



Chapel Farm, North Duffield
Selby YO8 5RL
Guide Price £1,250,000





A 36.05 ACRE AGRICULTURAL HOLDING SITUATED IN THE SELBY DISTRICT OF NORTH YORKSHIRE

Chapel Farm includes a four bedroom modern farmhouse, a range of conventional agricultural buildings and 36.05 acres of mixed arable, Grassland and woodland.

LOCATION

Chapel Farm is situated in a desirable position on the edge of the rural village of North Duffield which lies between the villages of Bubwith and Barlby in the Selby district of North Yorkshire.

Chapel Farm is located approximately 6 miles east of Selby 9 south east of the City of York.

There are a number of amenities within the village of North Duffield including a selection of shops and services, a village pub, primary school, church, and an array of sports facilities. Despite the rural location, North Duffield is easily accessed by car via the A19 and the A163 as well as having a public bus connection to York Selby.

DESCRIPTION

Chapel Farm offers a sought after opportunity to purchase a modern four bedroom farmhouse built in 2005, with a significant range of conventional farm buildings, all set within 36.05 acres.

The land at Chapel Farm is located within a ring-fence and comprises versatile agricultural land which is currently down to grassland.

The residential property is subject to an agricultural occupancy condition.





THE FARMHOUSE

A charming four bedroom property of brick construction under a pitched tile roof. UPVC double glazing and LPG underfloor heating throughout. The accommodation comprises:

Entrance Hall

1.88m x 1.83m

Entered via the front entrance door, laminate flooring with controls for underfloor heating.

Inner Hall

3.22m x 3.54m

Entered via entrance hall but also accessed from kitchen, dining area and sitting room. Laminate flooring, wall light points and open return cantilever staircase.

Dining Kitchen

6.89m x 3.54m + 3.54m x 3.55m

With modern wall and base units and quartz worksurfaces. Two built in eye level ovens and ceramic hob with stainless steel extractor hood over. Integrated dishwasher, stainless steel double sink, breakfast bar with cupboards underneath, recessed ceiling lights, patio doors and double doors off kitchen to:

Conservatory

2.92m x 3.82m

With UPVC windows to three sides, brick dwarf walls below and a polycarbonate roof. Integrated electric heating/cooling system with ceiling fan fitting.

Sitting Room

4.15m x 6.92m

Dual aspect room with decorative inset electric fireplace and side shelving units. Laminate flooring, recess ceiling lights, TV aerial point and archway into dining area.

Utility

4.63m x 2.41m

Fitted with wall and base units, with stainless steel sink unit and plumbing for automatic washing machine and drier. Further fitted storage cupboards, tiled flooring, part tiled walls, chrome ladder style heated towel rail. Access to the garage. PVC stable door to outside. Door to the dining kitchen.

Cloakroom/WC

1.13m x 1.86m

Fitted white suite comprising low level WC, vanity wash hand basin, part tiled walls, tiled floor and extractor fan.

Landing *4.39m x 3.54m*

Access to the loft, with spindle balustrade.

Master Bedroom *4.17m x 4.14m*

Dual aspect with TV aerial point, telephone point, recess ceiling lights and archway to:

Dressing Room *1.31m x 2.41m*

With built in cupboards, heating controls, and access to:

Ensuite *2.39m x 2.11m*

Three piece white suite comprising large step in shower cubicle, low flush WC, and wash hand basin. Tiled floor and fully tiled walls, chrome ladder style heated towel rail, extractor fan and recess ceiling lights.

Double Bedroom *3.46m x 2.09m + 4.97m x 4.15m*

Having two dormer style windows and a gable window, TV aerial point, telephone point and recess ceiling lights

Ensuite *3.46m x 1.95m*

Containing a three piece white suite comprising a step in shower cubicle, low flush WC, wash hand basin set in vanity unit, tiled floor, part tiled walls, ladder style heated towel rail, shaver point, recess ceiling lights, extractor fan and Velux window.

Single Bedroom *4.16m x 2.66m*

With fitted wardrobes to one wall, TV aerial point, telephone point, recess ceiling lights.

Double Bedroom *4.35m x 3.55m*

With TV aerial point, telephone point, and recess ceiling lights.

Family Bathroom *3.56m (max) x 2.41m*

Four piece white suite comprising step in shower cubicle, large panelled bath with mixer tap shower attachment, low flush WC and wash hand basin with storage underneath. Part tiled walls, tiled floor, recess ceiling lights, chrome ladder style towel rail and extractor fan.

Loft *11.54m x 4.92m*

With electricity and water connections.

Garage *13.40m x 6.66m*

With electric vehicular roller door and personnel doors to the outside and the utility room. Wall mounted LPG boiler and water cylinder.

OUTSIDE

Electric entrance gates with block paved drive and parking area.

Front lawned area and flagged patio area with plumbing and wiring for a hot tub.

Side lawned garden with pond and feature borders.







FARM BUILDINGS

An impressive range of well maintained livestock and general purpose buildings comprising:

General Purpose / Cattle Building **60' x 90'**

Of steel frame construction under a corrugated sheet roof with concrete floor. Half is used as General Purpose with block walls, electric roller shutter door, and steel profile sheet cladding. Part with mezzanine storage area. The other half is a cattle shed with feed barrier fronts.

General Purpose / Cattle Building **120' x 30'**

Monopitch steel frame with a corrugated sheet roof. Dwarf concrete panels with steel profile sheet cladding above. Mainly hardcore floor used for general purpose, with two bays concreted and used for cattle.

Cattle Building **90' x 40'**

Steel frame with corrugated sheet roof and concrete floor with brick walls, feed barrier fronts and Yorkshire Boarding to gables.

General Purpose Building **90' x 25'6"**

Attached to the cattle building, of steel construction under corrugated sheet roofing with concrete floor, block walls and Yorkshire Boarding. Within the building is a secure store (14' x 14' 6") and a cattle handling area.

Outside Cattle Yard **38' x 30'**

With concrete floor and barriers/gates

Cattle Building **64' x 40'**

Plus cantilever and 20' open yard area to the front. Steel frame under corrugated sheet roof with concrete panels, Yorkshire Boarding above and concrete apron.

There is a concrete and hardcore yard area to the front and a large hardcore yard area to the rear.

THE LAND

The land at Chapel Farm extends to 35.56 acres (14.39 hectares) in total, all within a ring-fence. The land is currently all down to grassland, save for 1.61 acres of mature woodland.

The land is classified as Grade 3 on the Agricultural Land Classification Maps and the soil is classified as Foggathorpe 2 series being a slowly permeable clayey and fine loamy over clayey soil, suitable for cereals and grassland with stock rearing.

The land benefits from a variety of mature hedgerow and fenced boundaries, and there is a water supply to each grassland parcel.

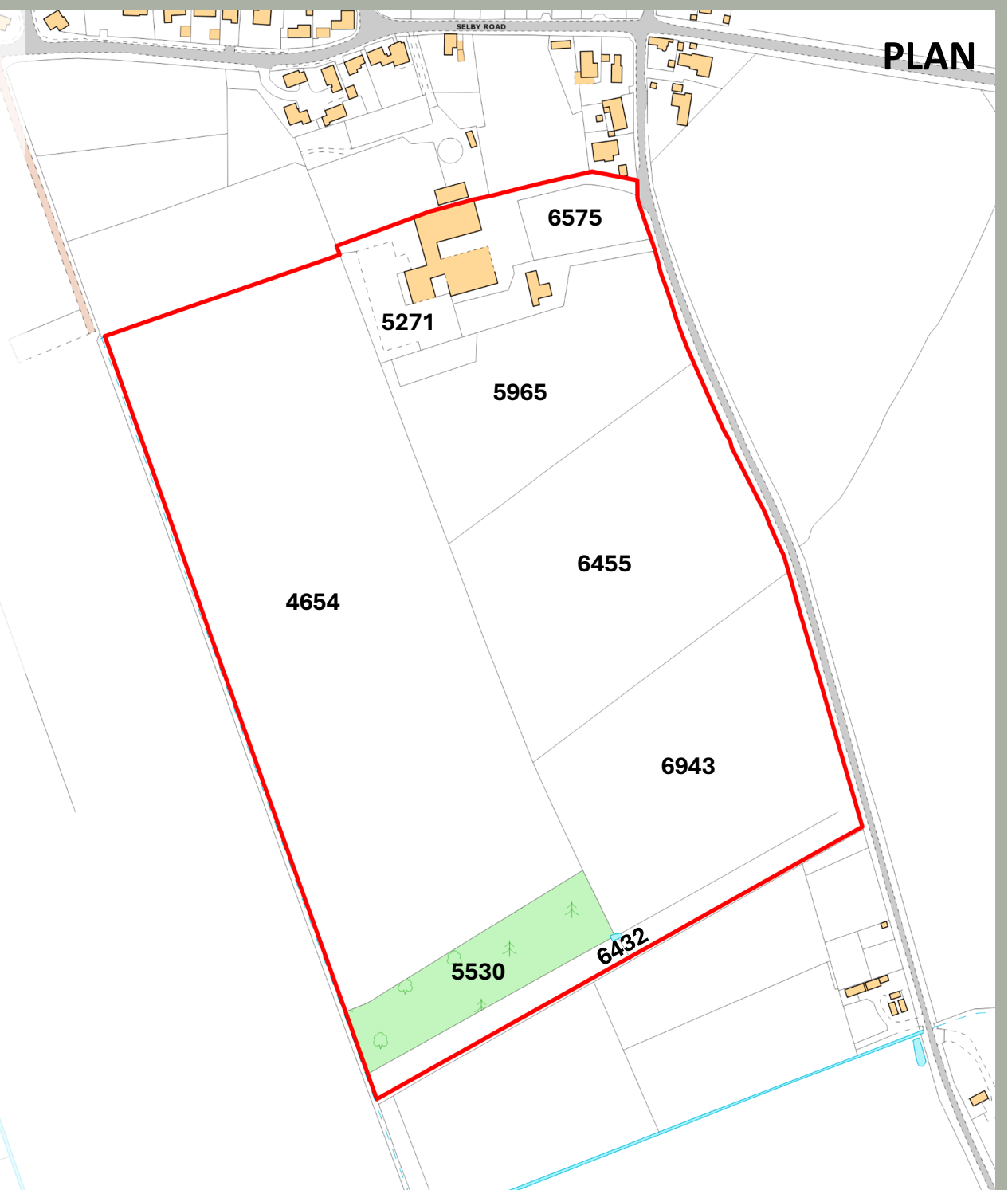
The land can be accessed from the farmstead, but also benefits from road frontage and access to Menthorpe Lane.

NITRATE VULNERABLE ZONES

The land is within a Nitrate Vulnerable Zone and is subject to NVZ regulations.

SCHEDULE OF LAND

Parcel	Ha	Ac	Land Use
SE6836 4654	6.12	15.12	Arable
SE6836 5271	0.68	1.68	Farmyard
SE6836 5530	0.65	1.61	Woodland
SE6836 5965	1.55	3.83	Grassland
SE6836 6432	0.55	1.36	Grassland
SE6836 6455	2.43	6.00	Grassland
SE6836 6575	0.25	0.62	Grassland
SE6836 6943	2.16	5.34	Grassland
Total	14.39	35.56	







SERVICES

Chapel Farm benefits from mains electricity and water and has a private drainage system. The buildings have a three-phase electricity connection.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

Chapel Farm is sold subject to, and with the benefit of, all existing wayleaves, easements and rights of way, whether public or private, and whether specifically mentioned in these details or not.

SPORTING & MINERAL RIGHTS

Sporting and Mineral Rights are included in the sale, insofar as they are owned.

RESERVED RIGHTS

We are not aware of any rights reserved which affect the property.

RESTRICTIONS

The residential property is subject to an agricultural occupancy condition.

LOCAL AUTHORITY

North Yorkshire Council.

COUNCIL TAX

Chapel Farm has a Council Tax rating of Band E.

METHOD OF SALE

Chapel Farm is offered for sale by Private Treaty as a whole.

GUIDE PRICE

Chapel Farm is offered for sale with a guide price of £1,250,000.

VIEWINGS

There will be the opportunity to view the property on specific viewing days. Viewings may be restricted to those in a genuine proceedable position. Please register your interest with the Vendor's agent in the first instance.

EPC

Chapel Farm has an Energy Performance Rating of Band D.

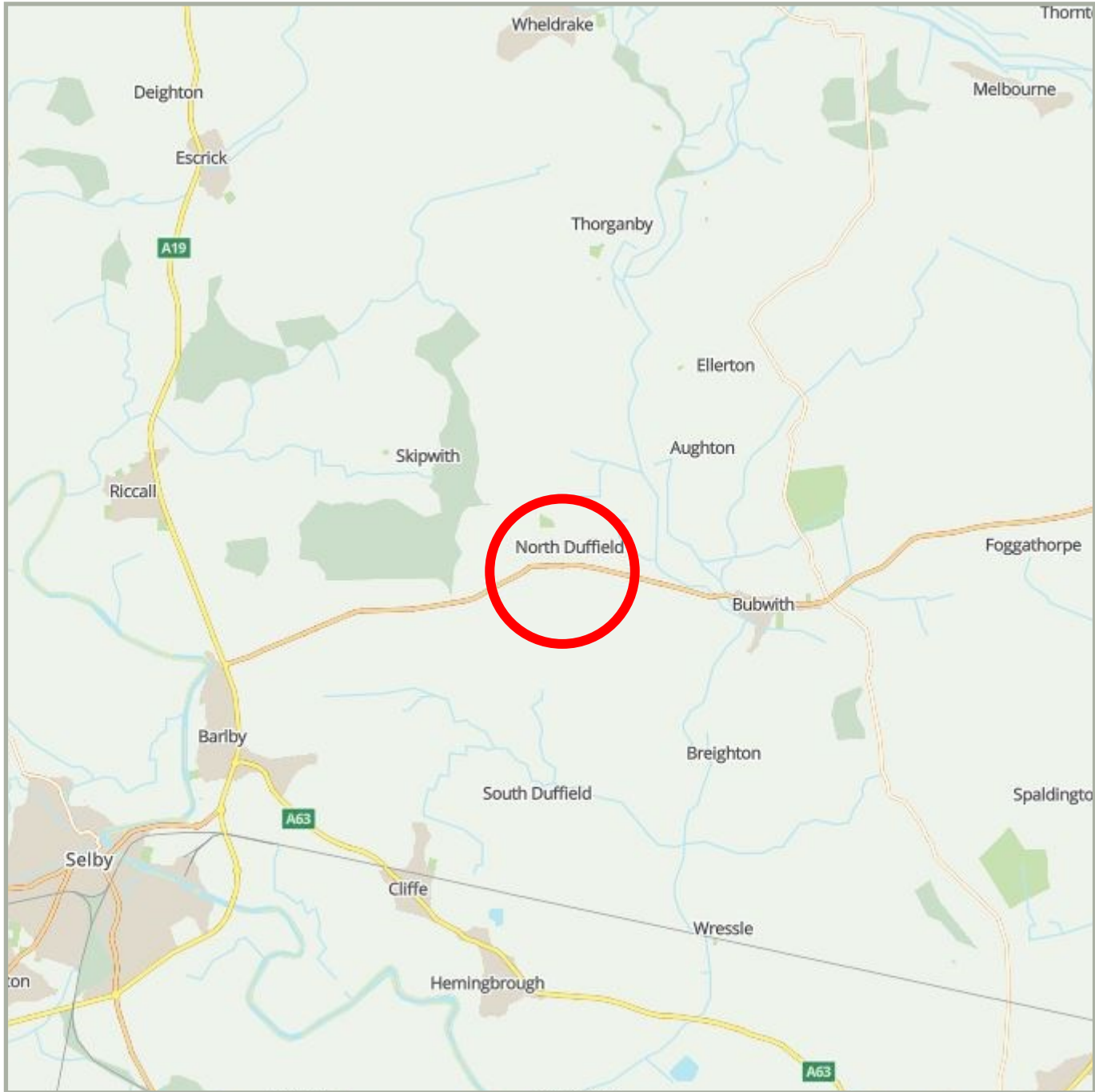
FLOORPLAN



Total area: approx. 258.6 sq. metres (2783.1 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

LOCATION PLAN



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