



Lilac Farm, Minskip, Boroughbridge, Yorkshire YO51 9JF Smallholding with Development Potential

A smallholding with significant development potential in the heart of this accessible village. Comprising a 4-bedroom farmhouse, adjoining brick barns and substantial two storey granary with scope for conversion (subject to planning), large modern farm building with Planning Consent for a 6 bedroom dwelling, yard area and other modern farm buildings together with approximately 5 acres of grassland and paddocks.

Guide Price: £825,000

For sale by Private Treaty

LOCATION & SITUATION

Lilac farm is an attractive smallholding and development opportunity located in the centre of the popular village of Minskip, close to the market town of Boroughbridge (0.5 miles) and in easy reach of the A1(M) (0.25miles), Harrogate (10 miles), Knaresborough (5 miles) and Ripon (8 miles) are all within easy reach of the property.

Minskip village has a range of amenities including a Public House, village hall and church with the popular market town of Boroughbridge within easy reach hosting an excellent range of shops, cafes, restaurants, primary and secondary schools, doctors, dentists and sporting and recreational facilities.

DESCRIPTION

The farm extends in total to approximately 6.16Ac (2.49Ha) and comprises Lilac Farmhouse, a range of brick buildings, a modern farm building with Class Q Planning Consent to form a substantial 6 bedroom dwelling, a further range of modern farm buildings, yard area and grassland and paddocks to the rear.

Farmhouse

Lilac Farmhouse is a 4-bedroom detached dwelling constructed of brick under a pantile roof with a range of adjoining brick buildings which offer scope for further extension (subject to planning).

The farmhouse contains many character features and offers generously proportioned rooms suited to modern family living, although is in need to significant refurbishment or reneovation. Offering scope for modernisation and with potential to extend into the adjoining buildings, the property will appeal to a range of buyers.

The accommodation comprises:

- Ground Floor: Entrance Hall, Living Room, Dining Room, Kitchen, WC
- First Floor: 3 Double Bedrooms, 1 Single Bedroom, House Bathroom & WC
- Outside: Small lawned garden to the front with flowerbeds, range of brick stores and parking to the rear



Granary & Brick Buildings

To the rear of the farmhouse lies a substantial two storey brick built granary with adjoining range of single storey stables. The barns offer scope to convert into a substantial dwelling (subject to planning) with space for gardens and parking to the rear.

The main barn measures 7.7m x 14.4m ground floor with the adjoining stables extending to approximately 4.46m x 13.7m

Class Q Barn

A steel frame modern farm building which benefits from planning consent to convert into a substantial 6 bedroom dwelling split over two floors providing approximately 4,750sqft of internal accommodation.

The proposed layout provides for:

- Ground Floor: Entrance Hall, Living Kitchen, Lounge, 4 Double Bedrooms (1x ensuite), Bathroom, WC and Home Office
- First Floor: Master suit with ensuite and dressing room, double bedroom and bathroom.

Yard & Farm Buildings

The property includes an extensive yard area which has been used for agricultural purposes but could be divided to provide garden and parking areas for the granary and class q barns.

The yard includes a further modern farm building of steel frame construction with a fibre cement roof on a concrete base and extending to approximately 15.3m x 8.8m. The building offers scope for garaging, stabling or general storage.

Upon the yard has been sited a mobile home which has been in situ and occupied as a permanent dwelling for over 10 years. The current home is excluded from the sale but may be available by separate negotiation. Its presence provides scope for a replacement dwelling to be sited within the yard.

Land

The farmland lies to the west of the steading and comprises a single parcel of productive Grade 2 grassland. The land is suited to grazing or mowing and could be easily sub-divided to provide grazing land and amenity space to parts of the property.



TENURE AND OCCUPATION

The property is owned freehold. Vacant possession will be available upon completion.

SERVICES

The property is served by mains electricity, mains water and drainage.

PLANNING MATTER

Planning consent has been obtained for the conversion of the Class Q barn to form a single dwelling under reference ZC24/01348/PBR. Full details available upon request.

COUNCIL TAX

The farmhouse is Band E.
The caravan plot is Band A .

BASIC PAYMENT SCHEME

The eligible farmland has been registered with the Rural Payments Agency. BPS Entitlements are being de-linked and any payments retained by the seller.

ENVIRONMENTAL STEWARDSHIP SCHEME

None of the land is in any Environmental Stewardship Scheme



DIRECTIONS

From Junction 48 of the A1M head west on the A6055 towards Minskip, proceed straight over the first roundabout onto Main Street and enter the village, passing the White Swan pub on your right hand side. Lilac farm is 100m on the right hand side marked by a For Sale board.

RESTRICTIVE COVENANTS

The property is sold subject to and with the benefit of all restrictive covenants, both public and private, whether mentioned in these particulars or not.

OVERAGE CLAUSE

The property is not sold subject to any overage clause.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to all rights of way, public and private, which may affect the property.

Notwithstanding the above, a mains sewer passes through the yard area which is covered by an easement in favour of Yorkshire Water.

SPORTING, TIMBER & MINERAL RIGHTS

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

DRAINAGE RATES

Part of the land falls within the Swale & Ure Drainage Boards with rates payable.

NITRATE VULNERABLE ZONES

The property lies within a Nitrate Vulnerable Zone.

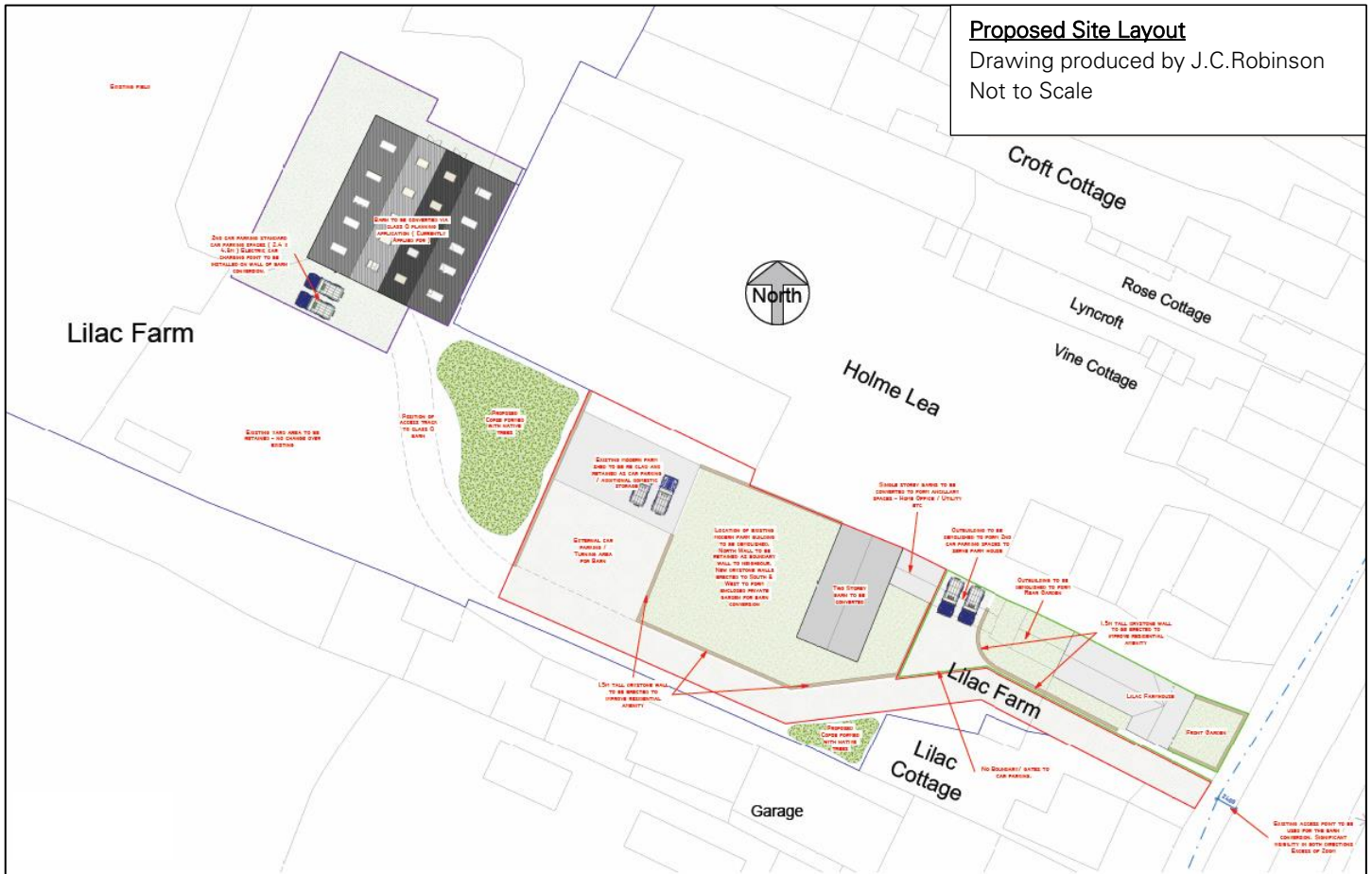
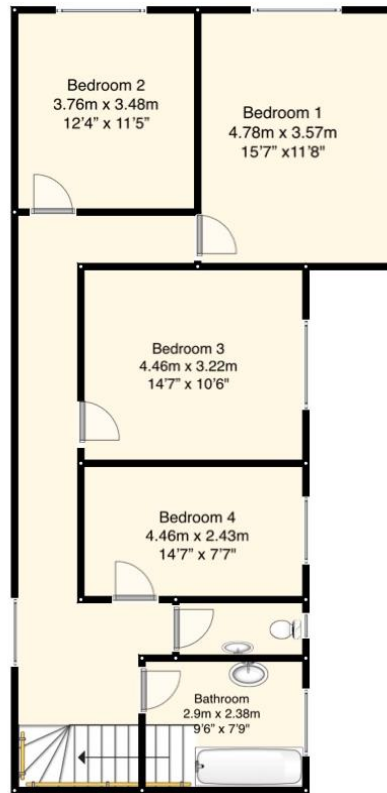
FIXTURES & FITTINGS

Only those items specifically stated in these particulars are included in the sale.



Lilac Farmhouse
Floorplan & EPC
Not to Scale

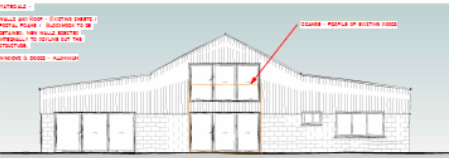
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		



Proposed Site Layout
Drawing produced by J.C. Robinson
Not to Scale

Class O Barn

Drawing produced by J.C.Robinson. Not to Scale



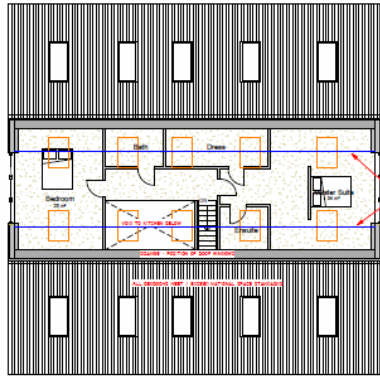
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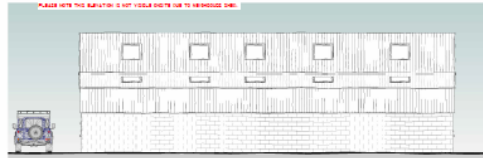
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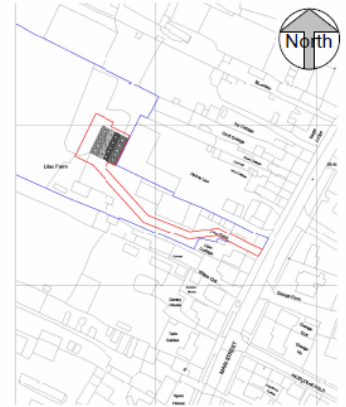
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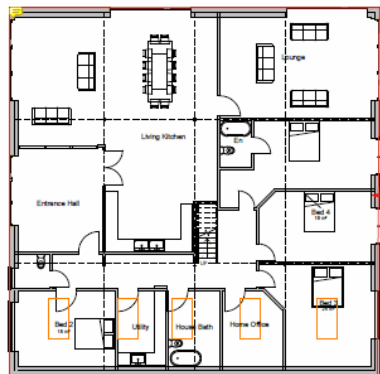
8 First Floor
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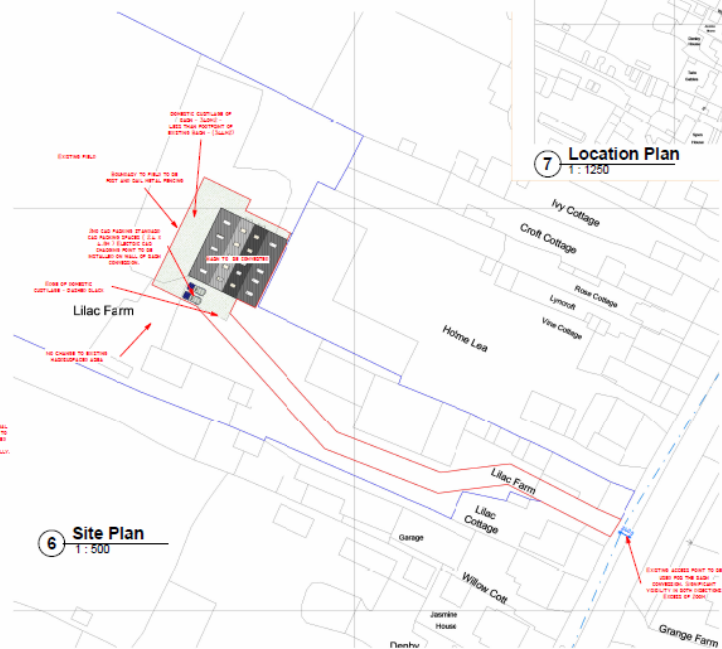
5 South East Elevation
1: 100



7 Location Plan
1: 1250



1 Ground Floor
1: 100



6 Site Plan
1: 500



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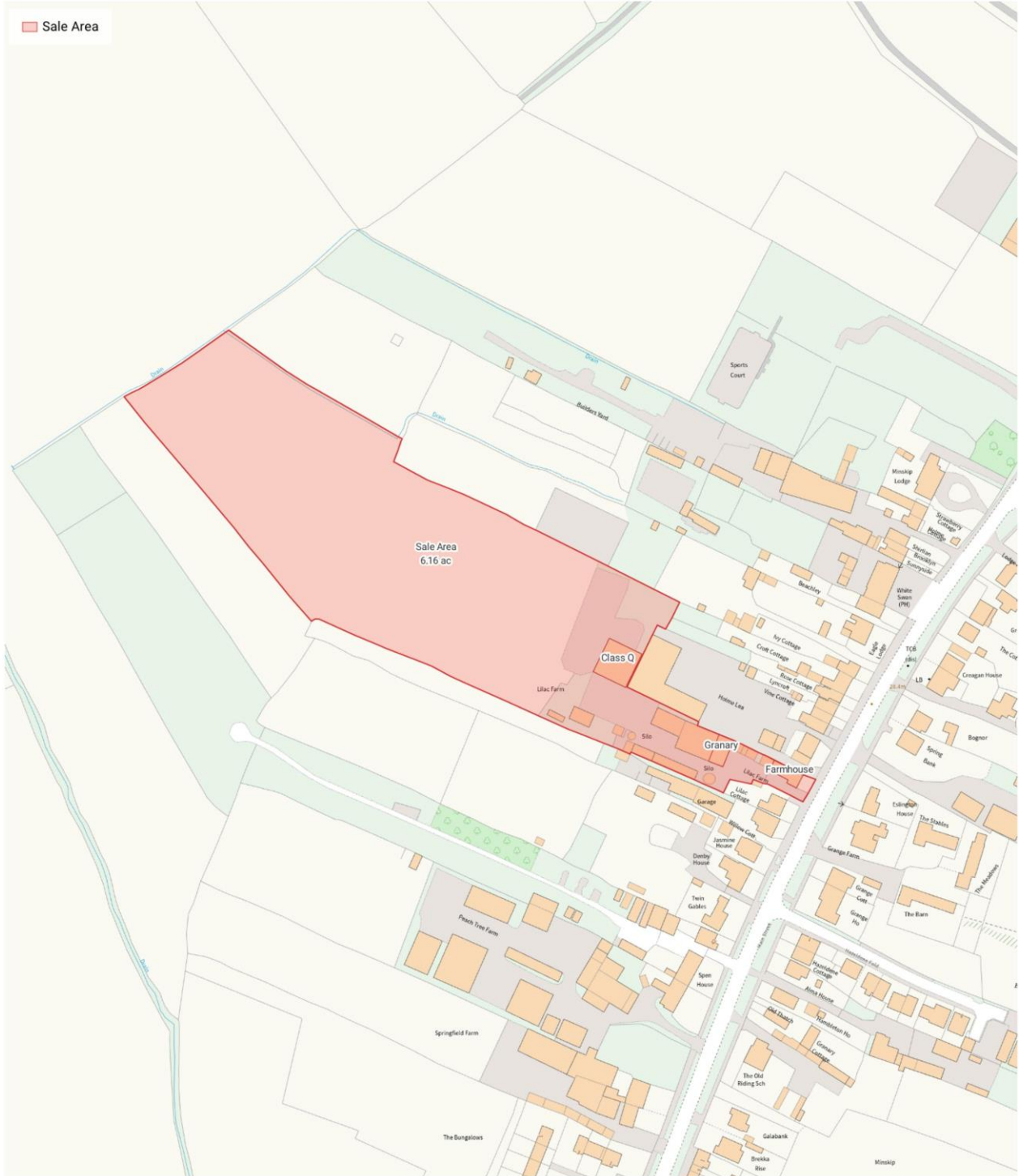


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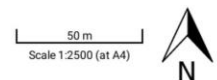
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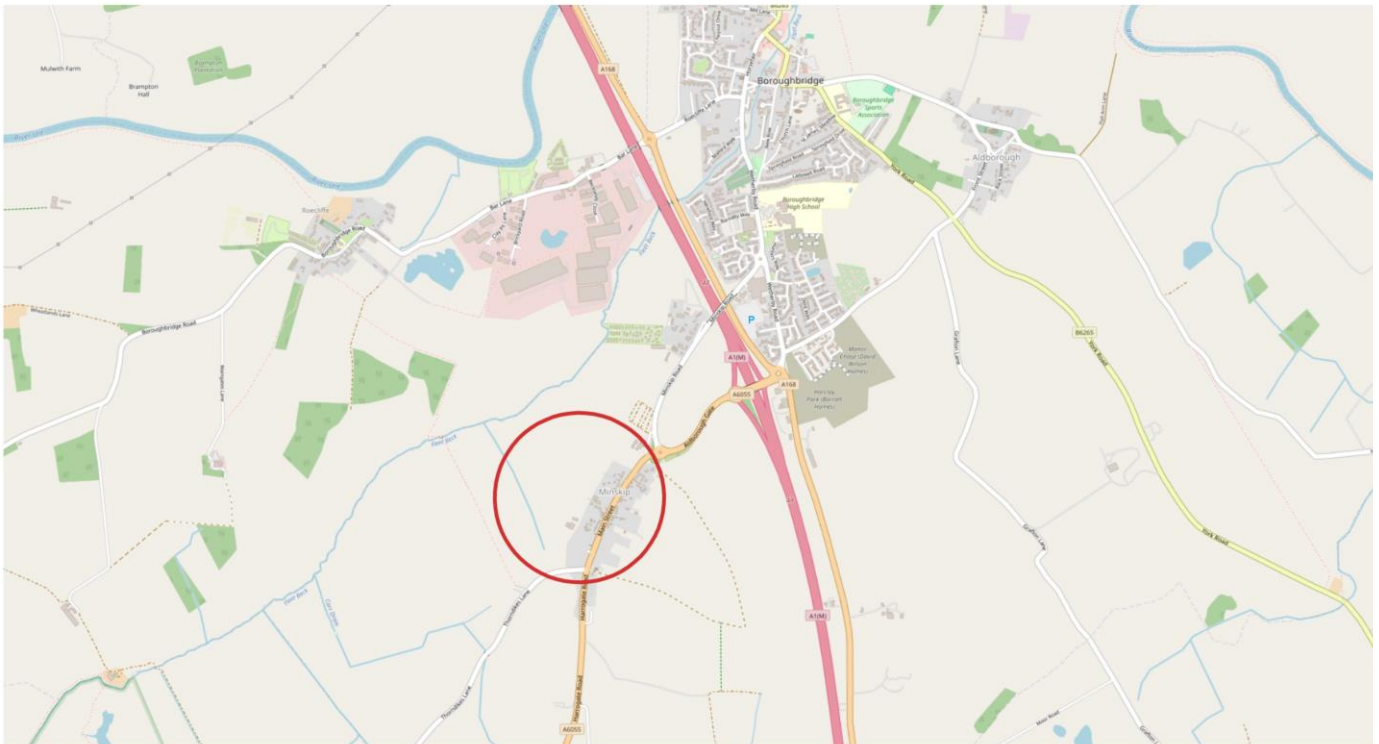
Office: 01765 658525





Produced on Jun 29, 2024.
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METHOD OF SALE

The property is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method. Offers may be considered for parts.

Following acceptance of any offer, all buyers will be required to undertake Anti-Money Laundering ID Checks and provide proof of funding to the selling agents.

Following successful checks, solicitors will be instructed with an anticipated timescale for exchange of contracts within 60 days. If a purchase is unable to achieve this, they should make this clear at the time of submission an offer.

Upon exchange of contracts a 10% deposit will become due with the balance payable upon completion at a date to be agreed between the parties.

LOCAL AUTHORITY

North Yorkshire Council, Northallerton Business Park,
Northallerton DL6 2NA
Tel: 01609 780780 www.northyorks.gov.uk

Disclaimer, Hardcastle Rural Surveyors Ltd give notice to all who read these particulars that:

1. The particulars, including any plan, photograph, description and description, are intended as a general guide only and do not form part of any offer or contract.
2. All descriptions, dimensions, reference to condition and all other details are given in good faith but without responsibility. Any potential purchaser or lessor should not rely on these details as statements of fact and should satisfy themselves by inspection, survey or such other means as they may require to ensure their correctness.
3. Neither the vendor, landlord, Hardcastle Rural Surveyors or any employee or agent thereof accept any responsibility for any error contained in these particulars.
4. All plans and maps within these particulars are for identification and guidance only and are not drawn or reproduced herein to scale. All dimensions and areas are approximate.
5. Nothing contained in these particulars shall be deemed to be a statement that the property is in good repair, order or condition or otherwise, nor that any services are in good working order.
6. If you have any particular concerns or questions please raise these with us prior to traveling to view the property.

Regulated by RICS

Particulars Produced on 1/7/2024

VIEWING

The property may be viewed by appointment only, contact the agent on 01765 658525 to arrange a suitable time.

VALUE ADDED TAX (VAT)

The Guide Price quoted is exclusive of VAT. Should any part of the sale become chargeable, this will be payable by the purchaser. The seller is not aware that any option to tax has been made on the property.

PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey Plan. The areas given may vary from the Rural Land Registry plans and previous Ordnance Survey Sheets, field data sheets and deed plans. All plans in these particulars are for identification purposes only and areas are approximate and subject to the verification in the title documents.

IMPORTANT NOTICE

If you have downloaded these particulars from our website please also register your interest with our office to ensure that you are kept informed about the progress of the sale.