

HOTHAM FARMING PARTNERSHIP

TO LET FOR UP TO FIVE YEARS

DUNKELD END

30 Main Street, South Dalton HU17 7PJ



VIEWING STRICTLY BY APPOINTMENT ONLY

**GUIDE RENT OFFERS OVER £2,600 PER CALENDAR MONTH
TO INCLUDE 5.6 ACRES OF PADDOCK LAND UNDER SEPARATE LICENCE**

APPLICATION TO BE SUBMITTED ON THE ATTACHED FORM

**The property comprises: 8 Bedrooms, 3 Bathrooms (1 en-suite), 1 Shower room,
5 WC's 2 Kitchens, 4 Reception rooms. Range of Stables and Outbuildings, large
Gardens, Sand School, 5.6 Acres of Paddock land.**

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

1. INTRODUCTION

The Hotham Farming Partnership is offering a rare opportunity to let on an Assured Shorthold Tenancy for a period of up to 5 years, a superb eight bedroom, detached house with a range of stables and outbuildings, private mature garden, and paddocks available under separate yearly Licence Agreement. The house incorporated a separate adjoining annex comprising of bedroom kitchen

The house is situated in the Estate village of South Dalton, about six miles from Beverley and seven miles from Driffield. It is located at the southern end of the village and has oil fired central heating, an AGA and multi-fuel stoves.

2. THE PROPERTY **The accommodation comprises:**

GROUND FLOOR

All sizes are approx.:

Breakfast/ Day Room	4.86m x 3.93m (15'11" x 12'11") with radiator and three double cupboards
Drawing Room	5.89m x 4.29m (19'4" x 14'1") with radiator and log burner
Dining Room	5.56m x 4.55m (18'3" x 14'11") with radiator, open fireplace and French windows leading to the garden
Cloakroom	With stripped double cupboards, WC, wash hand basin
Kitchen	5.19m x 4.32m (17' x 14'2") with built in dresser, 2 oven oil fired Aga, ceiling rails, Economy 7, electric hob and oven, plumbed for dishwasher
Utility	4.26m x 2.89m (14' x 9'6") with Belfast sink
Log Store	3.44m x 2.44m (11'3" x 8') with loft over
WC	
Pantry	2.44m x 1.95m (8' x 6'4") with cupboard
Cellar	2.77m x 4.97m (9'10" x 16'3") with enclosed wine cupboard and stone slabs

Separate Annex

Kitchen	4.20m x 3.06m (13'9" x 10') with radiator and two cupboards
Lounge	5.04m x 3.93m (16'6" x 12'11") with radiator, decorative fireplace and two shelves
Bedroom	5.04 x 3.40m (16'6" x 11'2") with radiator, decorative fireplace and two cupboards
Walk-in shower	3.23m x 1m (10'6" x 3'3")
WC and Basin	

FIRST FLOOR

Bedroom 1	4.61m x 4.32m (15'1" x 14'2") with radiator and decorative fireplace
En-suite Bathroom	4.29m x 1.98m (14'1" x 6'5") with shaver socket, wc, 6ft bath and wash hand basin
Bedroom 2 (clothes room)	4.28m x 3.93m (14'1" x 12'11") with radiator, decorative fire and cupboard
Bedroom 3	4.21m x 3.58m (13'10" x 11'9") with decorative fire and radiator

Bathroom	2.43m x 1.52m (8' x 5') with wash hand basin, shaver point and radiator
WC	1.76m x 0.91m (5'8" x 3')
Bedroom 4	3.85 x 3.73m (12'8" x 12'3") with radiator, decorative fire and built-in cupboard
Airing Cupboard	1.21m x 1.16m (4' x 3'8")
Landing	11.88m x 1.22m (39'6" x 4')
Hall	2.04m x 6.58m (6'7" x 21'6")
Bedroom 5	4.95m x 3.44m (16'3" x 11'3") L shaped room with radiator, decorative fire and built-in cupboard
Bedroom 6	5.03m x 3.15m (16'6" x 10'4") with radiator, large walk-in cupboard and two doors
WC	1.67m x 1.13m (5'5" x 3'7")
Bedroom 7	4.17m x 2.56m (13'8" x 8'5") with radiator
Shower Room	2.92m x 1.77m (9'6" x 5'8") with airing cupboard
Bathroom 3	3.75m x 2.59m (12'3" x 8'5") with wash hand basin, 6ft bath, linen cupboard and shaver socket

OUTSIDE

Stores	4.45m x 5.18m (14'6" x 17') with Aga oil tank and boiler	Stable 1	3.78m x 3.05m (12'4" x 10')
Covered Yard	10.85m x 6.09m (35'6" x 20')	Garage 1	3.53m x 2.43m (11'6" x 8')
Garage 2	3.53m x 3.05m (11'6" x 10') with up and over door	Stable 2	4.27m x 3.05m (14' x 10')
2 Cart Sheds		Lockable Workshop	4.14m x 2.16m (13'6" x 7'10")
Four Stall Shed	7.19m x 4.14m (23'6" x 13'6")	Three Cart Sheds	
Stable 3	3.74m x 3.11m (12'3" x 10'2")		

WEST BLOCK

Large Garage	4.87m x 4.27m (16' x 14')	Tack Room	4.87m x 2.44m (16' x 8')
Stable 4	4.87m x 3.77m (16' x 12'4")	Apple Store	4.87m x 1.64m (16' x 5'4")
Feed Store	4.87m x 2.77m (16' x 9'10")	Garage	4.87m x 2.92m (16' x 9'6")
Stable 5	4.87m x 3.05m (16' x 10') with manger	Stable 6	4.87m x 2.86m (16' x 9'4")
Feed Box	1.52m x 2.13m (5' x 7')	Cowshed	5.67m x 4.57m (18'6" x 15')
Byre off Field	8.50m x 4.57m (27'9" x 15')		

GRASSLAND

A grass paddock adjoining the stables and garden, and one across the road is available via separate Licence Agreement, as edged blue on the plan.

GARDEN

Greenhouse 7.62m x 2.01m (25' x 6'6"), Orchard, Vegetable Patch, Lawned Garden, Tennis Lawn and Secret Garden beyond.

SERVICES

Mains electricity, telephone, private water supply for which there is currently no charge.

COUNCIL TAX

Band F.

The extent of the letting is shown edged red on the plan overleaf, with the licence land edged blue.



3. THE LETTING

The property will be let on a 1988 Housing Act Assured Shorthold Tenancy for an initial period of up to five years. 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. The land edged blue is available via a separate Licence Agreement

a) **Deposit & Legal Fees**

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

b) **Rent**

Rent will be due monthly in advance on the anniversary date of the start of the tenancy each month and will be reviewable after two years. Grazing Licence to be renewed yearly.

c) **Repairs**

The tenant will be responsible for all internal decorations 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 is also 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 property under section 11 of the Landlord & Tenant Act 1985.

Maintenance of all fences, gates & hedges are the responsibility of the tenant to keep in good repair.

d) **Garden**

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

e) **Outgoings**

The tenant will be responsible for all outgoing whatsoever in connection with the property including Council Tax Payments.

f) **Pets**

Any pets 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.

g) **Vermin**

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

h) **Fixtures**

The carpets and curtains are included in the letting. The kitchen units, electric oven and hob are included in the letting.

4. VIEWING

The property may only be viewed by appointment. Prospective tenants are asked to telephone the Estate Office 01430-810225 to request an accompanied viewing.

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. **Prospective tenants should submit an affordable tender as the top tender will 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.

S N Fairbank MRICS FAAV Agent

IMPORTANT NOTICE

Misrepresentation Act 1967 and Consumer Protection Regulations 2008.

Trustees of the 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.



HOTHAM FARMING PARTNERSHIP

To be completed in ink:

OFFER FORM FOR AN ASSURED SHORTHOLD LETTING OF:

DUNKELD END, Main Street, South Dalton, HU17 7PJ

I (Surname).....(Forenames).....

Of (Address).....

.....

.....

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.

I hereby offer to pay £ for a yearly licence for the paddock land

If offered the Tenancy, I would like to start the Agreement on2022

PERSONAL DETAILS:

Date of Birth of Tenderer and Wife/Partner: /.....

Family Details:.....

Current Occupation:.....

Currently living in Owned/Rented property (please delete as appropriate)

RESERVATION DEPOSIT:

I confirm that if my tender is accepted I agree to pay £200 non-returnable reservation
deposit, which will be counted towards the first months rent.

SIGNED:..... **DATED:.....**

SIGNED:..... **DATED:.....**