

WEST WOODS FARM

Collingham, Wetherby, West Yorkshire



GSC GRAYS

PROPERTY • ESTATES • LAND

WEST WOODS FARM

COLLINGHAM, WETHERBY, WEST YORKSHIRE, LS23 6LG

AN ATTRACTIVE HIGHLY PRODUCTIVE INVESTMENT FARM ON THE EDGE OF THE BRAMHAM ESTATE

Bramham 1 mile, Leeds 5 miles, Wetherby 3 miles

- 5 bedroom farmhouse
- Wide range of modern farm buildings
- 2 bedroom cottage in the village of Bramham
- Let on a first succession Agricultural Holdings Act 1986 tenancy agreement
 - 499 arable acres (202 ha)
- Extends to about 520.82 acres (210.78 ha) in all
 - Current Rent passing £47,260 pa
 - 3.54 acres of vacant grassland
 - Next rent review 6th April 2024

FOR SALE AS A WHOLE



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Alnwick
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Chester-le-Street
Tel: 0191 303 9540

Colburn
Tel: 01748 897610

Hamsterley
Tel: 01388 487000

Lambton Estate
Tel: 0191 385 2435

Leyburn
Tel: 01969 600120

Stokesley
Tel: 01642 710742





Situation

West Woods Farm is situated on the northern edge of Bramham Estate, about 1 miles south of the village of Collingham, between Leeds and Wetherby in West Yorkshire. It has easy access to the A1 at junction 45.

The farm also lies on the eastern boundary of West Woods Plantation which extends to about 364 acres and is also for sale. Further details are available from the Selling Agents.

The Lease

West Woods Farm is currently occupied on a first succession Agricultural Holdings Act 1986 tenancy agreement.

The rent is payable quarterly in arrears. The passing rent is currently £47,260 per annum. Notice was served on the tenant on 3rd May 2022 allowing the rent to be reviewed on 6th April 2024.

A copy of the head lease is available from the Selling Agents.

Description

The holding is a first class arable and livestock unit on land predominantly described as Grade 2 and on which potatoes are grown in rotation with a range of winter and spring combinable crops.

Farmhouse

It includes a spacious 5 bedroom farmhouse, built of rendered brick/block under a pitched and tile clad roof. There is a single storey double garage attached and a generously sized garden.

The accommodation is on two storeys of approximately 205m² (2,200 sqft) and includes:

Ground Floor – cloakroom, kitchen, sitting room, dining room and utility.

First Floor – 5 bedrooms and two bathrooms.

The farmhouse is occupied by the tenant.

Westwoods Cottage, Bramham

Traditional stone, detached cottage with a pitched and tile clad roof with a large garden and off-street parking. The accommodation is on two storeys extending to about 94m2 (1,111 sqft) has been recently renovated with double glazing and a modern boiler and includes:

Ground Floor – entrance hall, bathroom, kitchen and sitting room.

First Floor – two bedrooms.

The cottage is occupied by the tenant’s daughter.

The Farm Buildings

The farm steading includes a good range of mainly modern buildings supporting the principal arable and potato enterprises with additional stabling and livestock facilities.

The block plan identifies each building with a description provided in the corresponding table. Landlords and tenant fixtures are also identified as set out in the head lease.

The Land

The farmland is first class with gently rolling fields lying between 50m and 80m above sea level. The land classification is Grade 2 capable of growing a wide range of high yielding crops which is farmed in a five year rotation of winter wheat, winter barley, spring barley, oil seed rape and potatoes. Additional 3.54 acres of grassland with vacant possession

Tenant Improvements

In addition to the buildings identified above, the tenant has made other significant improvements including the irrigation electrical equipment, central unit valve and main pump and garden landscaping. Any tenant fixtures or improvements, whether expressly mentioned or not, are excluded from the sale and may be liable to compensation at the end of the tenancy term. Further details are available from the Selling Agents.



Plan No.	Description	Size (m2)	Landlord or Tenant
1	Farmhouse	210	Landlord
2	General Purpose Store – triple span, 6 bay, steel portal frame with corrugated asbestos roof and an earth floor.	810	Landlord
3	General Purpose Store – three adjoining, 6 bay, steel portal frame sheds each with block walls, corrugated asbestos part side and roof cladding and concrete floors. Adjoining stables with 3 loose boxes and workshop.	1,296	Landlord
4	General Purpose Store – 7 bay, steel portal frame with block walls, corrugated part side and rood cladding and concrete floor.	504	Landlord
5	Corn Store – 7 bay, steel portal frame with block walls, corrugated part side and roof cladding housing Almett batch drier and grain storage bins.	504	Tenant fixture
6	Machinery workshop – 5 bay, steel frame lean-to with corrugated asbestos roof, open sides and concrete floor.	180	Tenant fixture
Off plan	Potato Cold Store – Steel portal frame, corrugates asbestos side and roof cladding. With spray foam insulation.	336	Tenant Fixture
	Baythorne crop store 160 tonne - redundant		Tenant Fixture
	Bulk fertilizer hopper		Tenant Fixture



Methods of Sale

The farm is offered for sale by private treaty. Offers are therefore invited but the vendor reserves the right to set a closing date for best offers in due course.

Basic Payment Scheme

West Woods Farm is registered with the Rural Land Registry. The Basic Payment (BPS) Entitlements are vested with the Tenant and are not included in the sale.

Energy Performance (EPC)

The house have been assessed for energy performance and have been rated as follows:

West Woods Farmhouse – G(16)

West Woods Cottage – E(51)

Sporting & Mineral Rights

The mineral rights and included in the sale but are specifically excluded from the lease. The sporting rights are included in the sale with the Landlord's reservations waived over a large proportion of the farm.

Timber

Timber is included in the sale but excluded from the lease.

VAT

The property has been included in an option to tax. VAT may therefore be chargeable on top of some or all of the purchase price.

Easements & Rights of Way

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

A right of access is reserved in favour of the owners of West Woods Plantation for all purposes including timber extraction, with maintenance according to user.

The owner of West Woods Farm will have a right of access through West Woods Plantation to access land on the north side of the wood for agricultural purposes only.



Viewing

Viewings are strictly by appointment only through the Selling Agent on 01748 897 627.

Services

The property is connected to mains water and electricity. Drainage is to a private system.

Council Tax

West Woods Farmhouse – mixed use

West Woods Cottage – Band C

Method of Sale

West Woods Farm is offered for sale by private treaty. Interested parties are advised to register their intention to offer as soon as possible.

Solicitor

Withers LLP, 20 Old Bailey, London EC4M 7AN

Local Authority

Wetherby Council Tel: 01937 583584

Viewing

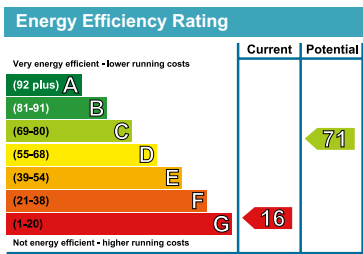
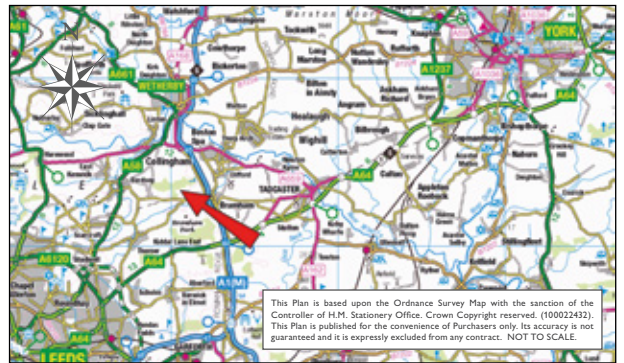
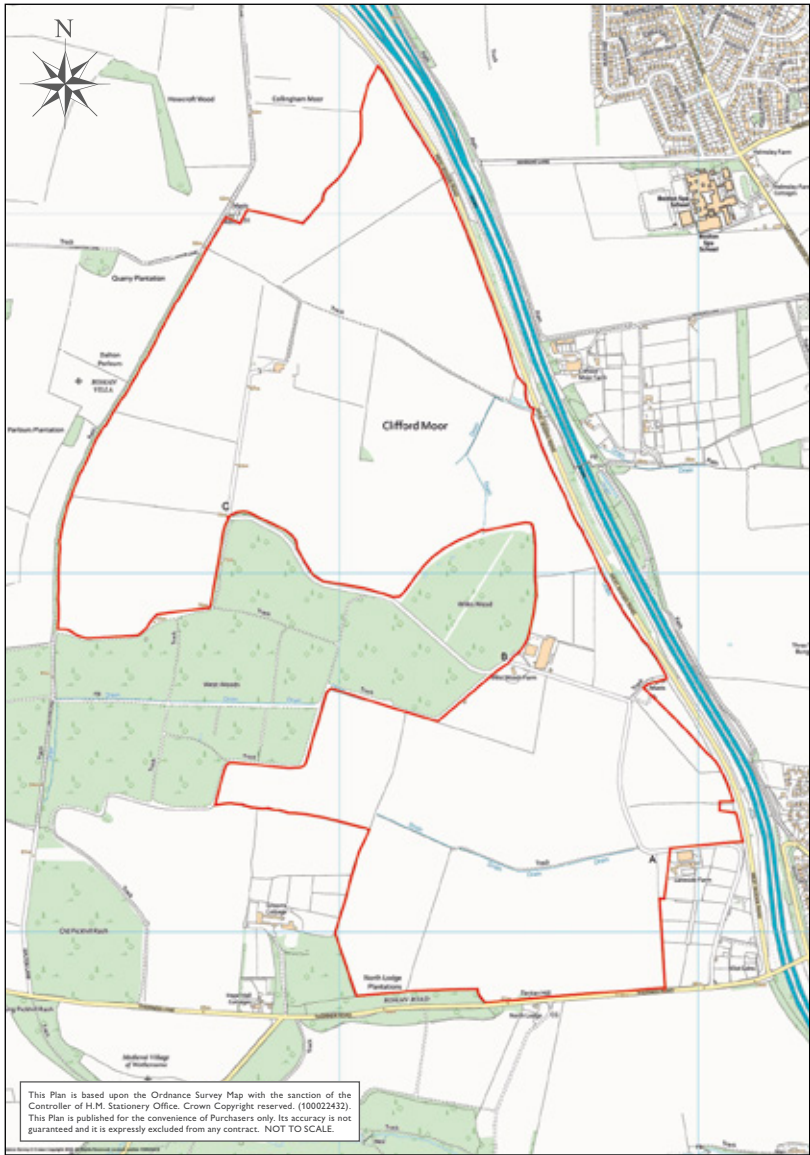
Strictly by appointment with the GSC Grays Farm Agency Department on 01748 897 627.

Directions (LS23 6LG)

From junction 45 on the A1(M) follow signs for Wetherby and Bramham on the A659. Keep left heading for Wetherby, Otley and Collingham. At the round-a-bout take the first exit to Bramham and Thorner heading south on West Woods Road. At the T-junction turn right and then immediately right again into Meadow Lane. Continue along this lane and West Woods Farm is at the end of the road.

What3words: transcribes.abolish.curious





DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: May 2022

Photographs taken: Spring 2022

