



**Townend  
Clegg & Co**

CHARTERED SURVEYORS SINCE 1895

WREN HALL, DRAX, NR SELBY YO8 8NG  
FOR SALE BY TENDER GUIDE PRICE £300,000





### SITUATION

From Goole take the A645 towards Drax and at the roundabout near to Drax Power Station take the second exit onto New Road. Take the first right turn into Wren Hall Lane and after proceeding around the sharp left hand bend Wren Hall will be found on the right hand side clearly marked by one of our distinctive For Sale boards.

### THE PROPERTY

This consists of a Period Detached Farmhouse together with a range of Traditional Farm Buildings and Semi Derelict Cottage with the whole standing in approximately 1.15 Acres in an excellent rural position on the edge of the Village of Drax which is conveniently placed for commuting to the Cities of York and Hull and within four miles of J36 of the M62 Motorway. The Farmhouse which is need of general improvement presently comprises:-

### GROUND FLOOR

#### ENTRANCE HALL

Leading to:-



**LOUNGE 26' 0" x 15' 0 (Max)" (7.92m x 4.57m)**  
Brick chimney breast with recessed fireplace and raised hearth. Bay window to front and two radiators.

**DINING ROOM 15' 0" x 12' 0" (4.57m x 3.66m)**  
Radiator and shutters to window.

#### **INNER LOBBY**

Leading to:-

**KITCHEN 15' 6" x 10' 3" (4.72m x 3.12m)**  
Range of units comprising sink unit, base units with worktops and wall cupboards. Plumbing for automatic washer. Part ceramic tiled walls, understairs cupboard, oil fired central heating boiler and door to front.

#### **INNER HALLWAY**

Staircase leading to the First Floor:-

#### **CLOAKROOM**

White suite comprising low flush W.C. and hand wash basin.

#### **REAR ENTRANCE HALL**

Door to rear.

#### **FIRST FLOOR**

#### **LANDING**

This is approached via the staircase from the Inner Hallway and opening from the Landing are:-

**FRONT BEDROOM 15' 0" x 12' 0" (4.57m x 3.66m)**  
Tiled fireplace, built-in cupboard and radiator.

**FRONT BEDROOM 13' 9" x 12' 0" (4.19m x 3.66m)**  
Tiled fireplace, two built-in cupboards and radiator.

**FRONT BEDROOM 11' 0" x 11' 0" (3.35m x 3.35m)**  
Radiator and hot water cylinder.

**REAR BEDROOM 10' 6" x 10' 3" (3.2m x 3.12m)**  
Radiator.

**REAR BEDROOM 8' 0" x 7' 0" (2.44m x 2.13m)**  
Built-in cupboard and radiator.

#### **BATHROOM**

White suite comprising panelled in bath, pedestal wash basin and low flush W.C. Radiator.



## TO THE OUTSIDE

There is a lawned garden area to the front of the Farmhouse.

## SERVICES

It is understood that mains water and electricity are laid to the property with drainage being to a septic tank. There is oil fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

## COTTAGE

There is a Semi Derelict Cottage which adjoins the side of the Farmhouse and has a Ground Floor Room and a First Floor Room only.

## THE BUILDINGS

The range of Traditional Farm Buildings are immediately to the rear of the Farmhouse and comprise:-

Brick BARN 54' x 18' 6"

Brick RANGE comprising Calf House with Dovecote over, Mill House and Loose Box

Brick RANGE comprising 5 Loose Boxes, 2 Stores, Wash House and Toilet

Three Bay GENERAL PURPOSE SHED 42' x 29'

Five Bay twin span COVERED FOLD YARD 64' x 51'

To the front of the buildings is an area of land used as an allotment by the current owners and the whole property extends to approximately 1.15 Acres or thereabouts.

## COUNCIL TAX

It is understood that the property is in Council Tax Band D, which is payable to the Selby District Council.

## VIEWING

The viewing of the property is STRICTLY BY PRIOR APPOINTMENT ONLY and all persons wishing to view should register with the Selling Agents Goole Office.

The property will be available to view on the following dates:-

Afternoon of Wednesday 11th November 2020

Morning of Saturday 14th November 2020

Afternoon of Wednesday 18th November 2020

Morning of Saturday 21st November 2020

Morning of Saturday 28th November 2020

Please contact the Selling Agent on 01405 762557 to book a viewing time and to complete a pre inspection Covid-19 Questionnaire.

Access to the property will NOT be permitted without a pre booked appointment.

## COVID-19

All viewers will be required to wear a face covering and sterile gloves and will be required to follow all social distancing regulations. Only a maximum of two people from the same household will be permitted to view together.

## MODE OF SALE

This property is being offered for Sale by Informal Tender with the closing date for offers being Friday 4th December 2020 by 12 Noon. Offers should be made in writing and the offer letter should clearly set out the following: -

1. Your names, address, telephone numbers and email.
2. The amount of your offer.
3. Confirmation as to how your offer will be funded (i.e. cash or loan).
4. Whether your offer is subject to the Sale of another property.
5. Any other conditions, in detail, which maybe attached to your offer.
6. The Solicitors acting on your behalf.

Your offer should be sent to the Agents Office at 4 Belgravia, Goole, DN14 5BU in an envelope clearly marked "Wren Hall Tender".

Once a Preferred Offer has been decided upon the prospective purchaser will be required to provide Proof of ID, Proof of Residency and Proof of Funding.

## ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating Graph is shown.

## FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



Wren Hall, Drax, Nr Goole

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   c
55-68	D		
39-54	E		
21-38	F	21   F	
1-20	G		