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Guide Price £999,995

Dog Kennel Farm Dog Kennel Lane, Cherry Burton, Beverley, HU17 7RG

** EQUESTRIAN SMALLHOLDING **

AN ATTRACTIVE AND VERSATILE EQUESTRIAN/RESIDENTIAL SMALLHOLDING WITH FARMHOUSE AND ANNEXE, GARAGING, RANGE OF STABLES, POLYTUNNEL, MANEGE, PADDOCKS AND GRASSLAND

THE WHOLE EXTENDING TO APPROXIMATELY 15.07 ACRES (6.10 HECTARES)

FOR SALE BY PRIVATE TREATY

OnTheMarket.com

RICS

INTRODUCTION

Dog Kennel Farm is a versatile and appealing equestrian/residential smallholding situated on either side of Dog Kennel Lane in open countryside to the north west of Beverley. The property comprises an attractive four bedroom period farmhouse with ample garaging and parking, a modern, well appointed detached two bedroom annexe, a range of stables, a large polytunnel, manege, field shelter, livestock building, two small grass paddocks and three parcels of grassland, the whole extending to approximately 15.07 acres or 6.10 hectares.

LOCATION

The farm is situated in open countryside at the northern end of Dog Kennel Lane, approximately 1 mile to the south east of Cherry Burton, 2 miles north east of Bishop Burton and 2.5 miles north west of Beverley.

Cherry Burton is a rural village with a local shop and post office, well respected primary school, church, village hall, sports and leisure facilities, public house and occasional public bus service.

Beverley is an historic, expanding market town with a wide range of shops and supermarkets, community hospital and health centres, churches, schools, sports and leisure facilities including a golf course, racecourse, cinema and theatre, cafes and restaurants, hotels and public houses, tourist attractions including Beverley Minster, and regular train and bus services. It is situated approximately 8.5 miles north west of Hull city centre.

The locality is well served by machinery dealerships, agricultural merchants and suppliers whilst livestock markets are available at Hull, York, Selby and Malton.

THE FARMHOUSE

The period farmhouse is constructed of brick under a pitched, pantile covered roof. The accommodation, which would benefit from some updating, comprises:

GROUND FLOOR

ENTRANCE

2.69m x 1.27m (8'9" x 4'1")

PVCu glazed entrance door and access to roof space.

STORE

2.47m x 1.82m (8'1" x 5'11")

Searle air conditioning unit (not tested).

BOILER ROOM

2.62m x 2.04m (8'7" x 6'8")

Grant floor mounted central heating boiler, plumbed for washing machine, two clothes airers, dog hatch and tiled floor.

INNER HALL

6.71m x 1.58m (22'0" x 5'2")

Ceiling coving and radiator.

DINING KITCHEN

8.65m x 3.00m (28'4" x 9'10")

Part-tiled walls, beamed ceiling, inset ceiling lights and spot lights,1.5 bowl sink unit with mixer tap, range of light oak wall and base units with tiled work surfaces, illuminated display racks, wine racks, Gaggenau electric hob and grill with lighting over, integral Siemens electric double oven and microwave, fixed corner seating, tiled floor, windows to the front, side and rear and two radiators.

DINING ROOM

6.73m x 3.83m (22'0" x 12'6")

Ceiling coving, windows to the front and radiator.

SEPERATE ENTRANCE

1.80m x 1.60m (5'10" x 5'2")

Pine boarded ceiling and pine bench seat.

INNER HALL

6.99m x 1.91m (22'11" x 6'3")

Ceiling coving, open staircase off and radiator.

LIVING ROOM
10.17m x 3.61m (33'4" x 11'10")

Beamed ceiling, fireplace with marble effect hearth housing log burner, PVCu French window to the front garden, windows to the front and three radiators.

STUDY
3.05m x 1.92m (10'0" x 6'3")
Windows to the side and rear and radiator.

CLOAKROOM
Fully tiled walls and floor, pedestal washbasin, low flush WC, windows to the side and rear, and cream ladder radiator.

FIRST FLOOR

LANDING
Part galleried with ceiling coving, access to large, part-boarded roof space, built-in shelves and airing cupboard housing hot water cylinder with immersion heater, windows to the rear and radiator.

MASTER BEDROOM
5.94m x 3.55m (19'5" x 11'7")

Ceiling coving, inset ceiling lights, double range of built-in wardrobes, shelves and drawers, windows to the front and two radiators.

EN-SUITE BATHROOM
5.22m x 1.85m (17'1" x 6'0")

Ceiling coving, inset ceiling lights, sunken spa bath, vanity washbasin, bidet, low flush WC, walk-in cubicle with plumbed shower with two folding seats, gold fittings throughout, two wall mirrors, two wall units, window to rear and radiator.

BEDROOM 4
3.53m x 3.12m (11'6" x 10'2")
Ceiling coving, built-in wardrobe, vanity washbasin with light and shaver point over, window to the front and radiator.

BEDROOM 3
3.73m x 3.61m (12'2" x 11'10")

Ceiling coving, inset ceiling lights, range of built -n wardrobes, shelves and drawers, window to the front and radiator.

EN-SUITE SHOWER ROOM
1.72m x 0.89m (5'7" x 2'11")
Fully tiled walls, sliding mirrored door, pedestal washbasin with mirror over, gold fittings, radiator and cubicle with plumbed shower.

BEDROOM 2

4.44m x 3.61m (14'6" x 11'10")

Ceiling coving, inset ceiling lights, range of built-in wardrobes, shelves, drawers and dressing table with storage cupboards over, built-in wardrobe, window to the front and radiator.

BATHROOM

3.30m x 1.88m (10'9" x 6'2")

Fully tiled walls, inset ceiling lights, bath with mixer tap shower set in tiled surround, vanity washbasin, low flush WC, window to the side and radiator.

OUTSIDE

Stone steps with wrought iron railing to first floor (no access), store below and floodlight.

GROUNDS

The farmstead is approached via a Tarmac entrance drive to a parking area to the front with walled shrub and tree borders and external taps. Double wrought iron gates and a hand gate lead to a large Tarmac yard to the rear with Victorian lamp post, two screened oil storage tanks, a paved area with brick well and wrought iron hand gate leading to side garden with lawn, external tap, mature trees and shrubs and raised brick shrub borders with further lawn and shrub borders to the front of the house with paved area.

THE ANNEXE

A modern, detached two storey Annexe of brick and pitched pantile covered roof construction with a double garage on the ground floor and two bedroom accommodation arranged over both floors, comprising:

GROUND FLOOR

DOUBLE GARAGE

8.56m x 7.64m (28'1" x 25'0")

(internal) twin up and over electric doors, side personnel door, PVCu double glazed windows, light and power and two radiators.

ENTRANCE

5.11m x 1.19m (16'9" x 3'10")

PVCu entrance door, inset ceiling lights, staircase off, under stairs cupboard, tiled floor and radiator.

WC

1.81m x 0.92m (5'11" x 3'0")

Inset ceiling light, washbasin, low flush WC, extractor fan, chrome heated towel rail and tiled floor.

UTILITY ROOM

3.27m x 2.24m (10'8" x 7'4")

Part-tiled walls, 1½ bowl sink unit, range of cream wall and base units, wood work surfaces, Grant floor mounted central heating boiler, PVCu entrance door, plumbed for two washing machines, tiled floor and radiator.

FIRST FLOOR

LANDING

Inset ceiling lights, built in store cupboards, access to boarded roof space with light, laminate floor covering and radiator.

LIVING ROOM/DINING KITCHEN

8.50m x 4.78m (27'10" x 15'8")

Open plan with inset ceiling lights, ceiling beam, brick inset fireplace with stone hearth and wooden mantelpiece, part-wood flooring, part-tiled walls to the kitchen area with 1.5 bowl sink unit, range of cream wall and base units with wood work surfaces, Lamona electric hob and double oven, built-in fridge freezer, plumbed for dishwasher and three radiators.

BEDROOM 1

4.10m x 3.92m (13'5" x 12'10")

inset ceiling lights, range of fitted wardrobes, shelves and drawers and radiator, archway to:

EN SUITE SHOWER ROOM

2.18m x 1.78m (7'1" x 5'10")

Part-tiled walls, inset ceiling lights, cubicle with plumbed shower, vanity washbasin with wall cabinet above, low flush WC, chrome ladder towel rail and extractor fan.

BEDROOM 2

3.42m 3.13m (11'2" 10'3")

Inset ceiling lights, fitted wardrobe, shelves, drawers and dressing table with storage cupboards over and radiator.

EN SUITE BATHROOM

3.13m x 1.58m (10'3" x 5'2")

Part-tiled walls, inset ceiling lights, bath with mixer tap shower, vanity washbasin with wall cabinet above, chrome ladder towel rail and extractor fan.

OUTSIDE

Rear passage with external light.

THE BUILDINGS

DETACHED DOUBLE GARAGE

6.23m x 5.98m (20'5" x 19'7")

Brick and pitched pantile covered roof construction with electric up and over door, side personnel door, PVCu double glazed windows, mezzanine floor, external light and tap.

Central heating oil storage tank.

Range of brick and pitched pantile covered roof buildings, 22.34m x 4.88m, comprising:

SINGLE GARAGE

4.88m x 4.58m (16'0" x 15'0")

Electric up and over door, side personnel door, PVCu double glazed windows, light and power and access to roof space.

TACK ROOM
Boarded walls, access to roof space, single drainer sink unit with cupboards below and shelves above, power and light and integral low flush WC.

STABLE
Light.

STABLE
Light and feed trough.

STABLE
Light and manger.

STABLE
Light, power and shelves.

STABLE BUILDING
21.55m x 9.01m (70'8" x 29'6")

Brick and concrete block wall construction and fibre cement roof with light, power and tap and three large internal stables with mangers.

Concrete area with external tap and light.

POLYTUNNEL
30.00m x 9.35. (98'5" x 30'8".)

Tubular steel frame, plastic sheet covering with 0.80m plastic mesh fencing and 1.25m boarded walls and concrete floor.

MANEGE
40m x 20m (131'2" x 65'7")

External timber fencing, chopped fabric surface and two floodlights.

FIELD SHELTER
7.40m x 3.70m (24'3" x 12'1")

timber construction on a brick and concrete block base, profile steel roof and external tap.

THE LAND

The land lies in a ring fenced block on the west side of Dog Kennel Lane. It is classified as Grade 2 on the MAFF Provisional Agricultural Land Classification Map of England and Wales and lies between 27m and 37m above mean sea level.

There is a small fenced paddock situated to the north east of the farmstead, accessed from the yard and from Dog Kennel Lane, three further fenced paddocks and a mowing field to the south of the farmstead, the latter having access off Dog Kennel Lane.

Lot 2: On the east side of Dog kennel Lane is a storage area adjacent to the livestock building with two access points off

Dog Kennel Lane together with a fenced paddock and a fenced field.

GENERAL INFORMATION

BASIC PAYMENT SCHEME

All the eligible grassland is registered on the Rural Payments Agency's Land Parcel Identification System and has been eligible under the Basic Payment Scheme. The seller will retain any current and future delinked payments.

BOUNDARIES

The seller will only sell such interest as she has in all boundary fences and hedges. All boundaries are subject to verification with the Title Deeds.

CONTAMINATED LAND

The seller is not aware of any land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The seller does not give any guarantees in this respect and advise potential buyers to make such investigations which may be necessary to satisfy themselves that none of the land is so filled.

ENERGY PERFORMANCE

The farmhouse has an energy rating of E and the Annexe has an energy rating of D.

ENVIRONMENTAL SCHEMES

None of the land is currently entered into any environmental schemes.

FIXTURES AND FITTINGS

Unless stated all fixtures and fittings are excluded from the sale.

INGOING VALUATION/DILAPIDATIONS

There will be no ingoing valuation payable by the buyer(s) and there will be no consideration or allowance made whatsoever for any dilapidations or other deductions.

LOCAL AUTHORITY

East Riding of Yorkshire Council, County Hall, Cross Street, Beverley HU17 9BA, tel: 01482 393939, email: customer.services@eastriding.gov.uk

MINERALS, SPORTING AND TIMBER

All sporting rights, standing timber and minerals are included in the sale in so far as they are owned.

NITRATE VULNERABLE ZONE

The farm is situated in a groundwater and surface water Nitrate Vulnerable Zone.

OUTGOINGS

The farmhouse is assessed in Council Tax Band F and the Annexe is assessed in Council Tax Band A.

PLANS, AREAS AND SCHEDULES

The plans shown and areas stated in these sales particulars are based on Ordnance Survey data and the Rural Payments Agency's Land Parcel Identification System. They are for guidance only and are subject to verification with the Title Deeds.

POSSESSION

Vacant possession will be granted on completion.

SERVICES

Mains water and electricity are connected to the property which has oil fired central heating and drainage to a septic tank.
There are water supplies to the majority of the fields and water and electricity supplies to the livestock building on the east side of Dog Kennel Lane.

TENURE

The farm is understood to be Freehold.

VAT

In the event that the sale of the farm or any part of it or any rights attached to it become a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The farm is sold subject to and with the benefit of all accustomed or granted rights of way, water, light, support and drainage or other easements or quasi easements and restrictive covenants and all existing or proposed wayleaves, whether referred to in these particulars or not.

There are electricity lines on wooden poles along part of the south boundary of parcel TA0041 2023 on the east side of Dog Kennel Lane.

METHOD OF SALE AND VIEWING

The farm is offered for sale by private treaty.

To register an interest, arrange a viewing or for any further information please contact the selling agents.

GUIDE PRICE

£999,995

ANTI-MONEY LAUNDERING REGULATIONS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £20.00 + VAT (£24.00 incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to MoveButler, and is non-refundable. We will receive some of the fee taken by MoveButler to compensate for its role in the provision of these checks.

ADDRESS

Dog Kennel Farm, Dog Kennel Lane, Cherry Burton, Beverley HU17 7RG.

WHAT3WORDS

///broad.vines.armrests

FURTHER INFORMATION

Please contact Martin Swann, tel: 01430 872551
Mobile: 07711 200854
Email: martinswann@hornseys.uk.com

IMPORTANT NOTICE

Hornseys for themselves and the sellers of this farm for whom they act give notice that:

1. These particulars are intended to give a fair and accurate general outline only for the guidance of prospective buyers and do not constitute the whole or any part of an offer or contract.
2. All descriptions, photographs, measurements, areas, references to condition, necessary permissions for use and other details in these particulars are given as a guide only and prospective buyers should not rely on them as statements or representations of fact. They should satisfy themselves as to their accuracy by inspection or by making independent enquiries.
3. A detailed survey of the farm has not been undertaken and nothing in these particulars should be deemed to be a statement that the farm is in good condition or otherwise.
4. Services, appliances, facilities and equipment have not been tested. Nothing in these particulars should be deemed to be a statement that they are in working order and prospective buyers should satisfy themselves as to the fitness and suitability of such items for their requirements.
5. Photographs in these particulars depict only certain parts of the farm. It should not be assumed that any fixtures or fittings photographed are included in the sale. It should not be assumed that the farm remains as displayed in the photographs and no assumptions should be made regarding parts of the farm that have not been photographed.
6. Prospective buyers should make their own independent enquiries regarding use or past use of the farm, necessary permissions for use and occupation, potential uses and any other matters affecting the farm prior to submitting an offer.
7. No responsibility can be accepted for any costs or expenses incurred by prospective buyers in inspecting the farm, making further enquiries or submitting an offer for the farm. Any person inspecting the farm does so entirely at his/her own risk.
8. No employee of Hornseys has any authority, whether in these particulars, during negotiations or otherwise, to make or give any representation or warranty or enter into any contract whatsoever in relation to the farm. No responsibility is taken by Hornseys for any error, omission or mis-statement in these particulars.

LAND SCHEDULE

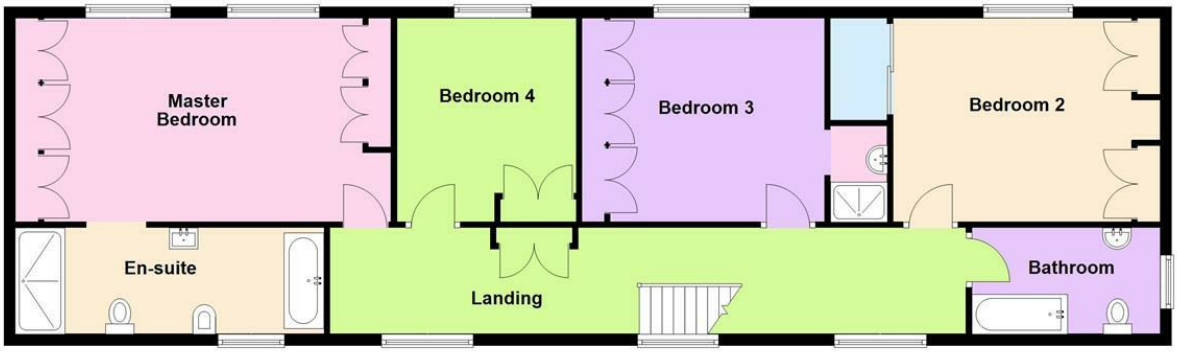
RLR FIELD NUMBER	DESCRIPTION	ACRES	HECTARES
TA0040 0886	Grassland	6.69	2.71
TA0041 0111	Permanent Grassland	2.30	0.93
TA0041 0614	Permanent Grassland	0.57	0.23
TA0041 0704	Permanent Grassland	3.85	1.56
TA0041 0823	Farmstead & Permanent Grassland	1.33	0.67
TOTAL		15.07	6.10

Ground Floor

Approx. 142.2 sq. metres (1530.1 sq. feet)

First Floor

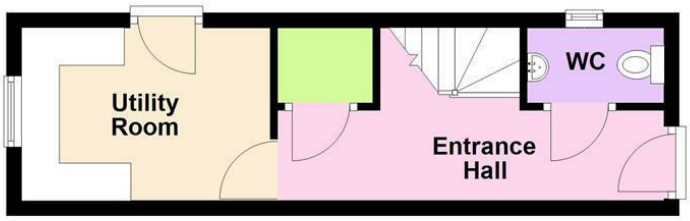
Approx. 111.6 sq. metres (1201.8 sq. feet)



Total area: approx. 253.8 sq. metres (2731.9 sq. feet)

Ground Floor

Approx. 19.5 sq. metres (209.8 sq. feet)

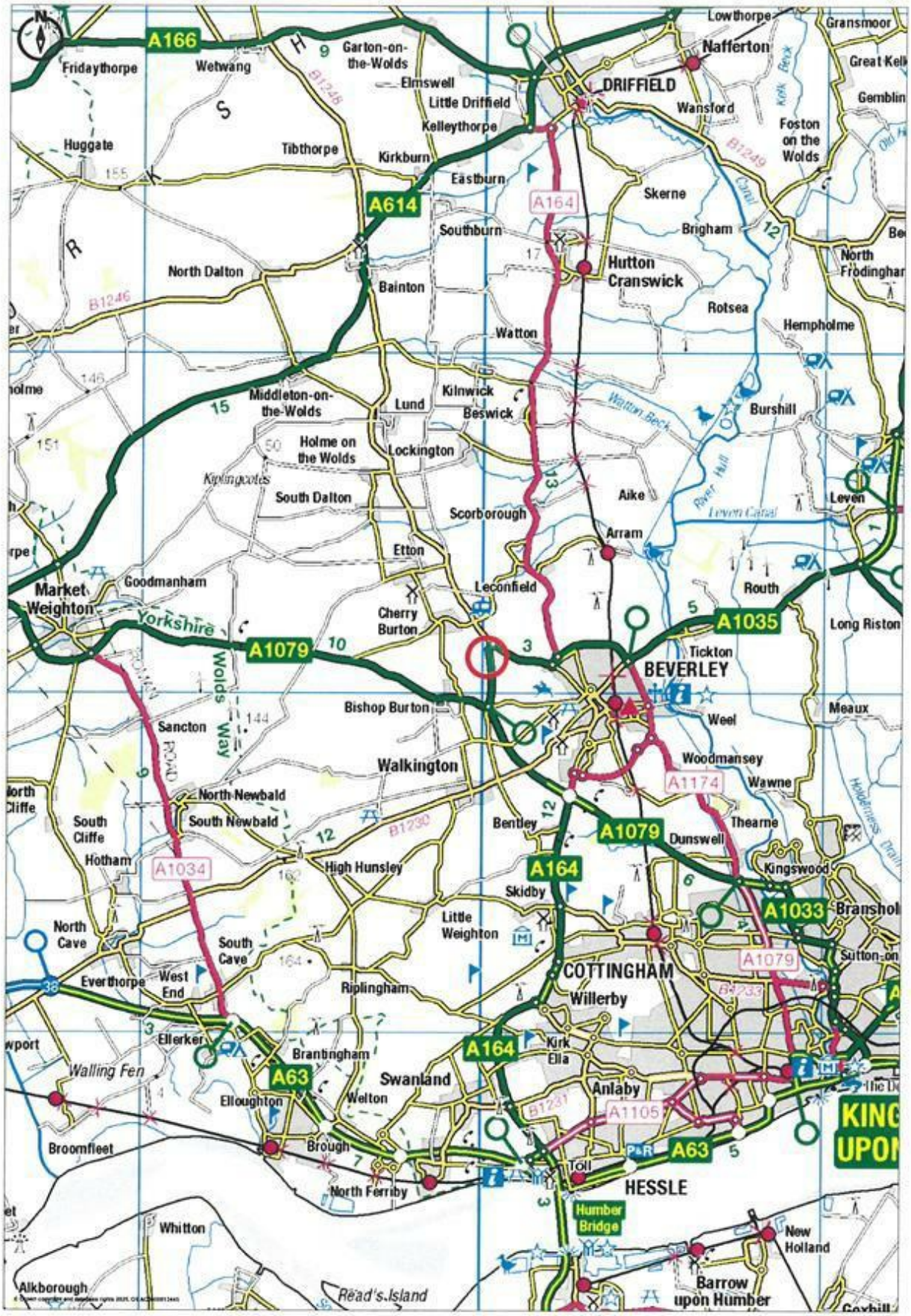


First Floor

Approx. 86.2 sq. metres (927.4 sq. feet)

Total area: approx. 105.7 sq. metres (1137.2 sq. feet)

DOG KENNEL FARM



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LANDMARK INFORMATION

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