



EAST LODGE FARM

BROMPTON-BY-SAWDON, SCARBOROUGH, NORTH YORKSHIRE, YO13 9DH

CUNDALLS

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EAST LODGE FARM

**BROMPTON BY SAWDON
SCARBOROUGH
NORTH YORKSHIRE**

Brompton by Sawdon 0.5 mile, Snainton 1 mile, Scarborough 8 miles, Pickering 9 miles, Malton 14 miles, York 30 miles, A64 3 miles (All distances approximates)

A SUPERBLY EQUIPPED INTENSIVE LIVESTOCK UNIT

East Lodge Farm is situated in a private rural location between Brompton by Sawdon and Snainton in the Vale of Pickering.

The property provides an intensive livestock unit, comprising a 3 bedroom bungalow, over 37,000 sq.ft of modern buildings and in all is situated within 4.76 acres

House: Situated with a separate private access and south facing views, a spacious 3 bedroom bungalow providing over 1,250 square feet of accommodation. The property is comprises: Entrance Lobby, Dining Kitchen, Sitting Room, Conservatory, Inner Hall, Three Bedrooms and Bathroom. Outside there are south facing gardens and grounds.

Buildings: A good quality range of modern buildings totalling over 37,000sq.ft of floorspace providing livestock, machinery and produce storage and capable of housing circa 5,000 “bed and breakfast pigs”.

Land: In all the land extends to approximately 4.75 acres comprising grazing and mowing land and offering further potential for development of buildings subject to consents.

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £800,000

DESCRIPTION / BACKGROUND

East Lodge Farm comprised a compact, agricultural small holding, located in a peaceful rural location, between the villages of Brompton by Sawdon and Snainton within the Vale of Pickering.

The current Vendors have built up the unit to provide an intensive livestock unit, comprising a spacious three-bedroom residential bungalow and a superb range of modern farm buildings providing in excess of 37,000 sq ft of modern accommodation and capable of housing approximately 5,000 'bed & breakfast' pigs to 40 kg.

The current Vendors are selling the farm together with a nearby unit known as Oakridge Farm, as they are re-locating to a larger commercial farm in Scotland.

The sale of the property presents a rare opportunity to provide a compact commercial agricultural holding, which offers the potential to generate a substantial annual income and an intensive stock rearing unit.

The current Vendors currently operate the unit together with Oakridge Farm and a larger area of land operating a 70 suckler cow herd, together with 150 stores cattle and 2,100 'bed & breakfast' pigs. However, there is the potential for approximately 5,000 'bed & breakfast' pigs to 40 kg, proving an opportunity to generate a substantial annual income.

The Vendors operate the unit to maximise income, with the benefit of a bore hole water supply to the buildings and local straw for 'muck' deals with local farmers.



LOCATION

The property is situated in a rural position in open countryside between the villages of Brompton by Sawdon and Snainton and is accessed off Brompton Carr Lane with an access to the house and a separate double gated access into the yard and buildings.

Brompton by Sawdon is a popular rural village located between Pickering and Scarborough on the A170 and benefits from a primary school, sports field, village hall, café, wine shop and well regarded local butchers. Snainton provides further facilities including doctors surgery, fish and chip shop public house and other facilities.

The coastal resort of Scarborough is 8 miles distant and provides a full range of services and amenities and wide sandy beaches on both the North and South Bay.

The pretty town of Malton, which is a traditional market town located only 14 miles to the West. Malton is now often referred to as 'Yorkshire's Food Capital', with an annual 'Food Festival' and has become well known for its array of traditional food shops with several high quality bakers, butchers, grocers, delis and fishmonger. The town also provides a wide and varied range of amenities including a variety of shops, restaurants, and pubs, leisure facilities, cinema and primary and secondary schools. There is a railway station providing access to York within 25 minutes.

The centre of the historic City of York is situated only 30 miles away providing a wide range of services and amenities with mainline trains available to Kings Cross, London within 2 hours.



HOUSE

Residential accommodation at the property situated in a detached bungalow constructed of brick under a pitched pantile roof with UPVC double glazing and oil-fired central heating.

The property benefits from a separate private access off Brompton Carr Lane onto a tarmac driveway with parking and turning areas, leading to useful outbuildings, stores and dog kennel area. The accommodation comprises:



ENTRANCE PORCH

1.75m x 1m

DINING/KITCHEN

6.6m x 4.2m

Large double aspect dining/kitchen with stone flagged floor. Wood burning stove on stone hearth and brick surround. Range of fitted wall and base units with stainless steel single drainer sink unit and mixer tap over. Tile splash back. Radiator.

SITTING ROOM

6.6m x 3.37m

Triple aspect room. Wood burning stove on stone hearth. Stone flagged floor. Patio doors leading into the conservatory. Radiator.

CONSERVATORY

2m x 5.48m

Triple aspect room with tiled floor. Plumbing for washing machine and tumble dryer. Double doors to the rear garden.

INNER HALL / OFFICE

3m x 3.48m

Door to garden. Range of fitted storage cupboards.

BATHROOM

2m x 1.6m

Fitted modern bathroom suite with bath and electric shower over. Wsh hand basin and w.c. in vanity unit. Heated towel rail. Extractor fan. Shaving point.

BEDROOM ONE

3.3m x 4.49m

Double bedroom with fitted cupboards. Radiator. Bay window.

BEDROOM 2

3.19m x 3m

Double bedroom. Radiator. South facing aspect.

BEDROOM 3

3.6m x 3.3m

Double bedroom. North facing aspect with bay window. Radiator

OUTSIDE

The house sits in large grounds with a separate private tarmac drive and parking area to the rear with outbuildings and garage. The gardens are south facing with a patio area and adjoining the railed paddock. There are also lawned rear gardens.



BUILDINGS

The main feature of the property is the superb yard area and range of buildings providing in excess of 37,000 sq ft of floor space, all with electric supplies.

The yard is accessed through large double gates leading into a predominantly concrete yard, which has been utilised to provide livestock housing for a suckler cow herd, finishing of store cattle and around 2,100 of 'bed & breakfast' pigs (potential for whole to provide around 5,000 pig places)

The buildings may offer potential for alternative uses subject consents or provide a superb modern storage space for a variety of agricultural uses including, livestock housing, produce and machinery storage.

The buildings comprise as follows:

1. WORKSHOP

30ft x 30ft

Steel portal frame building with double concrete panel walls. Concrete floor. Profile clad sides and fibre cement roof. 2x Roller shutter doors to the south. Personnel door to east. Electric and light.

2. GENERAL PURPOSE STORE

50ft x 30ft

Steel portal frame building with concrete floor. Double concrete panel walls. Yorkshire Boarding above. Fibre cement roof. Three bays open to the south.

3. CATTLE/LIVESTOCK BUILDING

90ft x 50ft

Steel portal frame building with concrete floor. Block walling. Yorkshire Boarding above. Fibre cement roof. Raised water troughs with building split into handling, housing and feeding areas with feed barriers to the south. Access through to Building 4.

4. LIVESTOCK/PIG BUILDING

165ft x 40ft

Steel portal frame building. Double height. Concrete panel walls. Yorkshire Boarding above. Fibre cement roof. Raised water troughs. Concrete floor. Gated access into buildings; 5, 6 & 8.

5. LIVESTOCK BUILDING

90ft x 50ft

Steel portal frame building. Double height. Concrete panel walls. Yorkshire Boarding above. Fibre cement roof. Raised water troughs. Concrete floor. Gated access into building 8.



6. GENERAL PURPOSE BUILDING/FEED STORE

90ft x 45ft

Steel portal frame building with concrete floor. Double panel concrete walls. Fibre cement roof. Roller shutter door to the west with personnel door.

7. LIVESTOCK BUILDING

90ft x 45ft

Steel portal frame building with concrete floor. Double concrete panel walls. Yorkshire Boarding above. Fibre Cement roof.

8. PIG BUILDING/GENERAL PURPOSE BUILDING

72ft x 60ft

Steel portal frame building. Double concrete panel walls. Yorkshire Bording above. Fibre cement roof. Concrete floor. Electric and light.

9. LIVESTOCK/PIG BUILDING

100ft x 55ft

Steel portal frame building. Double concrete panel walling. Yorkshire Boarding above. Fibre cement roof. Concrete floor. Cantilever overhang with feed barriers to the east. Electric and light.

10. GENERAL PURPOSE STORE/STABLES

60ft x 20ft

Steel portal frame building with block walling. Asbestos roof and side panels, split into two buildings with storage area and a stable area providing three pony stables and access to the paddock.



LAND

East Lodge Farm in all amounts to approximately 4.76 acres.

The land is situated within a ring-fenced block comprising around 2.7 acres of productive grassland providing grazing paddocks.

The remainder of the land comprises gardens, grounds, yards and buildings.

The land is low lying and flat bordered by post and wire fencing and mature hawthorn hedgerows.

SOIL TYPE

The soil is shown in the Soils Series of England and Wales as primarily being of the 'Landbeach' type which are described as '*calcareous coarse loamy soils over chalky gravel*'.

LAND CLASSIFICATION

The land is shown on the Natural England Land Classification maps as being Grade III.



GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME AND ENVIRONMENTAL SCHEMES

The land has been registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme. The entitlements are now de-linked and are not able to be transferred. The land is not in any environmental schemes.

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. There are no footpaths or bridleways crossing the property.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, mineral and timber rights are in hand and included in the sale.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. The sale of the property is being handled by Tom Watson FRICS FAAV and Stephen Dale Sunley. Anyone with queries of the sale process should contact the agents Malton office on: 01653 697 820 or email: tom.watson@cundalls.co.uk / Stephen.dale-sunley@cundalls.co.uk

OAKRIDGE FARM, BROMPTON BY SAWDON

Situated within 1 mile, the same vendor is also selling Oakridge Farm, comprising a first class compact modern livestock holding, comprising 4 bedroom house, over 23,000sq.ft of buildings and situated in around 22.8 acres. Please contact Cundalls for further details.

GENERAL INFORMATION

Services: Mains electric. Mains water. Borehole water to buildings. Septic tank drainage. Solar panels. Oil fired central heating.
Council Tax: Band C
EPC: Available to inspect at agents Malton office.
Planning: North Yorkshire Council. 01609 780 780.
Tenure: The property is Freehold and vacant possession will be given upon completion.
Viewing: Strictly by appointment with the agents' office in Malton, 01653 697 820
Postcode: YO13 9DH
NOTICE:

Details prepared January 2024. Photographs January 2024

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





Approximate Floor Area
1,288 sq. ft.
(119.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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