



POPLAR HOUSE
WOMBLETON, YORK, NORTH YORKSHIRE, YO62 7RU

Cundalls



POPLAR HOUSE

WOMBLETON

YORK

NORTH YORKSHIRE

Harome 2 miles, Kirkbymoorside 2 miles, Helmsley 4.5miles, York 23 miles, Whitby 30 miles (All distances approximates)

AN EDGE OF VILLAGE SMALLHOLDING WITH POTENTIAL

House: A detached house requiring modernisation and improvement but offering vast potential to re-configure and develop into a fine family home. The accommodation comprises: Entrance Hall, Sitting Room, Dining Room, Kitchen, Rear Hall, Utility Room. To the first floor are Four Bedrooms, Store and a Bathroom. Outside are mature private gardens including an area offering development potential subject to consents.

Buildings: A range of modern farm buildings with electric and water supplies. The buildings are currently utilised for livestock housing, produce and machinery stores.

Land: In all around 15.6 acres comprising productive grazing and hay meadows, together with an area known as Dun Keld Spring comprising a mature deciduous woodland and wetland area.

FOR SALE BY INFORMAL TENDER: AS A WHOLE OR IN THREE LOTS
OFFERS TO BE RECEIVED BY 2pm, FRIDAY 20th SEPTEMBER 2024

Lot One: House, buildings and grassland, in all situated within around 4.36 acres. **Guide Range: £445,000 to £500,000**

Lot Two: Around 8.96 acres grassland. **Guide Range: £85,000 to £115,000**

Lot Three: Around 2.3 acres Dun Keld Spring: **Guide Range: £20,000 to £35,000**

GUIDE RANGE AS A WHOLE: £550,000 to £650,000

DESCRIPTION / BACKGROUND

Poplar House is an attractively situated edge of village smallholding offering potential.

The property comprises a detached house, a range of modern buildings and in all is situated within 15.6 acres of grassland with an attractive woodland spring area known as Dun Keld Spring.

Poplar House has been in the ownership of the Wardle family for over fifty years and during this period the property had operated as the main base for a haulage business and operated as a smallholding with a small sheep flock.

The house comprises a detached dwelling situated in lovely mature gardens and provides 4 bedroom accommodation. The house does now require modernisation and improvement, but offers vast scope for re-configuration or extension to create a substantial family home, subject to the necessary consents.

There is a range of relatively modern buildings and yard area to the south of the house providing a perfect base to provide smallholding facilities or for use as stabling or general storage.

In all Poplar House is situated in around 15.6 acres of which approximately 11.3 acres comprises three well fenced grazing paddocks and around 2.3 acres is known as Dun Keld Spring which comprises a deciduous woodland/wetland area offering amenity and conservation value.

Part of the land is situated on the immediate edge of Wumbleton village and therefore there is possible long term development potential subject to planning.

LOCATION

The property is located in a quiet, edge of village position to the south east of Wumbleton village accessed directly off Flatts Lane.

The property has direct access off Flatts Lane which leads onto a private drive serving the property.

The village of Wumbleton lies to the south of the A170 Scarborough to Thirsk road almost midway between the market towns of Helmsley and Kirkbymoorside. Wumbleton is a popular village with a reputable public house and restaurant, cricket ground, tennis court, village hall and children's playground. There is a regular bus service between Helmsley, Kirkbymoorside and Pickering which passes by at the top of the private drive.

The market towns of Helmsley and Kirkbymoorside both provide a wide range of services and amenities and the property lies within the catchment area for the well regarded Ryedale School.

To the north there is the beautiful countryside of the North York Moors National Park and to the south the Howardian Hills and City of York beyond, which is within commuting distance.

There are railway stations at Malton (14 miles) and Thirsk (20 miles) with regular trains to York and onward to London (2 hours) and Edinburgh (2.5 hours).



HOUSE

The residential accommodation at the property is situated within a traditional house constructed of red brick under a pitched pantile roof with UPVC double glazed windows.

The property could be quite easily extended to make a substantial country house, subject to consents.

The property is situated in a pleasant private position which is 40m from Flatts Lane.



The accommodation comprises the following

ENTRANCE HALL

3.68m x 2.25m

Front door from garden. Radiator. Stairs up to first floor.

SITTING ROOM

4.15m x 3.9m

Large sitting room with Box window and open fireplace in tiled surround. Radiator.

DINING ROOM

3.61m x 3.59m

Double aspect dining room with Bay window. Fitted woodburning stove in tiled fireplace. Radiator.



KITCHEN

2.88m x 2.39m

Range of fitted wall and base units with tiles splashbacks and with integrated raised oven and single drainer sink unit. Radiator.



PANTRY

2.2m x 1.1m

REAR HALL

2.39m x 1.56m

UTILITY ROOM

3.03m x 3.02m

W.C.

2m x 1m

STORE

1m x 1m

FIRST FLOOR

BEDROOM ONE

3.68m x 3m

Double bedroom with double aspect east and west. Radiator.

STORE/DRESSING ROOM

2m x 1.1m

BATHROOM

2.6m x 1.9m

Fitted bath, pedestal wash hand basin and fitted airing cupboard.

W.C.

1.68m x 0.8m

Low flush W.C.

BEDROOM TWO

3.6m x 3.6m

Double bedroom. Radiator.

BEDROOM THREE

3.92m x 3.8m

Double bedroom, with double aspect and feature fireplace. Radiator.

BEDROOM FOUR

2.55m x 2.21m

Radiator.

OUTSIDE

The property is accessed off a council maintained road onto a private drive which provides access to the house and yard and buildings area.

Large mature lawned gardens wrap around the house to all sides interspersed with mature shrubs and mixed herbaceous borders. There is a mature orchard paddock to the east.

To the west is a further formal garden area immediately to the rear of the Old School and may offer development potential.

FARM BUILDINGS

To the south of the house is a yard area which comprises an area of hardstanding and a range of modern farm buildings:

The buildings provide livestock housing, machinery and produce storage amounting to over 5,400sq.ft and comprise the following:

GENERAL PURPOSE / WORKSHOP BUILDING

13.5m x 9m

Steel portal frame building with part concrete floor. Concrete block walls with Yorkshire boarding above. Sliding doors south and personal door to east. Electric supplies.

GENERAL PURPOSE BUILDING

18m x 16.6m plus 9m x 9m

Steel frame building with two bays attached to rear of the workshop and two interconnecting buildings to the east. Earth floor. Concrete block walls and Yorkshire boarding above. Electric supplies.

GENERAL STORE

4.29m x 3.11m

Former meal house, situated to rear of main buildings. Constructed of concrete block with monopitch roof. Concrete floor. Electric and water supplies.

POULTRY HOUSE

12m x 5.6m

Timber frame building with concrete floor. Electric supplies.



LAND

In all the land at Poplar House amounts to around 15.6 acres of which the agricultural land on the holding amounts to approximately 11.3 acres of grassland, around 2.3 acres is known as Dun Keld Spring which comprises a deciduous woodland/wetland area offering amenity and conservation value, the remainder comprises house, buildings, yard and gardens.

There are three well fenced grazing paddocks providing mowing and grazing and the land has the benefit of a separate road access from Flatts Lane.

The grass enclosures are well secured by post and wire fences and there is a water supplies to the fields via Dun Keld Spring (*if purchased as a whole or lot 1 and 2 together*)

The Dun Keld Spring area comprises a block of interesting mature deciduous woodland together with a low lying spring area which comprises a small pond area and offers a diverse wildlife habitat.

Part of the land is situated on the immediate edge of Wombleton village and therefore there is possible long term development potential subject to planning.



GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME

The land has been registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme, but is claimed by a third party and will not be included within the sale.

ENVIRONMENTAL SCHEMES

The land is not in any environmental schemes.

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. No footpaths or bridleways cross the land.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. In the event the land is sold as lots, the purchaser of Lot 2 will be responsible for erecting a stock proof fence between points A and B within 28 days of completion.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are in hand and included in the sale.

DEVELOPMENT CLAWBACK

The land will be sold subject to a development clawback/overage that should the land receive planning consent for any residential use (over and above one extra dwelling on the property, i.e. excluding extensions of Poplar House etc) within 25 years from completion, the vendors will be entitled to 50% of the 'uplift' in value.

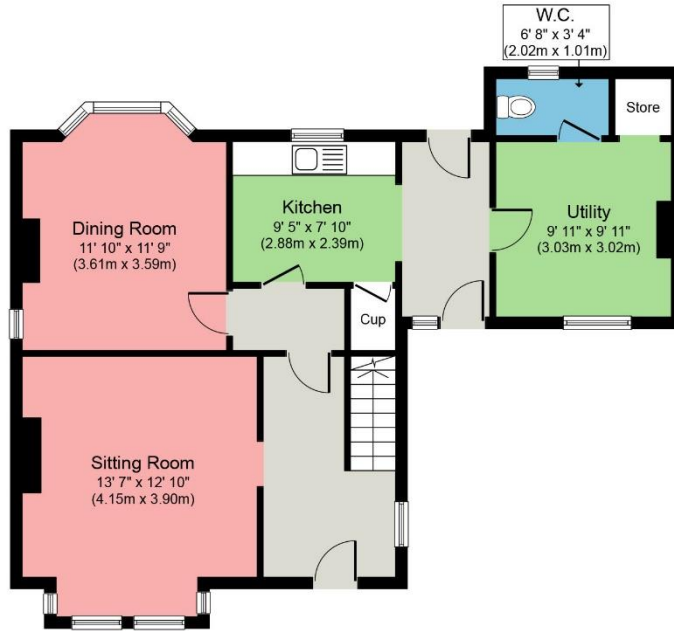
METHOD OF SALE

The property is being offered for sale by Informal Tender as a whole or in three lots. Interested parties should complete the enclosed Tender Form and submit their best and final offers on the enclosed form to the Malton office no later than **12pm on Friday 20 September 2024**. For those with queries please contact Tom Watson on 01653 697 820 or email: tom.watson@cundalls.co.uk

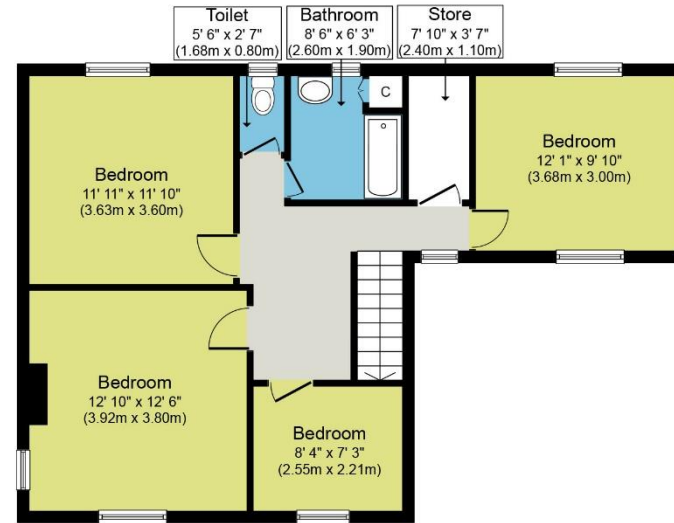
GENERAL INFORMATION

Services: Mains electric, drainage and water supply.
Council Tax: Band E.
Planning: Ryedale District Council Tel: 01653 697 820
Tenure: The property is Freehold and vacant possession will be given upon completion.
Viewing: Strictly by appointment with the agents office in Malton, 01653 697 820
Postcode: YO62 7RU
EPC: Please see enclosed.





Ground Floor
Approximate Floor Area
775sq. ft.
(72.0 sq. m.)



First Floor
Approximate Floor Area
710 sq. ft.
(66.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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NOTICE

Details and photographs prepared June 2020 and July 2024.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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