



Lodge Farm, Lodge Farm, Greengate Lane,
Selby, South Duffield, YO8 6EQ
Offers In Excess Of £595,000





Tenure:
BAND:

A detached, three bedroom bungalow with range of traditional and conventional farm buildings together with a grass paddock. The whole is set in 3.62 acres.

LODGE FARM SOUTH DUFFIELD, YO8 6EQ

A detached, three bedroom bungalow with range of traditional and conventional farm buildings together with a grass paddock. The whole is set in 3.62 acres.

LOCATION

Lodge Farm is located in a private rural area between the villages of North and South Duffield. It is approximately 1 mile south of North Duffield which has a comprehensive range of village amenities including Primary School, Sports Fields, Public House and Village Shop.

The farm is served by a good road network and is approximately 10 miles south of York, 4 miles north east of Selby and 7 miles north west of Howden and the M62.

DESCRIPTION

The farm comprises a three bedroom bungalow, a range of traditional buildings in various states of repair together with a range of conventional buildings and a paddock, with the whole being set in 3.62 acres.

The bungalow is subject to an agricultural occupancy condition.

A further 7.19 acres is available by separate negotiation.

LODGE FARM BUNGALOW

Lodge Farm bungalow is of brick construction under a tile roof with lawned gardens and gravel drive. The bungalow offers the following accommodation:-

Veranda/Utility

2.44m x 4.52m (8'0" x 14'9")

With timber external rear door, tiled floor, perspex roof, UPVC double glazed windows, plumbing for washing machine, oil fired boiler and thermostat.

CLOAK ROOM

2.43m x 1.50m (7'11" x 4'11")

With tiled floor, low flush WC, corner basin and tiled splashback and single radiator.

KITCHEN

5.09m x 3.62m (16'8" x 11'10")

With fitted wall and base units, 1 ½ bowl stainless steel sink unit and drainer, worktops, space for dishwasher, integrated hob and canopy hood, double oven, tiled floor and part tiled walls with a timber double glazed window to the utility room.

DINING ROOM

3.64m x 3.32m (11'11" x 10'10")

Accessed through the kitchen, with double radiator, laminate floor and double doors to the living room.

LIVING ROOM

Carpeted with single radiator and a double radiator, open fire with a slate hearth and stone surround, dual aspect windows with UPVC frames.

HALLWAY

With external door, single radiator and a cloaks cupboard.

BEDROOM ONE

4.10m x 3.32m (13'5" x 10'10")

With laminate floor and single radiator, UPVC window.

BEDROOM TWO

4.42m x 3.65m (14'6" x 11'11")

With laminate floor, single radiator and fitted wardrobe and drawers, UPVC window.

BEDROOM THREE

3.07m x 3.72m (10'0" x 12'2")

With single radiator and laminate floor, UPVC window.

BATHROOM

2.98m x 2.70m (9'9" x 8'10")

Modern bathroom suite including corner bath, tiled walls, vinyl floor, pedestal sink, low flush WC, double shower cubicle and airing cupboard including water cylinder.

OUTSIDE

Outside the bungalow benefits from side and rear lawned gardens, a gravel access drive with parking area and further lawned area.

BUILDINGS

There are three separate traditional brick buildings all under pitch tile roofs and all in various states of disrepair together with ancillary mono-pitch buildings and a derelict foldyard.

The conventional buildings comprise a single range of adjoining buildings:-

Building 1 60' x 40'

Timber frame construction under corrugated sheet roof with concrete floor, block walls to 10 ft with Yorkshire Board cladding above. Vehicular door to end elevation.

Building 2 60' x 26'

Steel frame construction under corrugated sheet roof with block walls to 8 ft and part Yorkshire Boarding above with vehicular sliding doors to end elevation.

Building 3 60' x 30'

Steel frame construction under corrugated sheet roof with block wall to 10 ft with Yorkshire Boarding above with open front and open side to:-

Building 4 60' x 30'

Lean-to of steel frame construction under corrugated sheet roof with block wall to 10 ft with Yorkshire Boarding above.

To the front of the buildings is a significant yard area which is part hardcore.

There is a separate access to the yard area over which the Purchaser will have benefit of a right of way.

THE LAND

The land comprises a single field of permanent pasture which wraps around the front of the bungalow and extends to 1.25 acres (0.51 hectares).

The land benefits from a variety of mature hedgerow, tree and fenced boundaries, and there is a water supply to the field.

The land is accessed from the farmstead.

ACCESS

Lodge Farm benefits from direct access of Greengate Lane. There is also a separate access to the yard area over which the Purchaser will have a right of way over.

TENURE

Lodge Farm is offered freehold with vacant possession.

SERVICES

Lodge Farm benefits from a mains water connection and makes use of oil fired central heating and private septic tank drainage.

ENERGY PERFORMANCE

Lodge Farm has an Energy Performance rating of TBC.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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

A public footpath crosses the paddock from Greengate Lane towards Lowmoor Road.

There is an overhead line with associated poles located on the property, for which we have not had sight of a wayleave agreement, but assume one is in place.

The Purchaser will benefit from a right of access over a secondary track into the farmstead, as highlighted brown on the plan.

AGRICULTURAL OCCUPANCY CONDITION

The bungalow is subject to an Agricultural Occupancy condition.

RESERVED RIGHTS

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

SPORTING, TIMBER & MINERAL RIGHTS

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

LOCAL AUTHORITY

North Yorkshire Council.

COUNCIL TAX

Lodge Farm bungalow is in Council Tax Band D.

METHOD OF SALE

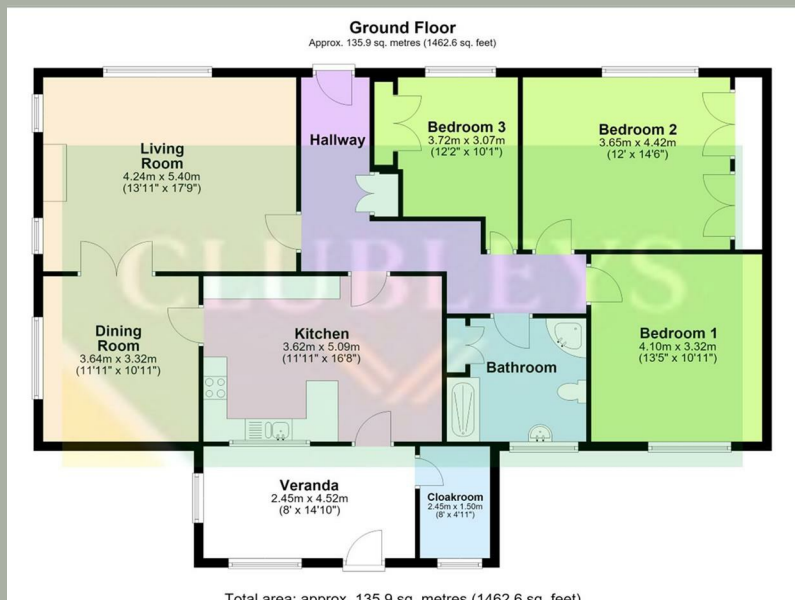
The property is offered for sale as a whole by Private Treaty, however the Vendor reserves the right to conclude the sale by any means.

GUIDE PRICE

Lodge Farm is offered for sale with a guide price of Offers in Excess of £595,000.

VIEWINGS

All viewings are strictly by appointment, through the Vendor's agent's Market Weighton Office on 01430 874000.



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

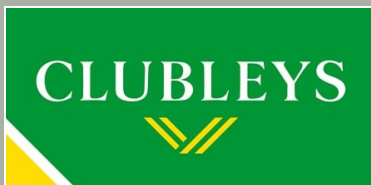
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.