled flooring, uPVC framed double glazed windows, central heating radiator, down lighters, ample space for a large dining room table and access into converted garage and utility room.

**Dining Room**
15’2” x 15’2” (4.62m x 4.62m)
Timber effect laminate flooring, double glazed windows to the rear elevation, central heating radiator and entrance door leading into the conservatory.

**Utility Room**
Two uPVC framed double glazed windows, plumbing in place for an automatic washing machine, space to accommodate a dryer and work surfaces with sink unit and drainer.

**Conservatory**
11’0” x 15’9” (3.35m x 4.80m)
Of brick and uPVC construction and enjoying pleasant views across the rear paddocks and pond.

**Bedroom One**
16’4” x 20’0” (4.97m x 6.09m)
Ground floor double bedroom, uPVC framed double glazed windows and en-suite shower facilities.

**Bedroom Two**
13’0” x 15’6” (3.96m x 4.72m)
First floor double bedroom with a walk-in dressing room, uPVC framed double glazed windows and central heating radiator.

**Bedroom Three**
22’4” x 14’5” (6.80m x 4.39m)
First floor spacious double bedroom with a walk-in dressing room, uPVC framed double glazed windows and central heating radiator.

**Bathroom**
8’9” x 13’10” (2.66m x 4.21m)
Contemporary white three-piece suite and corner shower unit, tiled splashback, uPVC framed double glazed window and chrome heated towel rail.

**Double Garage / Kennels**
19’2” x 20’7” (5.84m x 6.27m)
Double garage that has been recently converted into dog kennels. uPVC framed double glazed French door to the side elevation. With potential to revert back to a garage or further living accommodation (subject to building regulations approval and planning permission). Also housing the oil-fired central heating boiler.

**EXTERNALLY**
There is a large car park area to the rear and a landscaped garden to the side which is enclosed by timber fencing.
BUILDINGS

ADMINISTRATION & VETERINARY BLOCK
57’8” x 29’3” (19.63m x 8.92m)
Block built with steel profile roof comprising:

Ground Floor
Hall with staircase & lift
Food preparation room & laundry with stainless steel sinks
Staff room with meter cupboard

First Floor
Vet’s room including 2 operating theatres and 4 recovery kennels, consultation room and store.

Staff Flat
Impressive self-contained accommodation, comprising two double bedrooms with a Jack and Jill bathroom, contemporary breakfast kitchen and lounge area.

RETAIL BLOCK & VISITOR CENTRE
77’12” x 90’ (23.77 x 27.43m)
Brick built with tiled roof, quadrangle of single storey buildings surrounding central covered area with roof lights; the interior divided with open brick pillared archways into:

Central Restaurant/Café
Solid floor with part wood and part lino covering; sitting area with multi fuel stove.

Kitchen
With composition floor, stainless steel sinks, extractor hood and other fittings for sale by arrangement.

Retail Shop Area
With roller shutter security doors.

Retail Store

Administration Office
With built in cupboard, 2 stores either side of office.

Reception Entrance Hall
With glazed display area
Toilet block

MAIN KENNEL BLOCK
78’ x 27’ (23.77m x 8.23m)
Galvanised steel construction with steel profile roof, steel profile insulated panel cladding, concrete floor with resin coating.

35 individual galvanised steel kennels available to purchase separately with heating and air conditioning unit.

GENERAL PURPOSE STABLE BUILDING
100’ x 40’ (30.48m x 12.19m)
Galvanised steel construction with fibre cement roof, Yorkshire Boarding cladding, 2 metre concrete panel walling, concrete floor, electric light, water to each stable, divided into 11 large stables (approx. 15’ x 12’), with concrete panel divisions and galvanised fronts, washing down area, feed preparation area.

SPONSOR BLOCK
66’ x 27’ (20.12m x 8.23m)
Galvanised steel construction, insulated weather board cladding, steel profile composite roof, concrete floor with resin coating, heating/air conditioning unit.

27 free standing galvanised kennel units to purchase separately.

New Polytunnel
60’ x 30’ (18.29m x 9.14m)
Galvanised tubular frame with structure to carry plant shelving.

Hen Hut
19’ x 10’ (5.79m x 3.05m)
Timber built with fibre cement roof, converted from field shelter.

Field Shelters
10 field shelters of various sizes serving the grass fields which are available by separate negotiation.
LAND

Mill Race Farm in total extends to approximately 68.25 acres (27.62 hectares). The land is divided into approximately 25 grass paddocks bounded by electric galvanised wire stud 4 foot fencing, all of which has been erected in the last four years. There is also approximately 2 acres of land set in an orchard.

The land is classified as Grade 3 on the Agricultural Land Classification for England and Wales and the Soil Survey identifies the land as being within the Blackwood Series, described as deep permeable sandy and coarse loamy soil with groundwater controlled by ditches. The Survey confirms the land is suitable for cereals, potatoes and sugar beet, grassland and woodland planting.

PLANNING INFORMATION

Application 14/02713/FULM was granted consent for ‘redevelopment of former rural pursuit and gun centre to new animal rescue and visitor centre with overnight staff accommodation, including café, shop, kennels, stables, outdoor equestrian arena, building for storage and ancillary use for food preparation, treatment and administration’ in September 2015. Substantial progress has been made with the consented works however not all works have been completed.

Under the application 14/02714/FUL the following conditions need to be followed:

- The occupation of the dwelling Mill Race Farm shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person.

- The dwelling and land shall at all times be owned and occupied as one entity and at no time shall the dwelling be owned, leased or let occupied separately from the land or any part thereof without the prior approval of the local planning authority.

Please contact the Joint Agents or enquire online on the Local Authority’s planning website for further information on these planning consents.

ANTI-EMBARRASSMENT CLAUSE

As the Vendor is a registered Charity, there will be an Anti-Embarrassment Reservation whereby if planning consent is obtained on the property for a use other than existing, within 5 years, then the Vendor will be entitled to 50% of the uplift in value following implementation of the planning permission.
GENERAL INFORMATION

Services

The farmhouse has an oil-fired central heating system and along with the commercial buildings has single and three phase electricity with septic tank drainage.

The water is supplied from two boreholes which are inspected annually.

Fixtures and Fittings

Unless specified in these details, the fixtures and fittings relating to any of the property, buildings and land are not included in the sale but may be available by separate negotiation.

Wayleaves and Easements

There is an electricity line running partly above ground and partly underground running north to south across the property.

The property is sold including all wayleaves and easements, whether mentioned in the sale particulars or not.

Rights of way

As far as we are aware, there are no rights of way across the property.

Environmental Stewardship and BPS

There are no current environmental stewardship agreements or Basic Payment Scheme Entitlements on the land.
Nitrate Vulnerable Zone (NVZ)
The land is located within a Nitrate Vulnerable Zone.

Historic Listing
There are no listed buildings or Scheduled Monuments on the property.

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

Energy Performance Rating
Assessed in Band D. The full EPC report can be viewed at the Agent’s office or online.

Outgoings
The farmhouse is assessed in Council Tax Band D.

Tenure
The property is offered for sale with vacant possession on completion.

Local Authority
Doncaster Metropolitan Borough Council
Civic Office
Waterdale
Doncaster
DN1 3BU
Tel: 01302 736000

Method of Sale
The land is offered for sale by private treaty as a whole, or in lots to suit purchasers.

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 and is additional to the purchase price.

Anti-Money Laundering Regulations
The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

Plans, Areas & Measurements
The plans, areas and measurements provided are a guide and subject to verification with the title deeds. It will be the responsibility of any prospective purchaser to carry out an adequate inspection to satisfy themselves where the extent of the boundaries lie.


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.

Please also register at www.stephenson.co.uk for regular email property updates.

Joint Agent Contacts
James Stephenson
Stephensons Rural
York Auction Centre
Murton
YO19 5GF
t: 01904 489 731
e: jfs@stephenson.co.uk

Tom Brooks
Stephensons Estate Agents
43 Gowthorpe
Selby
YO8 4HE
t: 01757 706 707
e: selby@stephensons4property.co.uk

Vendor’s Solicitor
Simon Mydlowski
Gordons LLP
1 New Augustus Street
Bradford
BD1 5LL
t: 0300 077 0300
e: mail@gordonsllp.com
Wroot Road, Finningley, DN9 3DY

Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 2137 SQ FT / 198.57 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 920 SQ FT / 85.45 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3057 SQ FT / 284.02 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2019