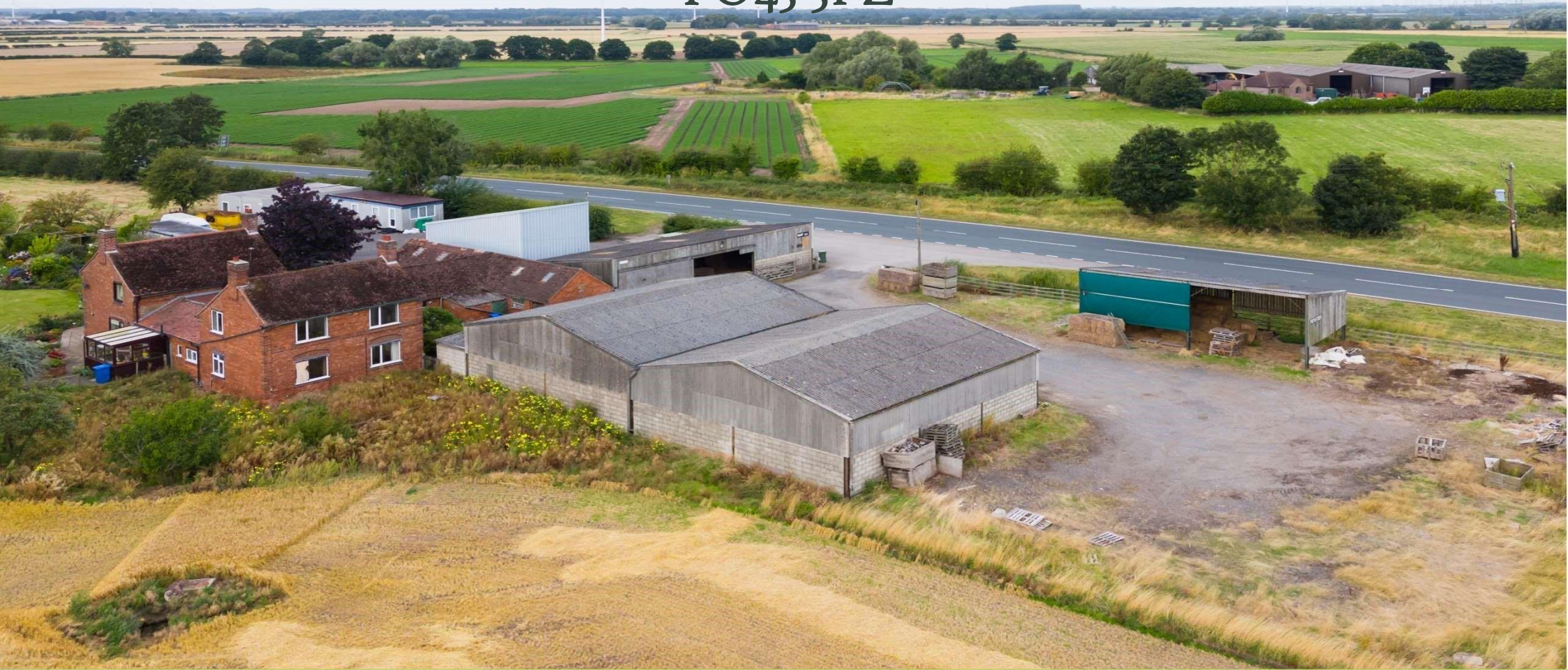


# NEWLANDS FARM SHIPTONTHORPE YO43 3PZ



A well-located small holding in need of modernisation extending to 22.56 acres

StephensonsRural

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Est. 1871



## Newlands Farm, Holme Road, Shiptonthorpe, York YO43 3PZ

The opportunity to acquire an agricultural small holding in need of significant refurbishment, to the west of the market town of Market Weighton and 14 miles north-east of York City centre.

The property is available as a whole or in 3 lots as defined below:

- **Lot 1** – Farmhouse, buildings and 4.34 acres of arable land  
**Guide Price - £395,000 (Three hundred and ninety-five thousand pounds)**
- **Lot 2** – 14.70 acres of arable land with access from Shipton Lane (A614)  
**Guide Price - £140,000 (One hundred and forty thousand pounds)**
- **Lot 3** – 2.94 acres of arable land with access from Shipton Lane (A614)  
**Guide Price - £30,000 (Thirty thousand pounds)**

**Guide Price – £565,000 (The Whole)**

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**Solicitors:**

Rollits LLP, Citadel House, 58 High  
Street, Hull, HU1 1QE



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## A unique opportunity on the outskirts of Market Weighton.

The homestead is accessed off Shipton Lane (A614) to the south of Shiptonthorpe and the west of Market Weighton. The farmhouse is in need of significant refurbishment and 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 brick cavity construction under a pitch tiled roof. The majority of the dwelling is two storey, with a single storey section. The property benefits from UPVC double glazing throughout.

### Ground Floor

**Entrance Area** - including porch, coal house, toilet and utility and a separate WC

### Entrance Hall – 1.79 x 3.92m

With staircase, under stairs cupboard and tiled floor.

### Living Room – 3.57 x 3.50m

Open fire with tiled hearth, wooden surround and mantelpiece.

### Dining Kitchen – 3.95 x 5.52m

Built-in feature cupboards and draws, stainless steel sink unit and drainer, original range with tiled hearth with wooden surround and mantel piece. The Dining Kitchen has a tiled floor.

### First Floor

### Bathroom – 1.77m x 1.35m

Corner hand wash basin and panelled bath, part tiled.

### Bedroom 1 – 3.59m x 3.50m

Double room.

### Bedroom 2 – 3.96m x 3.16m

Double room.

### Bedroom 3 – 2.92m x 2.28m

Single room.

### Landing

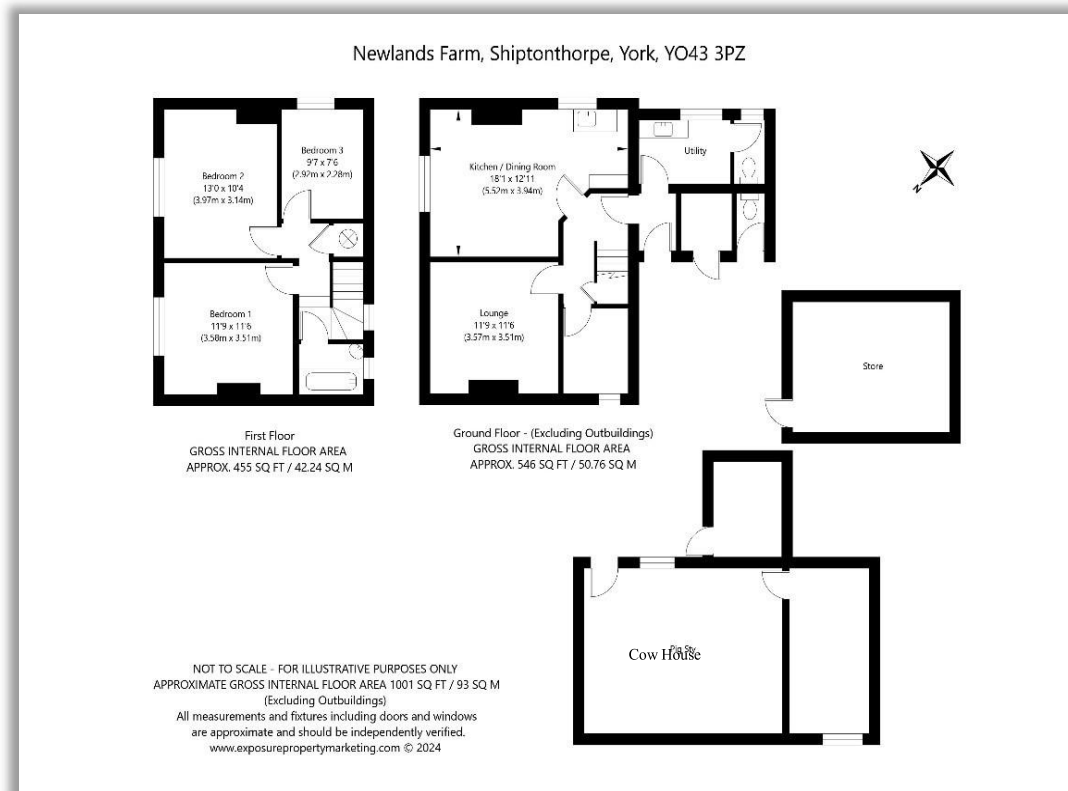
Loft access and a built-in cupboard housing cylinder and header tank.

### Externally

The property benefits from a rear garden that has become overgrown. The property offers good countryside views over land to the south.

### EPC

The property has an EPC rating of F.



## FARM BUILDINGS

### Single storey range of brick buildings under a pitched tile roof, to include: –

Storeroom (Part insulated) - 14.30 ft x 11.42 ft

Cow House (with stand ins) - 18.08 ft x 14.63 ft

End Store - 14.57 ft x 7.35 ft

### Workshop – 60ft x 26ft

Steel and timber construction under a corrugated fibre cement sheet roof, with part block walls and block base walls, part concrete floor, sliding door. The building has access to water and electricity.

### Car Port – 14ft x 9ft

Block construction under corrugated asbestos sheet roof. This building adjoins General Purpose Building 2.

### General Purpose Building 1 – 45ft x 38ft

Steel framed building with block walls and corrugated asbestos sheet cladding, timber cladding with corrugated asbestos sheet roof and an earth floor. The building benefits from power and light, large sheet sliding doors with a separate pedestrian access door to the side.

### General Purpose Building 2 – 45ft x 40ft

Steel framed building with block walls and corrugated asbestos sheet cladding, timber cladding with corrugated asbestos sheet roof and a concrete floor. The building benefits from large sheet sliding doors.

### Hay Store – 45ft x 20ft

Steel framed building under corrugated sheet roof with Yorkshire boarding cladding above, monopitch and open fronted.

There is a hardcore yard area with a post and rail roadside fence.

## LAND

The land is divided into 3 parcels with 4.34 acres adjacent to the farmstead and a separate 14.70 acres (Lot 2) adjoining this to the east. There is a further 2.94 acres (Lot 3) on the opposite side of the A614.

The land lies flat and is classified as Grade 3 agricultural land. All the land falls within the Everingham soil series being a deep stoneless permeable fine sandy soil with groundwater controlled by ditched and is at risk of wind erosion. The land is suitable for cereals, potatoes and sugar beet.

LOT	Description	Gross Area	
		Ha	Ac
Lot 1	Homestead, Yard & buildings	0.24	0.58
Lot 1	Arable Land	1.76	4.34
Lot 2	Arable Land	5.95	14.70
Lot 3	Arable Land	1.19	2.94
<b>Total:</b>		<b>9.14</b>	<b>22.56</b>



## GENERAL INFORMATION:

### Services

The farmhouse has 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 are no public or private rights of way affecting the farm.

### Nitrate Vulnerable Zone (NVZ)

The property is located within a Nitrate Vulnerable Zone.

### Mineral Rights/ Sporting Rights

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

### Local Authority

East Riding of Yorkshire Council  
t: 01482 393939

### Tenure

Freehold with vacant possession upon completion.

### Method of Sale

The land is offered for sale by private treaty as a whole or in lots. 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)  
Stephensons Rural, York Auction Centre, Murton YO19 5GF  
t: 01904 489 731 e: [jc@stephenson.co.uk](mailto:jc@stephenson.co.uk) e: [lauren.james@stephenson.co.uk](mailto:lauren.james@stephenson.co.uk)

### Plans 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.

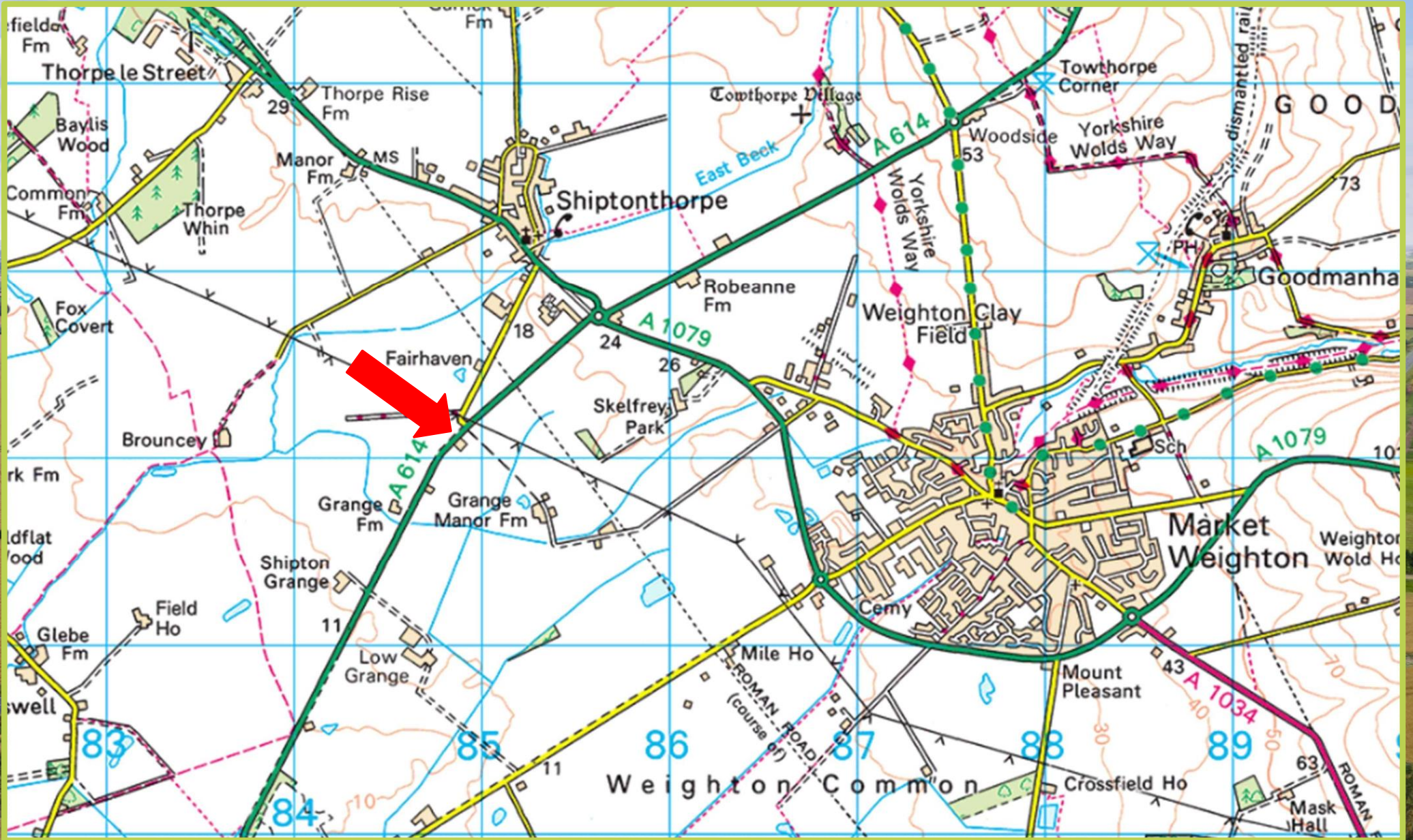
### Vendor's Solicitors

Emma Hamilton of Rollits LLP, Citadel House, 58 High Street, Hull, HU1 1QE  
t: 01482 323239 e: [emma.hamilton@rollits.com](mailto:emma.hamilton@rollits.com)

**What3Words:** ///samplers.upgrading.messing

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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 inference drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. Stephensons Rural for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Stephensons Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.





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