



# FARMYARD AND BUILDINGS AT MANOR FARM

Westow, York, North Yorkshire



**GSC GRAYS**  
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# FARMYARD AND BUILDINGS AT MANOR FARM

WESTOW, YORK, NORTH YORKSHIRE, YO60 7NE

AN ATTRACTIVE RANGE OF FARM BUILDINGS WITH DEVELOPMENT POTENTIAL SITUATED IN THE HEART OF RURAL NORTH YORKSHIRE

A courtyard of traditional buildings, extending to 6,089 sq ft  
Purpose-built modern farm buildings, extending to 11,884 sq ft  
Scope for residential or amenity use, subject to necessary consents

About 1.40 acres (0.57 ha)



**GSC GRAYS**

PROPERTY • ESTATES • LAND

GSC Grays Farm Agency

5 & 6 Bailey Court, Colburn Business Park, Richmond, DL9 4QL

Tel: 01748 829203

[www.gscgrays.co.uk](http://www.gscgrays.co.uk)

[wjp@gscgrays.co.uk](mailto:wjp@gscgrays.co.uk)

Offices also at:

Alnwick  
Tel: 01665 568310

Barnard Castle  
Tel: 01833 637000

Boroughbridge  
Tel: 01423 590500

Chester-le-Street  
Tel: 0191 303 9540

Colburn  
Tel: 01748 897610

Hamsterley  
Tel: 01388 487000

Lambton Estate  
Tel: 0191 385 2435





## Situation

The buildings at Manor Farm are situated on the Northern periphery of the sought after village of Westow, set within beautiful countryside between the Howardian Hills AONB and the Yorkshire Wolds.

Westow village is conveniently located just few minutes' drive from the A64 and offers numerous amenities including the popular Blacksmith Arms Pub and a thriving cricket club.

The market town of Malton is just 6 miles away and is the artisan food capital of North Yorkshire with its award-winning monthly food and farmers markets. The town offers a diverse range of amenity and leisure facilities including supermarkets, restaurants, hotels, cinema, and theatre.

Malton Train Station offers a regular train service to York, which has connections to London Kings Cross via the East Coast mainline.

## Description

The farm buildings are centred around an attractive traditional stone range. Modern farm buildings have been added in later years to enhance the functionality of the farm. The buildings are situated on a substantial hardcore yard with excellent road frontage access, occupying a site that extends in total to approximately 1.40 acres (0.57 ha).

The traditional buildings are arranged in a courtyard configuration, with accommodation provided over a combination of single and double stories. The buildings are of stone construction with traditional pantile roofs, extending approximately 6,089 sq ft (GIA). The buildings require a degree of reinstatement works.

The steel-portal framed buildings include purpose-built grain and machinery stores, extending to approximately 11,884 sq ft (GIA). The buildings are in good useable condition for agricultural purposes. The buildings and yard have historically been utilised for agricultural storage and grain drying.



Plan No.	Building Name	Description	Approx. Area (GIA)
1	Grain/ Machinery Store	Dutch barn, with No. 2 lean-to buildings and No. 2 adjoining sheds.  Steel portal frame under a fibre cement/profile steel sheet roof, reinforced walls with profile steel sheet sides and a concrete floor.  Internal LED lighting.	6142 sq ft
2	Traditional Building	Courtyard of traditional stone-built buildings under a pantile roof with a concrete floor.  Accommodation is provided over a combination of single and double storeys (see floorplan provided).	3363 sq ft
3	General Purpose Shed	Steel portal frame, fibre cement roof and concrete floor.	3349 sq ft
4	Traditional Building	Courtyard of traditional stone-built buildings under a pantile roof with a concrete floor.  Accommodation is provided over a combination of single and double storeys (see floorplan provided).	2,726 sq ft
5	Workshop	Steel portal frame, profile steel sheet roof and side, roller shutter door with side door, concrete floor.	1027 sq ft
6	Machinery Store	Steel portal frame, profile steel sheet roof and side, hardcore floor.	760 sq ft
7	Traditional Building	Stone construction, pantile roof and earth floor.	606 sq ft



### **Development potential**

The site is located just beyond the development limits of the village within a Conservation Area. This designation would prohibit any Class Q Permitted Development. However, given the current condition and situation of the buildings set within the village periphery, we envisage that there is possible scope for change of use to commercial or residential via a full planning application submission (subject to necessary consent).

Buyers must rely on their own enquiries in respect of any development potential and required permissions.

We are not aware of any recent planning application submissions or consents.

### **GENERAL INFORMATION**

#### **Occupation**

The farm buildings are currently occupied by a third party on an annual license agreement for agricultural storage purposes. However, we understand that vacant possession will be available upon completion.

#### **Rights of Way and Easements**

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

#### **Services**

The property benefits from a large 3 phase electric supply providing the potential for renewables (subject to necessary consents) and mains water supply. There is scope to establish a mains drainage connection, subject to necessary consents.

#### **Designations**

We are not aware of any environmental or historic designations.

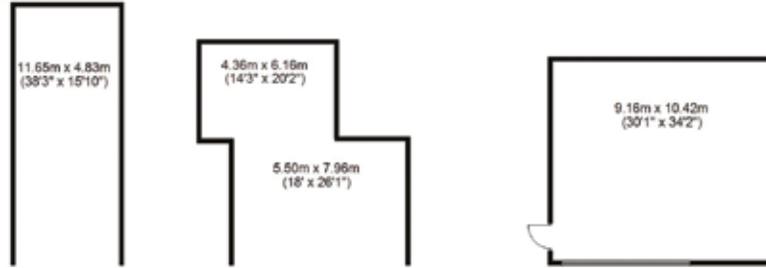
#### **Guide Price**

Offers over £500,000.



Site at Westow Floorplan

**Ground Floor**  
Approx. 1688.9 sq. metres (17096.7 sq. feet)



**First Floor**  
Approx. 81.4 sq. metres (876.6 sq. feet)



Total area: approx. 1669.8 sq. metres (17973.3 sq. feet)

## Local Authorities

North Yorkshire County Council  
County Hall, Northallerton, DL7 8AD  
Tel: 01609 780780

## Method of Sale

The property is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but the Seller reserves the right to agree a sale at any point without further reference to interested parties.

## Fixtures, Fittings and Equipment

Only those items specially mentioned in these sale particulars are included in the sale. Some items fixtures and fittings may be available by separate negotiation and interested parties are invited to discuss their requirements directly with the Selling Agents.

## Boundaries

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Boundary adjoining Vendors retained property will be marked prior to exchange of contracts. Maintenance responsibilities will be indicated by T marks on the transfer plan.

## Solicitors

Rollits LLP  
Forsyth House, Alpha Court, Monks Cross, York, YO32 9WN  
Tel: 01904 625790

## Sporting, Timber and Mineral Rights

Sporting, timber and mineral rights are included in the sale in so far as they are owned.

## VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser.

## Viewing

Appointments to view will be through the Selling Agents only by calling 01748 829203. Given the potential hazards of a working farmyard, we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

## Directions

From York, head North on the A64 for approximately 8.5 miles following signs for Malton. Upon reaching Kirkham Abbey, turn right onto Onhams Lane and proceed for a further 2 miles onto Westow. The buildings are located on the periphery of the village on the righthand side and are signposted by a GSC Grays sale board.

what3words: ///flick.surface.postcard

## Conditions of Sale Purchase Price

A non-returnable deposit of 10% of the purchase price shall be paid on exchange of contracts. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

## Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

## Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale does not entitle either party to compensation in respect thereof.

## Overseas purchasers

Any offer by a purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

## Lotting

It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

## DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

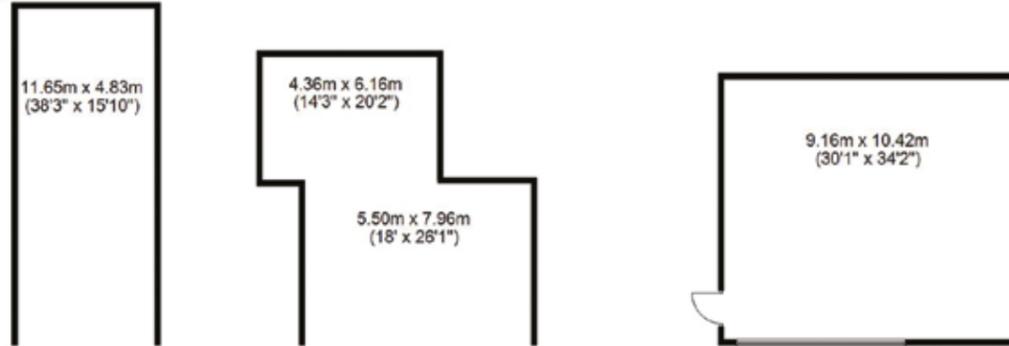


Site at Westow Floorplan



**Ground Floor**

Approx. 1588.3 sq. metres (17096.7 sq. feet)



**First Floor**

Approx. 81.4 sq. metres (876.6 sq. feet)



Total area: approx. 1669.8 sq. metres (17973.3 sq. feet)