

CLUBLEYS



# Roach Grange Farm, Kippax

Substantial Farm House and Buildings within 30.39 Acres

For Sale as a Whole or in Two Lots







### **A rare and exciting opportunity...**

An imposing three-storey residence, set within 10.20 acres of grounds, offering huge potential.

Mature woodland, formal gardens and approximately 6 acres of grass paddocks surround the property, while both traditional and conventional farm buildings provide scope for a multitude of future uses, subject to the necessary consents.

A rare opportunity to shape a home and lifestyle tailored to your vision, creating something really special, all within easy reach of Leeds and the excellent local transport connections.

A further 20.19 acres of grass and woodland is available and offered separately.



**Roach Grange Farm includes a substantial 18th century farmhouse, a range of traditional and conventional buildings with planning potential, and grassland and woodland extending to 30.39 acres (12.30 hectares) in total.**

## **LOCATION**

Roach Grange Farm is located immediately to the north of Kippax and to the south of Garforth, approximately six miles east of the city of Leeds, in the county of West Yorkshire.

The property is accessed from Roach Grange Avenue, off the B6137 Leeds Road, to the north of the residential area of Kippax, but also has access from the A63 Selby Road at the northernmost boundary.

The property is approximately two and a half miles east of Junction 46 of the M1 and four miles west of Junction 42 of the A1. Kippax train station connects to Leeds in 12 minutes.

There are a large range of amenities in and around the town of Kippax including shops, parks, a leisure centre, several primary schools and secondary education at the local Garforth Academy, rated outstanding by OFSTED.

## **DESCRIPTION**

The Property is offered for sale as a whole or in two lots.

Lot 1 offers a sought after opportunity to purchase a five bedroom farmhouse, with a significant range of traditional and conventional farm buildings, and approximately six acres of grassland immediately surrounding the steading.

Lot 2 offers 20.19 acres of grassland and woodland including the Roach Lime Hills SSSI.







## LOT 1

### **THE FARMHOUSE**

A charming three-storey detached property of mainly solid brick construction under a pitched slate roof, offering scope for modernisation throughout. The farmhouse benefits from mainly sash uPVC double glazed windows and LPG central heating to most rooms. The accommodation comprises:

#### Ground Floor

##### **Front Entrance Hall**

***4.69m x 1.13m plus 3.45m x 2.59m***

Entered via the front entrance door, tiled flooring with modern panels, delph shelf including archway leading to open stairway, rear entrance door and understairs cupboard.

##### **Store Room**

***1.68m x 1.02m***

With tiled flooring and built in shelves.

##### **Reception Room**

***4.99m x 4.75m***

Dual aspect with an open fire, marble hearth, surround and mantelpiece, feature alcove with glass shelving, built in window seat, central heating radiator.

##### **Reception Room**

***4.75m x 4.15m***

With a sealed off fireplace, dado rail, picture rail, some panelling beneath the window, two central heating radiators and providing access to:

##### **Reception Room**

***4.15m x 4.76m***

With a tiled fireplace and hearth, picture rail, central heating radiator, electric storage heater.

##### **Kitchen**

***5.16m x 2.65m***

Fitted with matching wall and base units, with stainless steel sink unit and drainer, breakfast bar peninsular, beamed ceiling, central heating radiator, part tiled walls, tiled floor and door to back staircase.

##### **Cellar Head**

Steps down to:

##### **Vaulted Cellar**

***5.80m x 2.78m***



**Larder** *5.80m x 2.78m*  
With stone tables, traditional meat hooks, base units to one corner, shelving, beamed ceiling, low level uPVC window.

**Rear Entrance Lobby** *3.40m x 1.19m*  
External door.

**Rear Utility** *3.12m x 2.77m*  
With fitted wall and base units, composite worktop, composite sink and drainer with mixer tap.

### **First Floor**

**Landing** *3.45m x 2.68m*  
Featuring a decorative uPVC window, including boiler cupboard with wall mounted gas fired central heating boiler. Archway to:

**Hall** *5.62m x 1.05m*  
Central heating radiator x 2

### **Back Stairs**

**Landing** *2.67m x 1.89m*

**Master Bedroom** *4.99m x 4.75m*  
Central heating radiator

**Bedroom Two** *5.62m x 3.65m*  
Central heating radiator. 2 x uPVC windows

**Bedroom Three** *4.77m x 4.73m*  
Central heating radiator

**Bedroom Four** *3.53m x 2.73m*  
To the rear of the property with central heating radiator

**Bedroom Five** *4.13m x 2.67m*  
To the rear of the property with borrowed light, central heating radiator.

**Bathroom** *3.19m x 1.58m*  
Duck egg blue suite comprising corner bath, shower cubicle, pedestal wash hand basin, low level WC, central heating radiator, tiled walls, frosted uPVC window

Back staircase leads to:

### **Second Floor**

**Room No. 1** *6.07m x 4.70m*  
Timber boarded gable and ceiling, beamed ceiling, uPVC window, solid concrete floor.

**Room No. 2** *5.77m x 4.78m*  
Timber boarded ceiling, beamed ceiling, uPVC window, solid concrete floor.

**Room No. 3** *4.80m x 4.80m*  
Timber boarded ceiling, beamed ceiling, uPVC window, solid concrete floor.

The three attic rooms are brimming with potential and provide a blank canvas ready to be transformed into something of your own.





## **Outside**

A stone dwarf retaining wall surrounds the formal lawned garden and patio area with feature circular stone water fountain and further lawns with terraced decking down to the stream, ponds and mature trees.

Feature dovecote type structure with seating area and summer shelter with formal steps to a raised garden area.

### **Quadruple Garage**

Of brick and block construction under a pitched corrugated sheet roof with up and over doors.

### **Summer House**

Feature timber octagonal summer house with a tiled floor and patio pathway surround.

Formal steps rise to:

### **Pool House/Chalet**

Entered through French doors, dwarf walls with timber above, swimming pool, tiled side area, radiator, shower room including shower cubicle, low level WC, pedestal wash hand basin, additional side pump room.

Further lawned gardens with LPG tank and brick outhouses including 2 x coal houses and a workshop with feature designs under a tiled roof.

Large formal rear garden with various ponds, pathways, bridges and mature trees.



## **LOCAL AUTHORITY**

Leeds Council.

## **COUNCIL TAX**

Roach Grange Farm has a Council Tax rating of Band G.

## **SERVICES**

Roach Grange Farm benefits from mains electricity and water and has a private drainage system.

## **WAYLEAVES, EASEMENTS & RIGHTS OF WAY**

There is a Northern PowerGrid 230V overhead line which travels approximately 12.5m into the western boundary of Lot 1.

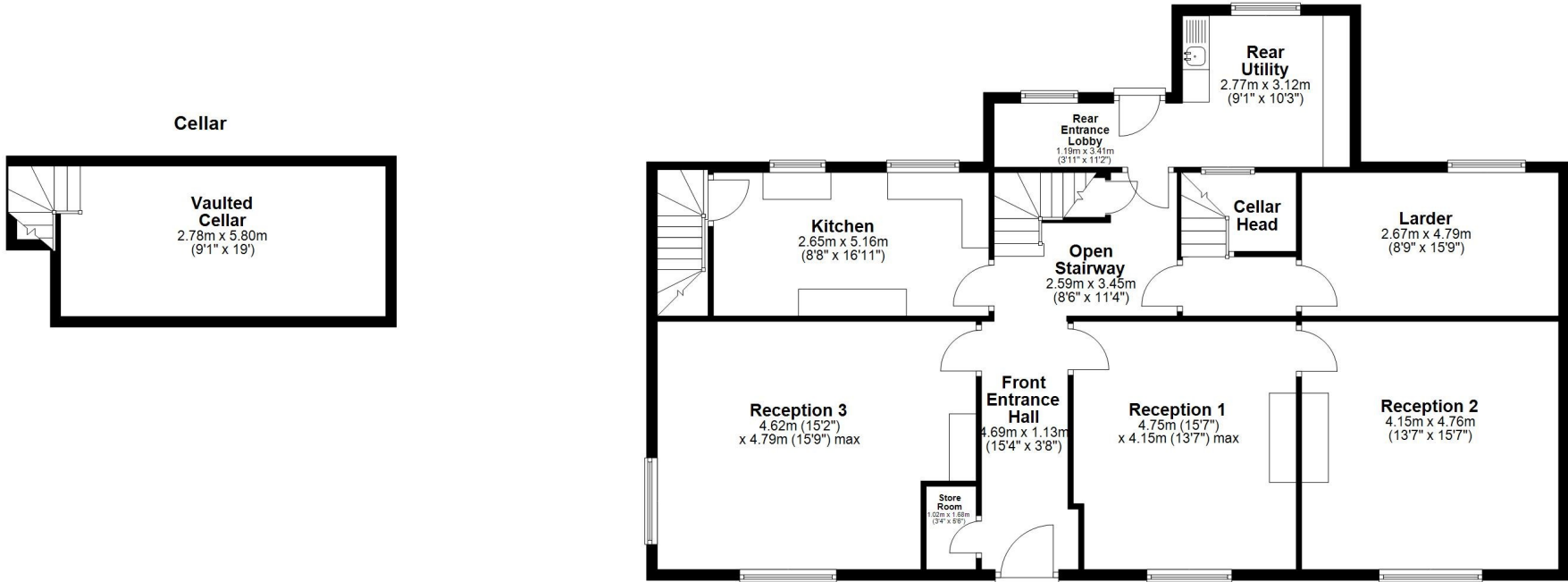
Roach Grange Farm is sold subject to, and with the benefit of, all existing wayleaves, easements and rights of way, whether public or private, and whether specifically mentioned in these details or not.



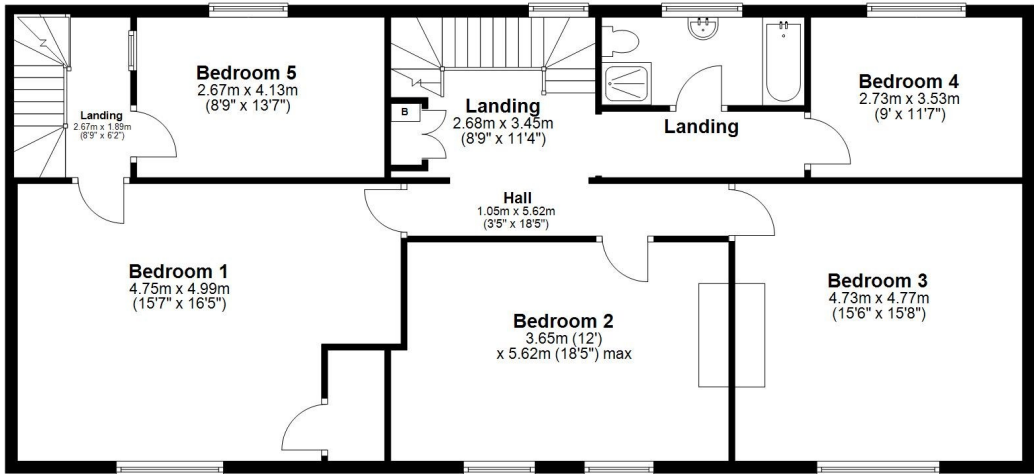


# ROACH GRANGE FARMHOUSE

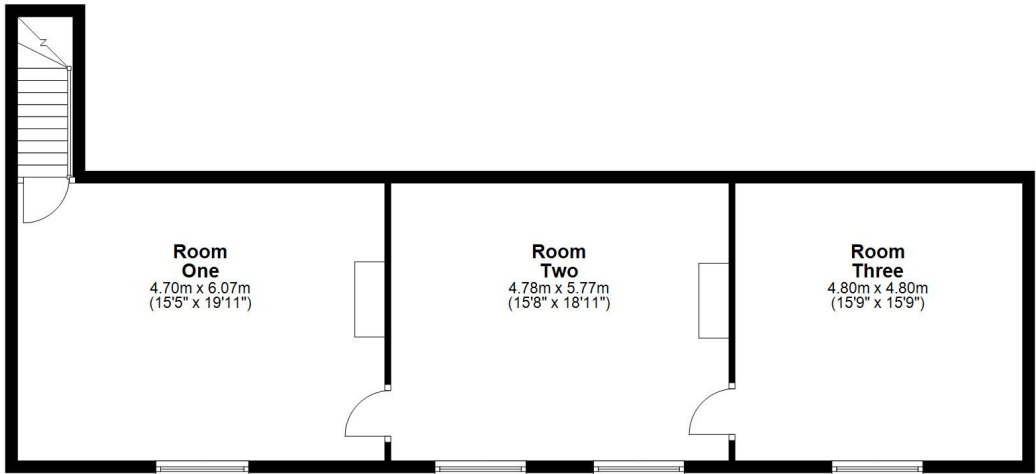
Ground Floor



First Floor



Second Floor







## TRADITIONAL FARM BUILDINGS

There is a traditional horseshoe range of brick and stone buildings offering exciting potential for a variety of uses (subject to the necessary consents). The range includes:

### Main Barn

**85' x 22'**

One and a half height, of brick and stone construction under a pitched corrugated sheet roof with concrete floor. Part with hay loft, with block wall inner division with end access to section including store room and side door. External doors provide access to the hayloft with vehicular doors to the main barn. There are additional vehicular doors in the gable used as garaging in the former dairy, with bulk tank room adjacent.

### Corner Piggery

**22' x 15'**

Of brick and stone construction under a mono pitched roof.

### Cart Shed / Stables

**45' x 15'**

Two open fronted bays of brick construction under corrugated sheet roof. Separately two bays of one and a half height brick construction under corrugated sheet roof with stables.

### Stables

**75' x 25'**

Brick built housing two loose box stables on cobbled floors with raised walkways and hay racks.

### Former Piggery

**30' x 15'**

One and a half height of brick construction under a corrugated sheet roof. With four feature storage archways below and storage room above.

### Tack Room

**18' x 12'**

Detached single height brick building under a concrete tile roof used as a tack room with kitchenette.

There is a concrete yard area to the front of the traditional buildings.

## CONVENTIONAL FARM BUILDINGS

### Barn

**90' x 35'**

Concrete open span frame with pitched corrugated sheet roof, with block walls to approximately 10 feet and corrugated sheet cladding above, vehicular sliding doors, hay door in rear gable, concrete floor.

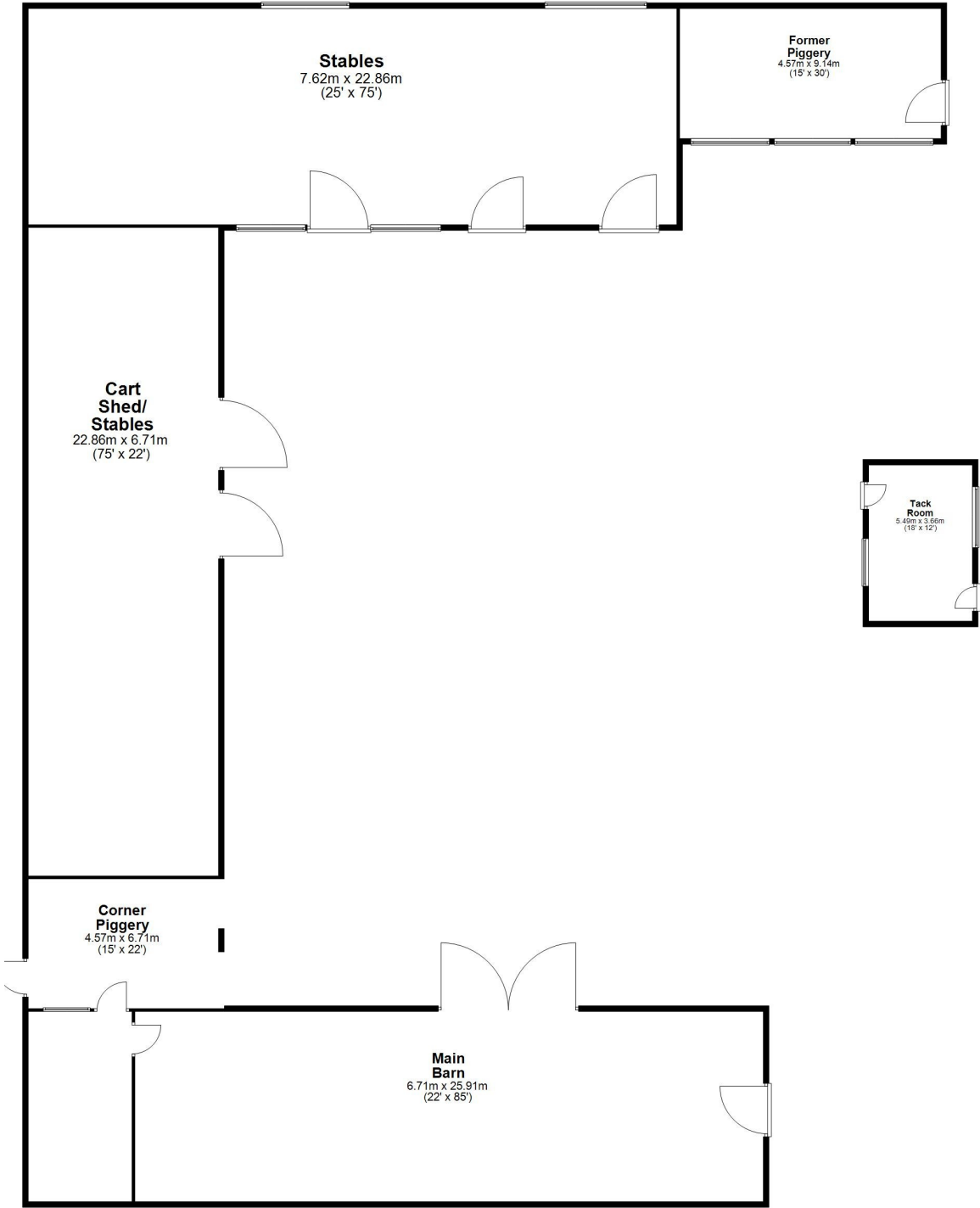
### Lean to

**45' x 20'**

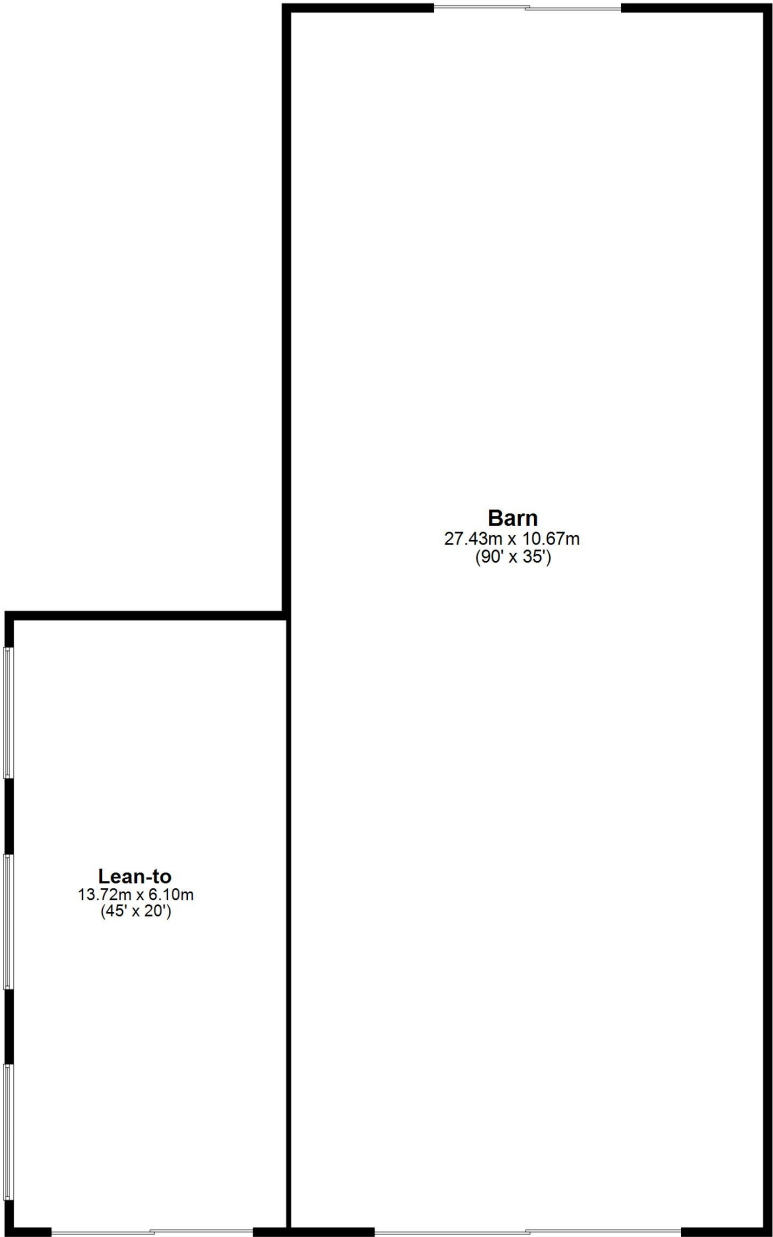
Concrete frame with corrugated sheet roof. Block walls, uPVC windows, sliding vehicular doors and corrugated sheet cladding to gable.



TRADITIONAL BUILDINGS



CONVENTIONAL BUILDINGS





## THE LAND

Roach Grange Farm extends to approximately 10.20 acres (4.13 hectares) in total, all surrounding the farm steading within a ring-fence.

The grassland is arranged in three areas with two grazing meadow paddocks to the north of the farmstead which extend to approximately 4.42 acres or thereabouts.

There is also a further area of grassland extending to approximately 1.58 acres to the east of the farmstead.

There is an area of woodland extending to 0.68 acres or thereabouts which acts as a shelter belt between the farmhouse and the paddock to the east of the farmstead.

The land benefits from a variety of mature hedgerow, tree and fenced boundaries.

The land is classified as Grade 3 on the Agricultural Land Classification Maps.









## **LOT 2**

Lot 2 extends to approximately 20.19 acres in total, and comprises 12.93 acres or thereabouts of permanent grassland and 6.85 acres or thereabouts of woodland.

Approximately 11.72 acres or thereabouts including all of the woodland in Lot 2 falls within the Roach Lime Hills Site of Special Scientific Interest (SSSI). The permanent grassland within the Roach Lime Hills SSSI is on magnesian limestone and is considered to be the best remaining example of magnesian limestone grassland in West Yorkshire.

Lot 2 is primarily accessed by a track from the A63 Selby Road.

The land benefits from a variety of mature hedgerow, tree and fenced boundaries.

The land is classified as predominantly Grade 2 with a small area classified as Grade 3 on the Agricultural Land Classification Maps.

## **SERVICES**

We are not aware of any services connected to Lot 2.

## **WAYLEAVES, EASEMENTS & RIGHTS OF WAY**

There is a Northern PowerGrid 11kV Overhead line which crosses the woodland area in Lot 2, vertically from the A63 to the southern boundary.

There is a public footpath which runs down the track from the A63, through the Roach Lime Hills SSSI, vertically to the southern boundary.

The purchaser of Lot 2 would benefit from a right of access over the main farm entrance, with shared maintenance responsibilities.

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

## **DEVELOPMENT CLAUSE**

Lot 2 is offered for sale subject to the Vendors retaining an overage provision for 30% of any uplift in value arising from the granting of planning permission for any development, other than Agricultural, Equestrian or Leisure, for a period of 50 years from the date of completion.









**NITRATE VULNERABLE ZONES**

The whole of the property is within a Nitrate Vulnerable Zone and is subject to NVZ regulations.

**DESIGNATIONS**

The whole of the property lies within the South and West Yorkshire Greenbelt.

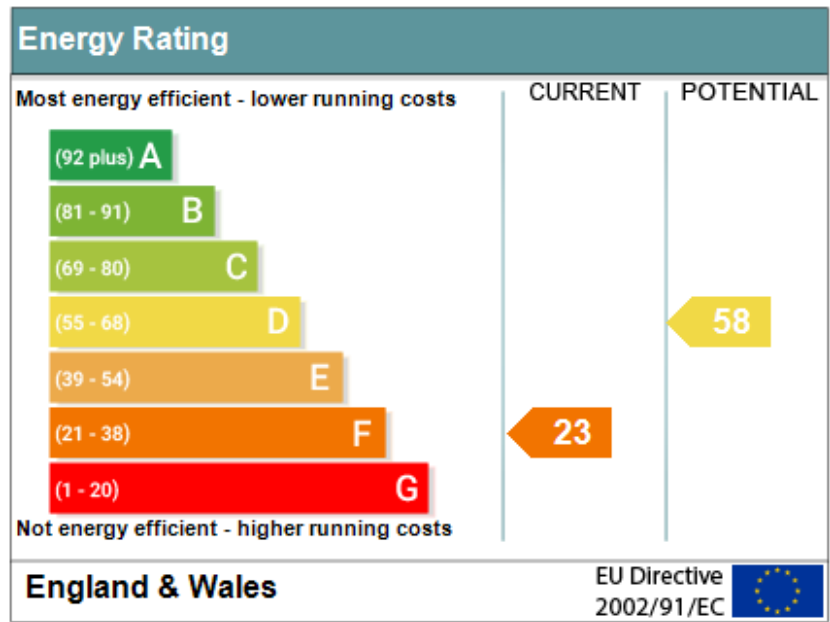
Approximately 11.72 acres (4.74 hectares) or thereabouts including all of the woodland in Lot 2 falls within the Roach Lime Hills Site of Special Scientific Interest (SSSI).

**SPORTING & MINERAL RIGHTS**

Sporting and Mineral Rights are included in the sale, insofar as they are owned.

**EPC**

Roach Grange Farm has an Energy Performance Rating of Band F.



**RESERVED RIGHTS**

The tenant of the contiguous arable land has the benefit of a retained right of access over the main farm driveway and the access from the A63, in order to access the arable land.

**METHOD OF SALE**

Roach Grange Farm is offered for sale by Private Treaty as a whole or in two lots.

**GUIDE PRICE**

Roach Grange Farm is offered for sale with a guide price of £1,230,000 for the whole.

Lot 1 is offered for sale with a guide price of £1,125,000

Lot 2 is offered for sale with a guide price of £105,000

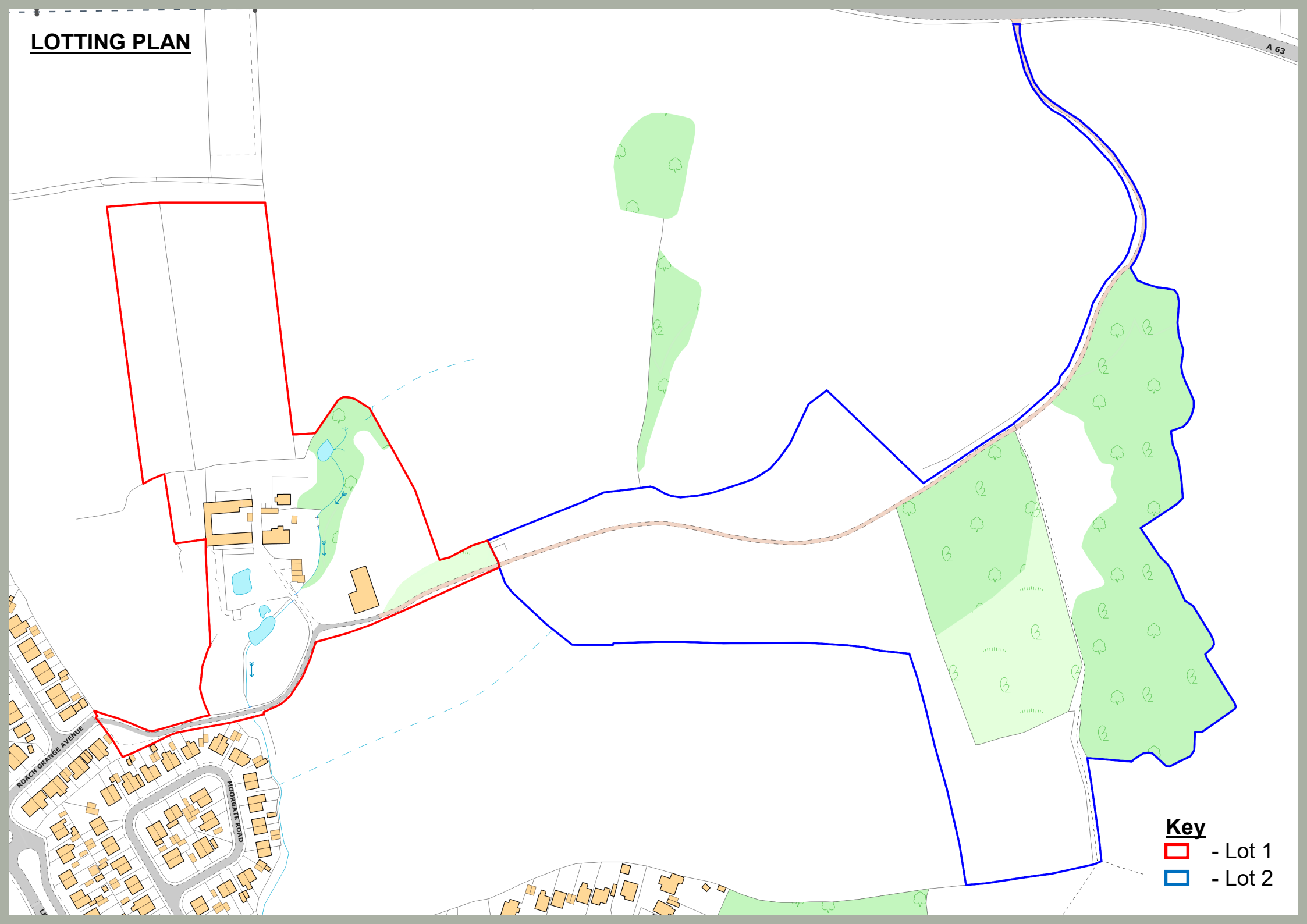
**VIEWINGS**

There will be the opportunity to view the property on specific viewing days.

Please register your interest with the Vendor's agent at their Market Weighton office in the first instance.



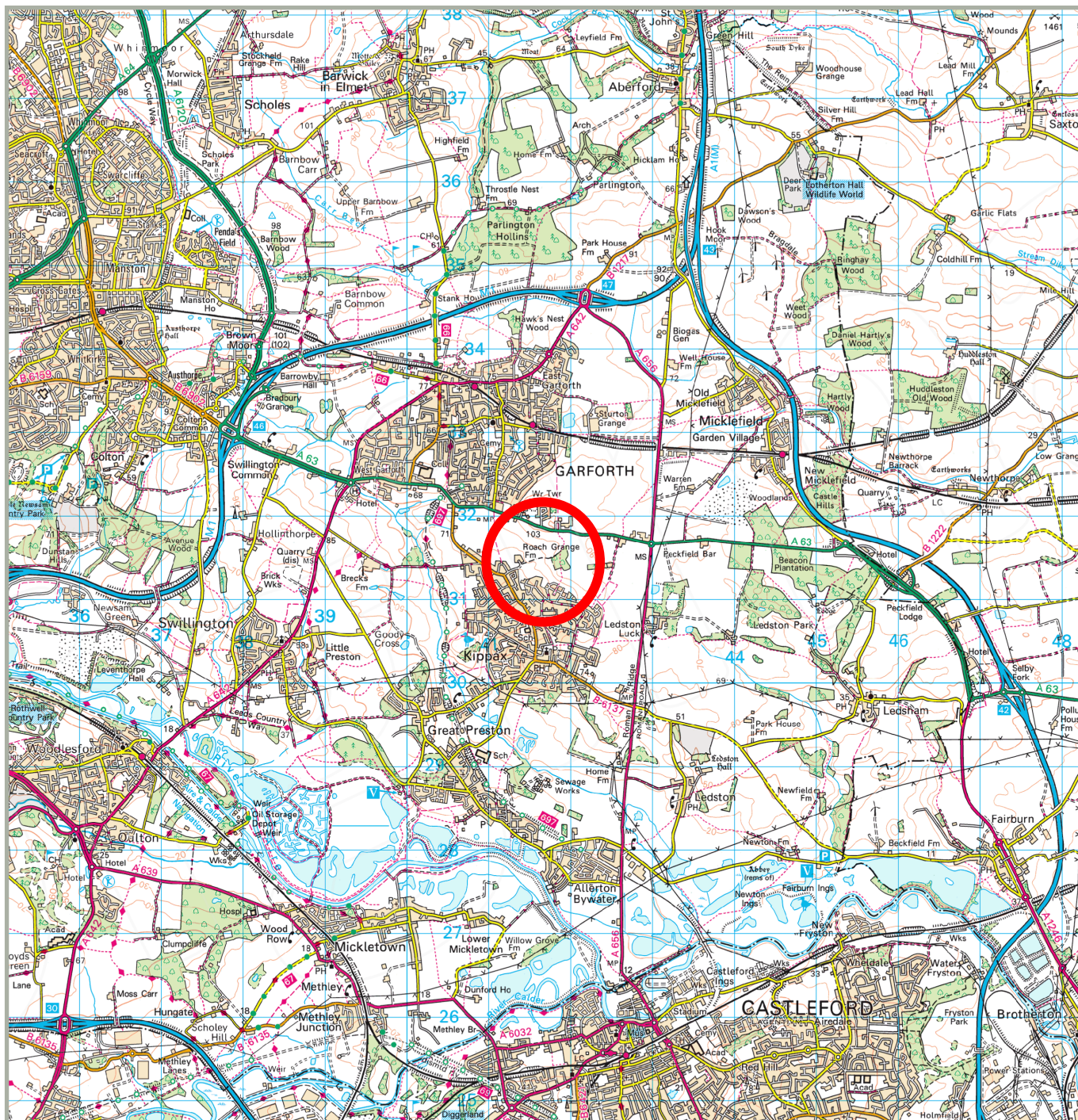
**LOTING PLAN**



**Key**

- - Lot 1
- - Lot 2





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