



Blake Stiles Farm North Moor Road | York

BoultonCooper

BC  
Est. 1801





# Blake Stiles Farm North Moor

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## Solicitors:

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# BoultonCooper

Offers Over £700,000





## DESCRIPTION

A unique opportunity on the outskirts of Easingwold.

The homestead is accessed off North Moor Road and down a farm track driving straight into the yard and with the dwelling on the left-hand side.

The farm buildings range in age, size and condition and lend themselves to a variety of uses, subject to the appropriate consents.

## FARMHOUSE

The farmhouse is of rendered brick construction under a roof with uPVC windows throughout. The farmhouse is in need of modernisation and provides accommodation as follows.

## GROUND FLOOR

### PORCH

With external door.

### UTILITY

3.14m x 2.45m (10'3" x 8'0")

Used as a pantry with fitted shelving.

### KITCHEN

4.04m x 2.96m (13'3" x 9'8")

With tile floor, fitted cupboards to high and low level including a stainless-steel sink. Oil fired AGA oven with back boiler that supplies the hot water.

### DINING ROOM

3.95m x 3.36m (12'11" x 11'0")

With wooden flooring; fireplace. Large uPVC window through to the conservatory.

## SITTING ROOM

4.45m x 4.32m (14'7" x 14'2")

With carpet floor, fireplace with brick surround and large uPVC window through to:

## CONSERVATORY

6.82m x 1.84m (22'4" x 6'0")

uPVC south-facing conservatory with vinyl floor and French doors opening out to the front garden.

## FIRST FLOOR

### BATHROOM

With shower over bath, pedestal wash hand basin and WC. Fitted airing cupboard.

### BEDROOM 1

4.46m x 4.28m (14'7" x 14'0")

Large south facing double bedroom with carpet floor.

### BEDROOM 2

3.96m x 3.40m (12'11" x 11'1")

South facing double bedroom with carpet floor and a fitted cupboard.

### BEDROOM 3

4.25m x 2.48m (13'11" x 8'1")

Single bedroom with carpet floor.

## EXTERNALLY

The property benefits from a lawned garden to the front together with an overgrown rear garden. There are two brick outbuildings to the rear.

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## FARM BUILDINGS

The farm buildings lie to the rear of the farmhouse and benefit from water and comprise:

### FOLD YARD

A range of brick and concrete block buildings of significant character. The buildings include stables, former cow byres and storage buildings. There are a number of collapsed roofs within the fold yard. Circa. 3,700 sq. ft.

### DILAPIDATED TIMBER FRAME BUILDING

Circa 670 sq. ft.

### GENERAL PURPOSE BUILDING

Steel portal framed building with concrete block walls, hardcore floor and fibre cement sheet walls and roof. The measurements incorporate the lean-to to the east and west elevations. Circa 4,000 sq. ft.

### CATTLE BUILDING

Steel portal framed building with concrete block walls, earth floor and fibre cement sheet walls and roof. The building has been used to house cattle and adjoins the hay barn. Circa 2,000 sq. ft.

### HAY BARN

Steel portal framed open sided shed with lean-to under an aluminium sheet roof. Circa 4,300 sq. ft.

### LAND

The land lies in a ring fence surrounding the farmstead. NG8581 has a separate access from North Moor Road and the remaining land is all accessed down the main driveway and through the yard. The land benefits from a water supply.

## GENERAL INFORMATION

### SERVICES

The farmhouse benefits from oil fired central heating, septic tank drainage, mains water and mains electricity.

## **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**

We understand that there is an electricity pylon and a telegraph pole within the two front fields.

## **RIGHTS OF WAY**

There is a Public Footpath between points A-B-C as shown on the plan.

## **SOIL TYPES & NITRATE VULNERABLE ZONE (NVZ)**

The Land lies within the Newport 1 soil series and lies within a Nitrate Vulnerable Zone.

## **MINERAL RIGHTS / SPORTING RIGHTS**

These are included in the sale so far as they are owned.

## **LOCAL AUTHORITY**

North Yorkshire Council  
t: 01423 883301

## **ENERGY PERFORMANCE RATING**

Assessed in Band F.

## **TENURE**

Freehold with vacant possession upon completion.

## **METHOD OF SALE**

The land is offered for sale by private treaty as a whole. The Vendor reserves the right to conclude the sale by any means.

## **VAT**

It is understood that the property is not assessed for VAT and any offers made are on the basis that VAT will not be charged on 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 Purchasers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

## **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 your interest or you will not be included on future mailings regarding this sale. Please also register at [www.stephenson.co.uk](http://www.stephenson.co.uk) for regular email updates.

## **AGENT CONTACT**

Johnny Cordingley MRICS FAAV or Lauren James BSc (Hons)  
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[lauren.james@stephenson.co.uk](mailto:lauren.james@stephenson.co.uk)

## **PLANS, AREAS AND MEASUREMENTS**

The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It must be the responsibility of any prospective Purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

## **VENDOR'S SOLICITOR**

Katie Daniel of Harrowells Solicitors, Moorgate House, Clifton Moor Gate, York, YO30 4WY  
t: 01904 6901111 e: [kate.daniel@harrowells.co.uk](mailto:kate.daniel@harrowells.co.uk)

## **WHAT3WORDS**

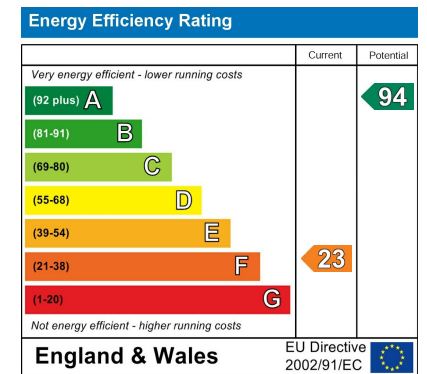
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The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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