

DALTON ESTATE

**TO LET FOR UP TO FIVE YEARS
ON A
FARM BUSINESS TENACY**

WALKHOUSE FARMHOUSE, KIPLINGCOTES, YO43 3LU

**Including 17 stables and an estimated 25.5 acres of
well fenced paddocks**



VIEW DAY 23rd MAY 2014 11am to 3pm

**GUIDE RENT £2,000 PER CALENDAR MONTH
OFFERS TO BE SUBMITTED ON THE ATTACHED FORM**

**THE ESTATE OFFICE, SOUTH DALTON, BEVERLEY,
EAST YORKSHIRE, HU17 7PN
TEL: 01430 810225 FAX: 01430 810746
Email: office@daltonestate.co.uk**

1. INTRODUCTION

The Dalton Estate is offering to let on a Farm Business Tenancy for a period of up to five years from 1st August 2014 an Equestrian property with fantastic views of the Yorkshire Wolds. The property includes an attractive 4 bedroom farmhouse, outbuildings around a fold yard, seventeen stables and boxes and storage areas. The three paddocks totalling 25 acres have been recently fenced with post and rail the grassland was re-seeded in Autumn 2010.

There is an estimated twenty five acres of paddocks surrounding the house, currently in three fields. The property is approximately three miles from Market Weighton, seven miles from Beverley and nine miles from Drifffield. It has recently been renovated, with oil fired central heating, recently fitted kitchen with rayburn, master bedroom with en-suite, several utility rooms and has been decorated throughout, it is fully carpeted.

2. THE PROPERTY The accommodation comprises: Walkhouse Farmhouse

GROUND FLOOR

Door into **covered yard** with 1x double socket, door into garden and access to five outbuildings:

1. with WC, hand basin & electrically heated hot water
2. containing open fire
3. former tack room with harness rack, coat hooks, 1x double socket and washing machine point
4. with window
5. with window

and **front door** leading into small **hall** with radiator and fuse box

Door into **kitchen** with 5x double sockets, 2x windows, radiator, telephone connection, central heating timer, air vent, cooker point, plumbing for dishwasher, fitted units and oil fired rayburn 15'7" x 14'2"

Door from hall to **living room** with 3x double sockets, 3x secondary glazed windows, 3x radiators, open fire and central heating thermostat and door leading into study/dining room 21'9" x 14'2"

Study/dining room with 2x double sockets, secondary glazed windows, radiator and door to rear entrance, wood burning stove 14'2" x 9'7"

Rear entrance from garden with secondary glazed window 4'0" x 3'0"

Stairs from hall to first floor

1ST FLOOR

Stairs to large **landing** with 1x double socket, 3x windows, radiator, loft hatch and telephone point

Bedroom 1 with 2x double sockets, 2x windows, radiator, hot water tank and airing cupboard 12'0" x 9'1"

Bathroom with window, radiator, WC, wash hand basin, bath, mains shower and extractor fan 12'0" x 4'10"

Bedroom 2 with 3x double sockets, window, 2x radiators, TV aerial point and fireplace 14'2" x 11'7"

Bedroom 3 2x double sockets, window, radiator and fireplace 14'2" x 9'5"

Master bedroom with en-suite. 11'10" x 9'9"

3x double sockets, window, radiator and loft hatch.

En-suite with sliding door, radiator, window, WC, wash hand basin, Triton T8XR 7'10" x 3'1" electric corner shower

OUTSIDE

Concrete garage

Garden laid to lawn with borders, small brick shed and oil tank

SERVICES

Mains electricity, private water supply and septic tank.

COUNCIL TAX

Band D

EQUESTRIAN FACILITIES

Buildings

There are a total of 17 stables/boxes of various sizes within the traditional fold yard of brick and pantile buildings. In addition the letting includes ancillary accommodation, currently used for two washing machines/clipping bays, feed stores, hay and straw storage and rug storage. The boxes have concrete floors, half doors and electric lighting. There are some repairs to the internal concrete walkway which will be completed prior to the 11th October 2014.

Grazing

The grazing land included in the letting totals 25.53 acres plus a small Starvation Paddock. The land is free draining over chalk, partially flat and suitable for Dressage /show jumping.

It was established with an equestrian grass ley in 2011 and has been well maintained with weeds controlled and droppings removed. The land is well fenced with wooden post and rail fencing into 3 paddocks. Water from a Private Water supply is available. The land is currently registered with the R.P.A. but no S.F.P's is made and there are no existing environmental schemes.

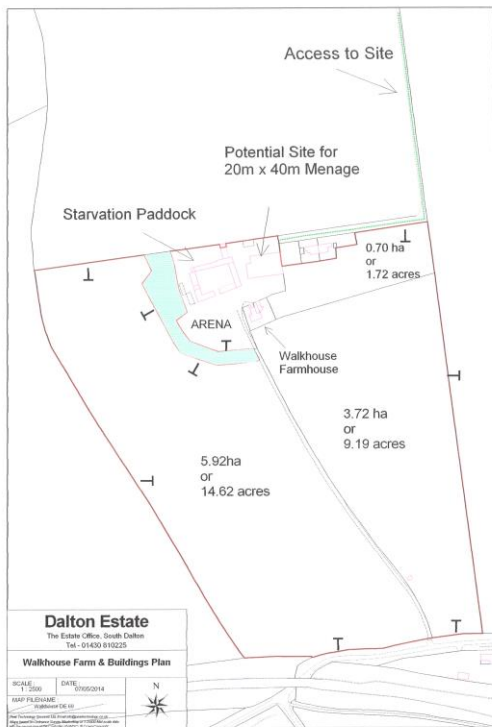
The successful tenant would be able to erect a Cross Country course, subject to the design and route being approved by the Landlord.

Arena and Potential Ménage

There currently exists a small post and rail turnout area close to the house.

If the new tenant is interested in the creation of a new 20m x 40m ménage with a suitable all weather surface and post and rail fencing as an alternative to the tenant building this at their own cost, the Landlords would be prepared to finance this improvement, subject to an additional monthly payment of £125. The proposed site is shown on the letting plan

The extent of the letting is shown edged red on the attached plan, with access for third parties coloured green.



3. THE LETTING

The property is offered to let on a Farm Business Tenancy under the 1995 Agricultural Tenancies Act for an initial period of up to 5 years from the 1st August 2014. A copy of the Draft Agreement is available in the Estate Office and should be read by all applicants. A summary of the most important terms of the Draft Agreement is listed below but all applicants should refer to the Draft Tenancy Agreement for clarification.

a) **Deposit & Legal Fees**

A returnable deposit property bond of **two months rent** will be required at the commencement of the letting and will be held by the Landlord's Agent, Savills (UK) Ltd., as a Stakeholder in accordance with the rules of the Tenancy Deposit Scheme administered by The Dispute Service Ltd.

The prospective tenant will be responsible for payment of all legal fees in connection with the tenancy agreement payable on completion of the agreement. Once a tender has been accepted by the Landlord, any abortive legal fees will be the responsibility of the prospective tenant. It is likely the legal fees and VAT will be in the region of £500.00 + VAT.

b) **Rent**

Rent will be due monthly in advance on the 1st of each month or the monthly anniversary of the Tenancy. The rent will be reviewed in accordance with the increase in the Retail Prices Index every 2 years.

c) **Repairs**

Farmhouse:-

The tenant will be responsible for all internal decorations, carpets and curtains, together with cleansing of gutters (this may need to be done once per week if necessary from 1st November until Christmas each year), drains and waste pipes. The Tenant will, where applicable, be responsible for the annual servicing of oil fired boiler by an approved engineer. The tenant is responsible for any damage whatsoever caused to the property by him or herself, his or her family, friends or other persons at the property as a result of his occupation. The Landlord will be responsible for all other repairs to the farmhouse under section 11 of the Landlord & Tenant Act 1985.

Buildings:

The farm buildings are let with all the repairs being the responsibility of the Tenant including external painting once every 5 years.

Land:-

All fences, gates & hedges are the responsibility of the tenant. The chimneys will be cleaned prior to the commencement of a letting and a tenant will be required to leave them in a similar state at the end of the tenancy.

d) **Use of the Holding**

The Tenant can keep up to 17 horses or ponies on the holding at any one time. The holding is not business registered. sheep may also be grazed and a crop of hay or silage taken.

e) **Management of the Stable Yard**

The yard and stables are to be kept clear of manure, loose hay and straw and kept clean and tidy.

f) **Management of the Grassland**

The Tenant must keep the land in good agricultural condition. Any thistles, nettles, docks or ragwort must be sprayed or dug up and well controlled. Moles and rabbits must be controlled and mole hills spread. Horses **must not** be allowed outside to free range during November to March to prevent poaching of the land. The soil indices must be kept at a good level. The grassland should be tightly grazed or mown, horse/pony droppings **MUST** be removed at least twice per week.

g) **Garden**

The garden area, including where applicable, any land, paddocks, etc included in the tenancy shall be kept neat & tidy. All boundary hedges should be cut at least once in each year of the tenancy.

h) **Outgoings**

The tenant will be responsible for all outgoing whatsoever in connection with the property including Council Tax Payments, there is currently no charge for the Private Water Supply, however the Landlords reserve the right to introduce an appropriate reasonable charge in the future.

i) **Pets**

Any pets (other than 12 horses/ponies) kept at the premises must be with the written permission of the Landlord and must be kept under strict control at all times within the boundaries of the letting. Pets must not cause a nuisance to the Landlord or adjoining occupiers.

J) **Vermin**

The tenant is strictly responsible for the control of rats & mice around the property.

4. VIEWING AND OPEN DAY

The property may only be viewed during the open day on 23rd May 2014 between 11am and 3pm. Prospective tenants are asked to telephone the Estate Office to request an accompanied viewing on that day. **No viewings will be permitted without prior arrangement.**

5. TENDERS

The property is to be let by informal tender on the official tender form (attached to particulars). All tenders will be considered and short listed applicants will be invited for an interview shortly thereafter. A guide rent per calendar month is given at the front of these particulars. **Prospective tenants should submit an affordable and sustainable tender as the top tender may not necessarily be successful.**

The Landlord is not under any obligation to accept the highest or any tender submitted.

6. REFERENCES

A financial reference and at least three other references will be required (excepting existing Estate Tenants). The names and addresses only, of bank and referees are required with the tender, not the full reference.

IMPORTANT NOTICE

Misrepresentation Act 1967 and the Property Misdescription Act 1991

The Dalton Estate and Hotham Family Trust as the owners of this property give notice that:-

- 1) The particulars are set out as a general outline only for the guidance of intending Lessee(s) and do not constitute part of an offer or contract. Should there be any discrepancy between these particulars and the contract or lease, the latter shall prevail.
- 2) All descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. The property is let with all faults and defects, whether of condition or otherwise and the Lessor is not responsible for such faults and defects or of any statements contained in the particulars of the property.
- 3) The Lessee(s) shall be deemed to acknowledge that he/she has not entered into any lease in reliance on any said statements, that he has satisfied himself as to the contents of each of the said statements, in inspection, or otherwise, and that no warranty or representation has been made by the Lessor or the said agents in relation to or in connection with the property.
- 4) Any error, omission, or mis-statement in any of the said statements shall not entitle the Lessee(s) to rescind or to be discharged from a lease, nor entitle either party to compensation or damages, not in any circumstances to give either party any cause for action.
- 5) No person in employment of The Dalton Estate has any authority to make or give any representation or warranty whatsoever in relation to the property.









Energy Performance Certificate



Walk House Farm
Kiplingcotes
Market Weighton
YORK
YO43 3LU

Dwelling type: Detached house
Date of assessment: 09 September 2010
Date of certificate: 09 September 2010
Reference number: 8102-8717-5929-2506-0103
Type of assessment: RdSAP, existing dwelling
Total floor area: 146 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G		17	35	(1-20) G	11	25	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	568 kWh/m ² per year	395 kWh/m ² per year
Carbon dioxide emissions	19 tonnes per year	13 tonnes per year
Lighting	£140 per year	£78 per year
Heating	£2450 per year	£1732 per year
Hot water	£350 per year	£213 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

DALTON ESTATE

To be completed in ink:

OFFER FORM FOR A FARM BUSINESS TENANCY FOR:

**WALKHOUSE FARMHOUSE, STABLES AND GRASSLAND, KIPLINGCOTES
from 1st AUGUST 2014**

I (surname)..... (forenames).....

of (address).....

.....

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Daytime telephone number:.....

I hereby offer to pay a rent of £..... (in words).....

..... per calendar month for the above property, for a letting ofyears
in accordance with the terms set out in the particulars.

PERSONAL DETAILS:

D.O.B. of tenderer & wife/husband/partner: /.....

Family Details:.....

Current occupation:.....

Currently living in owned/rented property (please delete as appropriate)

PROPOSED USE

My/our proposed use for Walkhouse Farmhouse, stables and grassland is (please give
details and attach a business plan)

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LEGAL FEES

I confirm that if my tender is accepted and solicitors instructed, I will pay the agreed proportion of the legal costs in connection with the Tenancy Agreement whether abortive or not. I also agree to pay £200 non-returnable reservation deposit which will be counted towards the first months rent.

SIGNED:.....

DATE:.....

SIGNED:.....

DATE:.....

I would/would not be interested in a ménage being built by the Landlords.