

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

33 High Street, Market Weighton, York, YO43 3AQ | Tel: 01430 872551 | Fax: 01430 871387 | email: sales@hornseys.uk.com

www.hornseys.uk.com



£2,000 Per Month

Littlewood Lodge Rootas Lane, Etton, Beverley, HU17 7QD

TO LET BY INFORMAL TENDER

TO LET ON AN INITIAL ONE YEAR FARM BUSINESS TENANCY AGREEMENT WITH LONGER TERM AVAILABILITY BY NEGOTIATION

**** 4 BED DETACHED WITH BUILDINGS AND LAND EXTENDING TO 7.97 ACRES OR 3.228 HECTARES ****

This excellently proportioned four bedroom detached house offers everything needed for family living. Briefly comprising of entrance hall, kitchen, living room, dining room, W/C, utility room, snooker room and side lobby. The first floor boasts four double bedrooms, W/C and family bathroom.

Outside there is a double garage, cattle shed with timber lean to, Dutch barn, and polytunnel frame together with grassland. The whole extending to approximately 7.97 acres or 3.228 hectares.

CLOSING DATE FOR TENDERS : 2PM FRIDAY 28 JUNE 2024

Bedrooms Bathrooms Receptions

4

2

2



ETTON

Approximately four miles north west of the historic town of Beverley and its many amenities lies Etton, a picturesque rural village. On the main street is St Marys Church which has regular weekly services, the village hall is well used with regular clubs and meetings and is also available for hire for parties and functions. The nearest train station is in Beverley and the village is on a bus route between Beverley and Middleton on the Wolds.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

4.76m max x 1.96m max (15'7" max x 6'5" max)

Front entrance door with glazed side panels, under stairs storage cupboard, radiator, staircase off.

KITCHEN

3.63m x 3.03m (11'10" x 9'11")



Newly fitted white kitchen with grey laminate work surfaces over, stainless steel sink and drainer with mixer tap, integrated fridge, Bosch double oven, Lamona electric hob, grey wood effect flooring, part-tiled walls, telephone point, television point, radiator.

LIVING ROOM

4.57m x 3.92m (14'11" x 12'10")



Open fire with grate and stainless steel hood, black tiled hearth and tiled inset, bow window, ceiling coving, four wall lights, television point, radiator.

DINING ROOM

3.81m x 3.80m (12'5" x 12'5")



Sandstone fireplace with stone hearth, display plinth, two wall lights, television point, grey wood effect flooring, radiator.

W/C

2.09m x 1.11m (6'10" x 3'7")

Low flush W/C, wash basin set in vanity unit with mixer tap, part-tiled walls, extractor fan, grey wood effect flooring.

UTILITY ROOM

3.46m x 1.95m (11'4" x 6'4")

Fitted grey work surface, part-tiled walls, grey wood effect flooring, plumbing for washing machine, radiator.

SNOOKER ROOM

7.53m x 5.46m (24'8" x 17'10")



Ceiling coving, three radiators.

GARAGE

4.60m x 5.19m (15'1" x 17'0")

Roller shutter door, window, power and light, water tap.

SIDE LOBBY

2.36m x 1.63m (7'8" x 5'4")

PVCu door, tiled flooring, storage cupboard off housing floor mounted oil fired central heating boiler, further storage cupboard.

FIRST FLOOR

LANDING

Loft access point, storage cupboard housing hot water cylinder with immersion heater.

BEDROOM 1

4.51m x 3.93m (14'9" x 12'10")



Range of fitted white bedroom furniture, radiator.

BEDROOM 2

3.85m x 3.08m (12'7" x 10'1")



Built-in wardrobe, radiator.

BEDROOM 3

3.85m x 3.17m (12'7" x 10'4")

Built-in wardrobe, radiator.

BEDROOM 4

3.55m x 2.10m (11'7" x 6'10")

Radiator.

W/C

1.88m x 1.15m (6'2" x 3'9")



Newly fitted low flush W/C, wash basin with mixer tap set in vanity unit, tiled splash back, grey wood effect flooring.

BATHROOM

2.43m x 1.89m (7'11" x 6'2")



Newly fitted bath with mixer tap, shower cubicle with plumbed

shower, pedestal wash basin with mixer tap, shaver point, heated ladder towel rail, grey wood effect flooring.

OUTSIDE



OUTSIDE



BUILDINGS



CATTLE SHED

28.80m x 16.52m (94'5" x 54'2")



Six bay steel portal frame Cattle Shed with concrete block walls and Yorkshire Board cladding above, fibre cement roof, concrete and earth floor.

LEAN-TO

6.35m x 4.04m (20'9" x 13'3")

Open fronted timber and steel Lean-To with profile steel roof and side cladding and earth floor.

DUTCH BARN

13.30m x 4.56m (43'7" x 14'11")



Three bay steel frame Dutch Barn with fibre cement roof, concrete panel and corrugated steel cladding to the north wall, part corrugated steel cladding to the east wall, earth floor and profile steel mezzanine floor to two bays.

POLYTUNNEL FRAME

LAND

The land lies to the north and east of the house and buildings and is accessed off Rootas Lane.

The land is classified as Grade 2 on the provisional Land Classification Map of England and Wales. The soil is described within the Burlingham 2 series as a deep fine chalky till with fine loamy over clayey soils. It is in permanent grassland.

The land and buildings extend to approximately 7.80 acres or 3.158 hectares.

SERVICES

Water, electricity, oil and drainage are connected to the property.
Oil fired central heating.

COUNCIL TAX

Council Tax Band E.

TERMS OF PROPOSED FARM BUSINESS TENANCY AGREEMENT

TERM

Initial 12 month term.

RENT

Guide price of £2000+ per calendar month.
Payable half yearly in advance.

REPAIRS AND MAINTENANCE

In accordance with the "Model Clauses".

USE

Agricultural use only.

ASSIGNMENT/SUB LETTING

Prohibited.

SPORTING RIGHTS

The sporting rights are excluded.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The land is let subject to all existing rights of way, easements and wayleaves.

METHOD OF LETTING

The property is being offered to let on an initial one year Farm Business Tenancy Agreement by informal Tender. Tenders must be submitted on the attached form in a sealed envelope marked 'Littlewood Lodge Tender' to the agents' offices at 33 High Street, Market Weighton, York YO43 3AQ by 2pm on Friday 28 June 2024.

VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

IDENTIFICATION FOR RENTAL PROPERTIES

No application will be processed until photographic identification and proof of residency have been received for all tenants and occupiers aged 18 and over.

AGENTS NOTE

All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

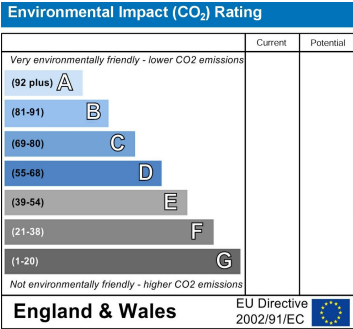
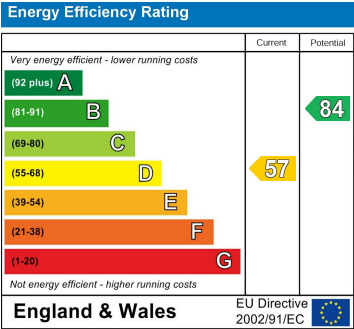
FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

DISCLAIMER

Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a

general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) no person in the employment of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to this property. ALL NEGOTIATIONS RESPECTING THIS PROPERTY TO BE CONDUCTED THROUGH THE AGENTS OFFICE.



FORM OF TENDER

LITTLEWOOD LODGE, ROOTAS LANE, ETON, BEVERLEY

SUBJECT TO CONTRACT

NAME:

ADDRESS:
.....
.....

POST CODE:

TEL NO:

EMAIL:

I/We hereby offer the following sum

£..... per calendar month

(In words).....

In accordance with the sales particulars and subject to the following terms and conditions:

1. Tenders should be submitted to the agents' offices R Hornsey & Sons, 33 High Street, Market Weighton, York YO43 3AQ by 2pm on Friday 28 June 2024 in a sealed envelope marked 'Littlewood Lodge Tender'.
2. Tenders should be for a fixed sum per calendar month in pounds sterling and it is advised that offers should be made for an uneven amount to avoid identical tenders.
3. Escalating or accumulating offers will not be considered.
4. Emailed offers will only be accepted by prior arrangement with the letting agents.
5. Offers should include the full name, address and telephone number of the offeror(s).
6. Any offer submitted on behalf of a third party will only be accepted on the declaration of the identity and address of that party.
7. The landlord reserves the right not to accept the highest or indeed any offer that is received. All offers will be treated in the strictest of confidence. Offerors will be notified of the landlord's decision at the earliest opportunity after the closing date.
8. It is the responsibility of any intending offeror(s) to satisfy themselves as to the basis upon which an offer is made. The making of any offer upon this property will be taken as an admission by the intending tenant(s) that he/she/they has/have previously received and understands the sales particulars, has/have made all prudent enquiries and has/have relied solely on his/her/their agent's/adviser's judgement.

Floor plan

Signed:

Date:

