

S.4665

**Northallerton**  
**Estate**  
**Agency** 

**BROMPTON BANKS FARM**  
**BROMPTON, NORTHALLERTON DL6 2UD**



**FOR SALE BY PUBLIC AUCTION**  
**AT**  
**THE GOLDEN LION HOTEL, NORTHALLERTON**  
**ON**  
**THURSDAY 14<sup>TH</sup> MARCH 2019**  
**AT 7.00 PM**

# **FOR SALE BY PUBLIC AUCTION**

**BROMPTON BANKS FARM  
STOKESLEY ROAD  
BROMPTON  
NORTHALLERTON  
DL6 2UD**

**A Superbly Situated & Highly Desirable Farm Extending To Some 20 Acres or Thereabouts With Significant Residential Potential in a Highly Sought After, Very Convenient Rural Position Which is Nevertheless Ideally Placed For Access to Northallerton and the A.19**

- **4-Bedroomed Detached Farmhouse With Scope For Updating & Modernisation**
- **With Adjacent Range of Outbuildings In A Courtyard Setting Offering Scope For Further Extension**
- **Detached Brick Built Double Garage With One Bedroomed Apartment Conversion Over Enjoying Separate Residential Permission**
- **Traditional Range Of Agricultural Buildings Offering Tremendous Scope For Residential Development Subject To Purchasers Requirements And The Necessary Planning Permissions**
- **Range Of General Purpose Agricultural Buildings And Additional Stores With Scope For Numerous Agricultural And/or Commercial Use Subject To The Necessary Planning Permissions**
  - **Highly Sought After, Yet Convenient Rural Location**
    - **Close To Excellent Transport Networks**
  - **Particularly Convenient For Northallerton, The A.19, Stokesley And The Major Transport Networks**
    - **Viewing Strictly By Appointment Only**
- **For Sale By Public Auction at The Golden Lion Hotel, Northallerton on Thursday 14th March 2019 At 7pm**

**FOR SALE AS A WHOLE**

**GUIDE PRICE: £650,000**

# BROMPTON BANKS FARM, BROMPTON, NORTHALLERTON DL6 2UD

## INTRODUCTION

**Brompton Banks Farm** is brought to the market on the instructions of Mr & Mrs Carter who are retiring but staying in the locality and have enjoyed some twenty plus years of particularly enjoyable residency at the farm.

The farm stands approximately 1 ½ miles to the north east of Northallerton. It is accessed from its own private driveway off the A.684 which leads to a superb elevated position offering truly exceptional views out over the surrounding countryside.

The offering of Brompton Banks presents a unique opportunity to acquire a landed rural property in this picturesque yet convenient area of North Yorkshire which enjoys tremendous potential for refurbishment, updating and development and would be suitable for a number of commercial and/or farming enterprises subject to purchasers' requirements and the necessary planning permissions. Although presently laid to permanent pasture the land would ideally lend itself to livestock grazing, equine enterprises or numerous other livestock or horticultural enterprises.

Of particular note the property at present comprises a 4-bedroomed detached house together with a one bedroomed first floor apartment which enjoys its own residential permission and there is tremendous scope to provide for additional residential accommodation and a separate dwelling utilising the excellent traditional buildings on site part of which previously had planning permission for two holiday cottages.

## SITUATION

Northallerton	1 ½ miles	Darlington	15 miles
Bedale	10 miles	A.1	9 miles
Thirsk	7 ½ miles	A.19	6 miles
Teesside	15 miles	York	31 miles
Ripon	16 miles	Richmond	15 miles
Yarm	14 miles		

(All distances are approximate)

**Brompton Banks Farm** is very conveniently situated just outside the village of Brompton approximately 1 ½ miles from Northallerton the County Town of North Yorkshire and takes access off the A.684. The presence of the A.684 provide particularly convenient access to the A.19 trunk road which is only some six miles from the property.

The property lies within very easy and convenient commuting distance of Northallerton, Bedale, A.1 and A.19 trunk roads together with the A.66, Teesside, York and Darlington.

There are main line train stations at Northallerton and Darlington, linking London to Edinburgh and bringing London within 2 ½ hours commuting time.

International Airports can be found at Durham Tees Valley, Leeds Bradford, Newcastle and Manchester.

The local village of Brompton is within walking distance of the property and enjoys a full and comprehensive range of educational, recreational facilities together with playing field, public houses and restaurant.

The property sits in a particularly attractive open countryside in a superb elevated position with panoramic views. This area of North Yorkshire is situated between the Yorkshire Dales and the North Yorkshire Moors National Park and is approximately an hour from the coast at Whitby, Scarborough and Redcar.

The nearby town of Northallerton offers an excellent range of amenities, services and shopping together with full and comprehensive range of educational, recreational and medical facilities together with twice weekly markets. Further excellent amenities and facilities are available at a number of nearby towns.

## AMENITIES

**Shopping** - market town shopping at Northallerton, Bedale, Thirsk, Darlington and Richmond. Additional major centres of commerce are available at Teesside, Leeds, Durham and York and are all readily accessible.

**Schools** - the area is well served by good state and independent schools. Primary Schools can be found at Brompton, Northallerton and Osmotherley. Comprehensive Schools are available at Northallerton, Stokesley, Bedale, Darlington and Richmond. Independent Schools at Yarm, Darlington, Teesside, Barnard Castle, Ampleforth and Cundall.

**Hospital** – the Friarage Hospital is located approximately 1 ½ miles away at Northallerton. James Cooks is within 12 miles.

**Bus Service** - there is a bus service with access to Northallerton and Stokesley.

**Walking & Cycling** – this area is very well served for attractive walking and cycling with some particularly attractive countryside to be found in and around this area of North Yorkshire and spreading over to the Hambleton Hills and beyond.

**Shooting & Fishing** – the property is attractively placed in an area renowned for its quality shoots and good fishing and is close to local rivers and ponds.

## BROMPTON BANKS FARM, BROMPTON, NORTHALLERTON DL6 2UD

**Equine & Hunting** - the property sits in an area with a good network of quiet country lanes and bridle paths and is within the Hurworth Hunt country and within easy and convenient boxing distance of the Bedale, Bilsdale, Durham and York & Ainsty packs.

**Racing** - to be enjoyed at Thirsk, York, Ripon, Catterick, Doncaster, Redcar, Newcastle, Sedgefield and a number of other renowned tracks which are within easy travelling distance.

**Golf** - Romanby, Thirsk, Bedale, Catterick and Stokesley.

### DESCRIPTION

**Brompton Banks** comprises a superbly positioned 20 acre farm situated in a highly sought after and very convenient location within this highly desirable area of North Yorkshire.

The property briefly comprises a substantial detached 4-bedroomed, traditional brick built farmhouse which enjoys the benefit of UPVC sealed unit double glazing and pellet burner central heating. The property is largely self-sufficient with electricity provided from a wind turbine, heating provided by a pellet burner with feed in tariff and hot water assisted by photo electric cells all of which are connected to the property.

Internally the property is well laid out and spacious, it has been well maintained by the present owners but has tremendous scope for further updating and modernisation and enjoys an excellent range of adjacent buildings providing for further extension and additionally enjoys to the rear a fully enclosed courtyard presently utilised for entertainment and enjoying a high degree of privacy with the benefit of light, power and water.

The property sits centrally in its land that extends to some 20 acres or thereabouts all of which is laid to pasture arranged into six enclosures with ponds and wooded areas in exposed corners.

Detached from the house are a pair of brick built garages with self-contained one bedroomed annexe over, suitable for dependent relative and capable of separate habitation, making an excellent letting opportunity.

Additionally there are an excellent range of traditional agricultural buildings which have previously enjoyed planning permission for two cottages (lapsed) but offer tremendous potential for further residential development and could offer tremendous scope for further commercial enterprises i.e. holiday lets, rural offices etc. at the property.

The farmstead is completed with a good range of general agricultural buildings which could be utilised for livestock, equine or commercial enterprises.

The property offers tremendous scope for equine enterprises standing as it does in an elevated position with undulating gently rising paddocks providing tremendous scope for gallops. The property is well delineated with good quality fencing being a mix of post and rail, post and rylock and hedged boundaries.

Within the grounds and gardens adjacent to the farmhouse there are raised chippings seating areas, a number of shrub beds, a useful detached substantial vegetable garden and adjacent orchard and fruit gardens together with additional patios and a detached former WC presently used as garden shed and storage.

The offering of Brompton Banks presents an all too rare opportunity for the discerning purchaser looking to acquire a substantial property with tremendous scope for agricultural and/or commercial enterprises in a superb elevated position with a generous acreage offering scope for equine, horticulture, agriculture and diversification subject to purchasers requirements which stands in a superb rural position but is not isolated being within easy travelling distance of local village and market town together with excellent transport networks.

Early inspection recommended.

### ACCOMMODATION

In from the rear into:

#### Entrance Porch

**2.66m x 1.93m (8'9" x 6'4")**

With thermalactic ceiling and display window ledges. Glazed to two sides. Stripped pine door with upper glass panels leading into:

#### Farmhouse Kitchen

**6.30m x 4.01m (20'8" x 13'2")**

With laid wood laminate floor. Heavily beamed ceilings. Three window apertures. Tiled hearth with hearth mounted Rayburn solid fuel stove with tiled backplate. Fitted range of base pine cupboards with matching work surfaces, inset marble cutting slab. Inset double drainer, single bowl enamelled sink unit. Radiator. TV point. Wood laminate floor. Door to rear gives access to:

#### Utility Room

**2.74m x 3.50m (9' x 11'6")**

With a quarry tiled floor. Beamed ceiling. Centre ceiling light point. Fitted base unit with space and plumbing for washer and dishwasher. Tiled splashbacks. Useful additional space for further appliances. Stable door gives access to an internal courtyard. Access to attic area. Stripped pine door to:

#### Pantry

**1.90m x 0.93m (6'3" x 3'1")**

With shelved storage and ceiling light point.

### **Downstairs WC**

**1.52m x 0.91m (5' x 3')**

With low level WC. Corner wash basin with tiled splashback. Ceiling light point. Opaque glazed window. Continuation of the quarry tiled floor. Wall mounted electric heated towel rail.

Door from Kitchen leads to:

### **Hallway**

**6.04m x 2.40m (19'10" x 7'11") plus understairs recess with understairs store cupboard.**

Radiator. Stairs to first floor. Telephone point. Access to reception rooms.

### **Sitting Room**

**4.98m x 3.93m (16'4" x 12'11")**

Enjoying an exposed and polished wood floor, central chimney breast with stained and polished pine surround with a cast fire surround presently with flue for wood burning stove which sits on a stone hearth. Centre ceiling light point. Two wall light points. Stained and polished dado rail. Dual aspect with tremendous views onto the gardens and land to side and front. Door to:

### **Dining Room**

**3.93m x 3.93m (12'11" x 12'11")**

With window to front. Centre ceiling light point. Double radiator. Archway with substantial beam giving access to:

### **Library**

**3.37m x 2.89m (11'1" x 9'6")**

With centre ceiling light point. Door through from the Hallway. Full height UPVC sealed unit double glazed french doors out to the rear garden.

### **Office / Study**

**3.45m x 3.37m (11'4" x 11'1")**

With picture window to side with nice views onto side garden and front paddocks. Centre ceiling strip light. Radiator. Telephone point. Extensive shelving.

### **Stairs to First Floor**

With painted spindles with a polished balustrade leading up past half landing with arched picture window above giving access to:

### **Bedroom No. 3**

**6.27m x 3.10m (20'7" x 10'2")**

With two inset velux roof lights. Radiator. Doors to undereaves storage.

### **Stairs from Half Landing to Main Landing**

**2.54m x 1.42m (8'4" x 4'8")**

With attic access. Centre ceiling light point. Original picture rail. Door to:

### **Master Bedroom**

**3.98m x 5.00m (13'1" x 16'5")**

With radiator. Window to front with views onto side paddock and across open farmland. Two ceiling light point. Radiator.

### **Bedroom No: 2**

**3.96m x 3.98m (13' x 13'1")**

Centre beam. Ceiling light point. Double radiator.

### **Bedroom No. 4**

**2.91m x 3.35m (9'7" x 11')**

Centre ceiling light point. Radiator.

### **Inner Hallway**

**2.00m x 1.37m (6'7" x 4'6")**

With main beam. Centre ceiling light point. Door to substantial linen store and housing lagged cylinder with extensive storage around. Door to:

### **L Shaped Bathroom**

**2.33m x 2.40m (7'8" x 7'11") max overall**

With a panelled enamelled bath quality mixer tap. Wall mounted Mira Event electric shower. Fully tiled around shower area, half tiled to remainder. Low level WC. Unit inset wash basin with cupboard storage beneath. Shaver light, socket and mirror. Half opaque double glazed window. Double radiator.

### **Separate Shower Room**

**1.88m x 0.96m (6'2" x 3'2")**

With shower cubicle enjoying fully tiled around with an inset ceiling extractor. Mains shower. Fully tiled. Slimline wash basin. Low level WC. Ceiling light point. Radiator.

Adjacent to the property, next to the utility room are:

### **Two Former Outhouses**

**3.88m x 3.66m (12'9" x 12') approximately**

Offerings scope for further extension of the farmhouse. Concrete floor. Twin doors to front. Nicely divided into two, one half being used for a cellar with concrete floor, light point and power. Presently utilised for additional food and freezer storage.

The other side houses the pellet boiler and associated pipework together with converter for the wind turbine which provides electricity.

### **Covered Open Fronted Garage Area**

**3.78m x 2.94m (12'5" x 9'8")**

With internal block paving, twin doors to the front providing access from the land. At present it houses the wood pellet store.

Low level wall with inset shrubberies leading up to:

### **Fully Enclosed Patio Area**

**11.48m x 9.85m (37'8" x 32'4")**

Enjoying extensive block paved and brick base with light and power, together with a covered area with pergola with thermalactic ceiling and benefit of light and power.

Corridor from the covered patio area gives access to:

### **Entrance Passage**

**5.43m x 1.24m (17'10" x 4'1")**

With doors to front and rear. Entrance door leading to:

### **Detached Double Garage**

Brick built under a clay tile roof. With a one bedroomed fully self-contained apartment over enjoying the benefit of separate planning permission for a dwelling which at present as its own septic tank and LPG gas central heating but shares electricity and water with the main property.

## **First Garages**

**5.43m x 4.03m (17'10" x 13'3")**

Twin doors going in. Light and power. Concrete floor. A rear access.

## **Second Garage**

**5.35m x 3.10m (17'7" x 10'2")**

Presently used as garage and storage with a concrete floor. Light and power.

## **THE LOFT**

### **ACCOMMODATION**

#### **Entrance Vestibule**

**1.18m x 1.49m (3'11" x 4'11")**

With wall mounted intelligent electric heater. Ceiling light point. Stairs to first floor. Door to:

#### **Store Room**

**2.61m x 2.40m (8'7" x 7'11")**

With inset ceiling light spots. Twin doors through to:

#### **Downstairs WC**

**1.44m x 0.83m (4'9" x 2'9")**

With suite comprising low level duoflush WC, slimline wash basin with mixer tap over and cupboard storage beneath. Inset ceiling light spots. Tiled splashback to wash basin.

**Stairs to First floor** with stained and polished balustrade and spindles leading up to:

#### **First Floor Landing**

Door through to:

#### **En Suite Bedroom**

**2.89m x 3.66m (9'6" x 12')**

With inset velux roof light. Ceiling light point. Double radiator. Full height picture window with views out onto rear paddocks and across open farmland to the rear of the property. Built in double wardrobe with additional side hanging. Separate cupboard.

#### **En Suite Shower Room**

**2.69m x 0.91m (8'10" x 3') plus rear recess**

Suite comprising fully tiled shower cubicle with a Gainsborough 9.5e electric shower. Wall mounted Advent extractor. Matching WC and pedestal wash basin with tiling to rear. Velux roof light. Shaver socket and light. Mirror fronted bathroom cabinet. Single radiator. Useful recessed shelved storage together with a wall mounted Worcester 28si gas fired combination central heating boiler. Nicely arranged behind louvre doors.

Off the First Floor landing is access to:

#### **Dining Kitchen**

**3.27m x 4.77m (10'9" x 15'8")**

With velux roof lights to either end. Three ceiling spot tracks. Nicely delineated into kitchen and dining areas with the kitchen enjoying a range of base oak fronted units with granite effect work surfaces having corner single drainer, 1 ½ bowl composite sink unit with mixer tap over. Space and plumbing for washer. Space and point for electric/gas cooker. Fitted Whirlpool extractor over cooker area. Unit matched breakfast bar. Tiled splashback with contrasting tiled dado rail.

Dining area enjoys the benefit of a double radiator. Door through to:

#### **Sitting Room**

**5.00m x 3.78m (16'5" x 12'5")**

With beamed ceiling. Twin ceiling light points. Velux roof light. Full height UPVC sealed unit double glazed french doors out to Juliet balcony with views onto the gardens and across adjacent open farmland. TV and satellite points. Double radiator. Stone hearth suitable for electric fire.

### **RANGE OF TRADITIONAL AGRICULTURAL BUILDINGS**

Offering tremendous potential for storage, workshops, small scale livestock housing or conversion subject to purchasers' requirements and the necessary planning permissions.

#### **Substantial Garage & Workshop**

**14.22m x 5.23m (46' 8" x 17'2")**

At present delineated into substantial garaging area with a concrete floor. Ceiling light point. Mezzanine upper storage. Pedestrian door. Window to side. To the rear is a good sized workshop with concrete floor. Window to rear looking onto front paddock. Substantial space for benches etc. and has the benefit of light and power. Previously had Planning Permission for two holiday cottages which has lapsed.

#### **Adjacent Lean To:**

**13.72m x 5.79m (45' x 19')**

Concrete floor. Corrugated roof. Open to one side. Cattle door to front

#### **Former Cow Byre**

**9.55m x 4.62m (31'4" x 15'2")**

Concrete floor. Brick built with clay pantile roof. Heavily beamed. Suitable for a number of uses including small scale livestock, cattle and pig housing and it has archway through the rear into:

#### **Beast Housing**

**7.34m x 5.23m (24'1" x 17'2")**

Brick built with corrugated roof. Concrete floor. Door out.

#### **Adjacent Lean to Former Byre**

**5.38m x 12.72m (17'8" x 41'9")**

Feed passage. Delineated into two areas. Of a pole barn construction with a metal corrugated roof.

#### **Adjacent Steel Portal Framed Barn**

**18.29m x 6.10m (60' x 20')**

With predominantly concrete floor. Enclosed to three sides with corrugate, open to fourth side into:

#### **Former Fold Yard**

**10.97m x 10.69m (36' x 35')**

With a concrete floor built on block half height bases with upper corrugated back and steel framed roof. With light, power and water. Has been part block sub-divided to provide for additional beast housing.

## Gardens

The farmhouse stands in good sized gardens arranged around three sides of the house providing a lovely cottage garden. There are additionally as mentioned areas for vegetable garden and fruit garden / orchard.

## THE LAND

The Land is arranged in six paddocks with the property sitting nicely in the centre. Within the paddocks there are three areas of planted woodlands to provide copses for wildlife together with two ponds and all but one paddock enjoys mains water.

### SCHEDULE OF LAND

Sheet No	Parcel No	Total Has	Total Acres	Type
SE3896	8168	1.57	3.88	Track
SE3896	8376	0.18	0.44	Pond
SE3896	8671	0.32	0.79	Paddock
SE3896	8750	1.45	3.58	Paddock
SE3896	8865	0.05	0.12	Paddock
SE3896	9366	1.48	3.66	Paddock
SE3896	9743	2.02	4.99	Paddock
SE3896	9936	0.3	0.74	Paddock
		7.37 Has	18.20 Acres	Total

## GENERAL REMARKS & STIPULATIONS

### VIEWING

Strictly By Appointment through the Agents – Tel: (01609) 771959

### SERVICES

Mains water, electricity, septic tank drainage, pellet burner heating, BT telephone connection. Second water supply.

The Loft has its own LPG supply for central heating, hot water and cooking from a 3000 litre underground storage tank rented from Calor Gas.

### COUNCIL TAX BAND

We are informed by Hambleton District Council that the Council Tax Band for the main farmhouse is Band F (£2514.43 per annum) and the Band for The Loft is A (£1160.48 per annum).

### TENURE

Freehold with vacant possession upon completion.

### SPORTING RIGHTS

Sports rights are in hand and are included in the sale.

### BASIC PAYMENT SCHEME

The Land is registered for Basic Payment Scheme in addition to the purchase price of the farm the buyer will be obliged to purchaser 7.02 units of basic payment entitlements in the sum of £150.00 per unit – total £1,053. The Vendor will use their best endeavour to transfer the basic payment entitlements. The buyer will contribute £250 plus VAT for the cost of transferring entitlements which will be coordinated by Northallerton Auctions Ltd.

## DOMESTIC RENEWABLE HEAT INCENTIVE

The Property is passed for domestic RHI utilising a Biomass boiler which at present attracts a feeding tariff of 7.71p which will continue until 2022 and will be transferred to the new owners.

## WIND TURBINE

The property enjoys the benefit of a monopole 12m tower which presently produces some 5,500 kWh hours per annum with a feeding tariff of approximately 26.7p providing a value of electricity produced of some £1,750 or thereabouts per annum.

Additionally the property enjoys a photo voltaic cell system attached to the side of the house which provides initial warming of the hot water system as a backup to the pellet burner.

## TENANT RIGHT MATTERS

The Vendor will make no claim for tenant right matters and the purchaser will make no claim for dilapidations.

## EASEMENTS & RIGHTS OF WAY

The Property is sold subject to and with the benefit of all rights of way whether public or private, light, water, drainage, sewage, support and easements and to all other restrictive covenants and existing and proposed wayleaves for masts, pylons, stays, cables, drainage, water, gas and other pipes whether mentioned in these particulars or not.

Details of any rights of way and easements will be included in the legal pack which is being prepared by Messrs Latimer Hinks, 5-8 Priestgate, Darlington, Co. Durham DL1 1NL – Tel: (01325) 341500.

## BOUNDARIES

The vendor will only sell such interest they have in boundary fences, walls, ditches, hedges and other boundaries separating this property from any other property not belonging to them. Where the boundaries are marked by inward facing T marks these are understood to be the responsibility of the buyer.

## FIXTURE & FITTINGS

Only those fixtures and fittings referred to in these particulars are included in the sale.

## ASBESTOS

With regard to any asbestos on the holding, a detailed Asbestos survey has not been carried out. On completion of the sale it will be the responsibility of the buyer(s) to comply with the Control of Asbestos Act at Work Regulations 2012 and to seek professional advice as to the future management of this material. Inclusion Of this paragraph does not confirm or deny the existence of asbestos on the property.

## HEALTH & SAFETY

This property remains a working farm therefore we would ask you to be as vigilant as possible when conducting your viewings and to keep away from any machinery that may be present and not to climb on any structures or buildings.

**METHOD OF SALE**

The property is to be offered for sale by Public Auction. If after viewing the property you are seriously interested then please register your interest with Mr T W Pennington at an early stage so that you may be kept informed should there be any change to this proposed method of sale.

**AUCTION PACK**

The auction pack will be available 14 days prior to the auction at Messrs Latimer Hinks, 5-8 Priestgate, Darlington DL1 1NL. – Tel: (01325) 341500. Additional packs can be ordered at a cost of £25 directly from the Solicitors.

**MONEY LAUNDERING REGULATIONS**

Due to the money laundering regulations a cash deposit will not be accepted. Cheques or bankers drafts are acceptable together with proof of identity. We would recommend if you are seriously interested that proof of identity is supplied to us prior to the night of the auction, however, on the night of the auction we will require proof of identity to include passport and/or picture driving license together with utility bill confirming address.

**PLAN**

A plan is attached for information only to show the boundaries of the site.

**MODE OF OFFERING**

The property is to be offered for sale by Public Auction at 7.00pm on Thursday 14<sup>th</sup> March 2019 at The Golden Lion Hotel, Northallerton.

Mr T W Pennington BSC (Hons) MRICS will be the auctioneer on the evening. If you would like to discuss anything relating to the sale please do not hesitate to contact him on (01609) 771959.

Legal enquiries relating to the title should be addressed to the Vendors solicitor, Mr Martin Williamson at Latimer Hinks, 5-8 Priestgate, Darlington, Co. Durham DL1 1NL.

**AUCTION CONDITIONS**

The successful purchaser will be required to sign a contract in respect of the purchase and pay a 10% deposit immediately after the fall of the hammer. This will constitute exchange of contracts.

The completion monies are payable on or before the date set for completion in this case 11<sup>th</sup> April 2019 and specified in the special conditions of sale.

**BUYERS PREMIUM**

In addition to the sale price the buyer will be required to pay a ¼ % plus VAT buyer's premium in addition to the sale price to the selling agents. This is payable upon exchange of Contracts to Northallerton Estate Agency.

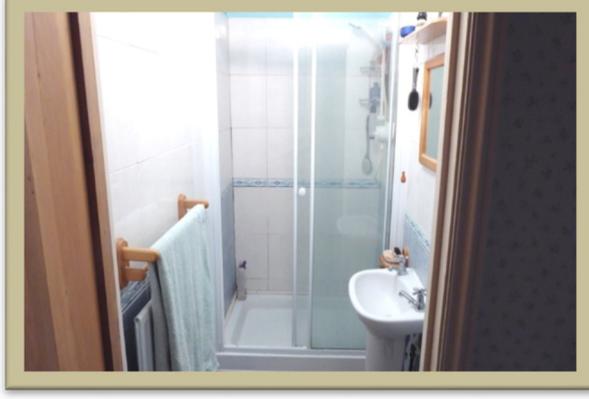
The purchaser will be responsible for the Searches, unless otherwise stated in the special conditions of sale the sale price is exclusive of VAT. Search fees will be confirmed prior to the Auction date and will be included in the legal pack.

**TELEPHONE BIDS**

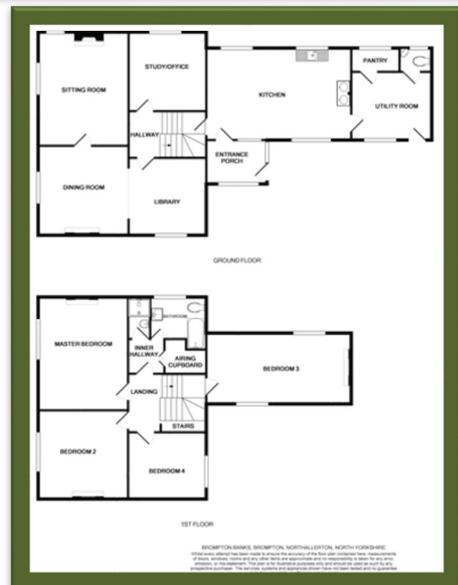
Please note we do not accept telephone bids.

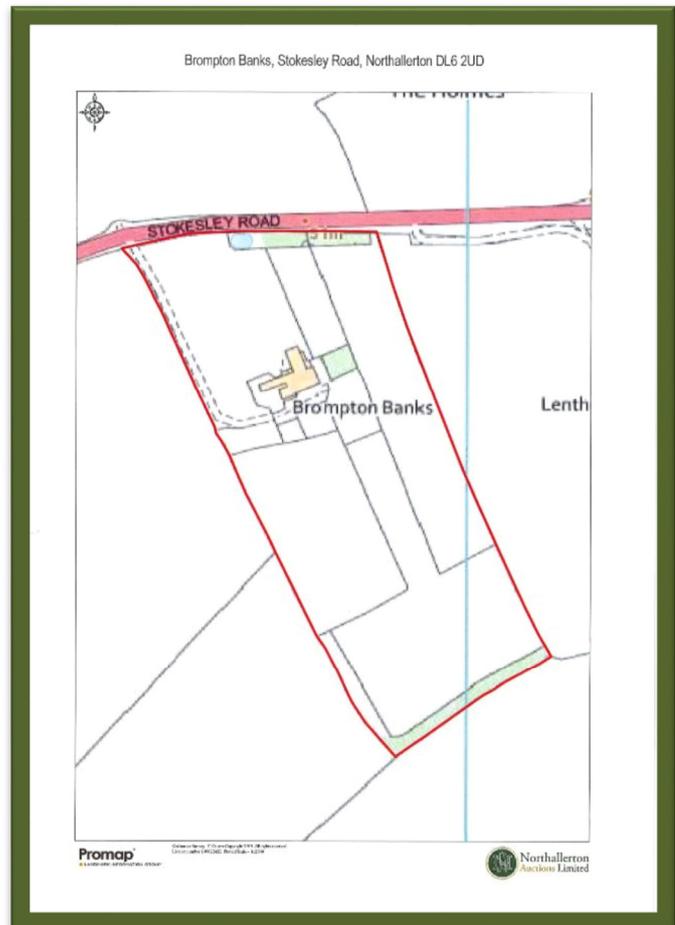
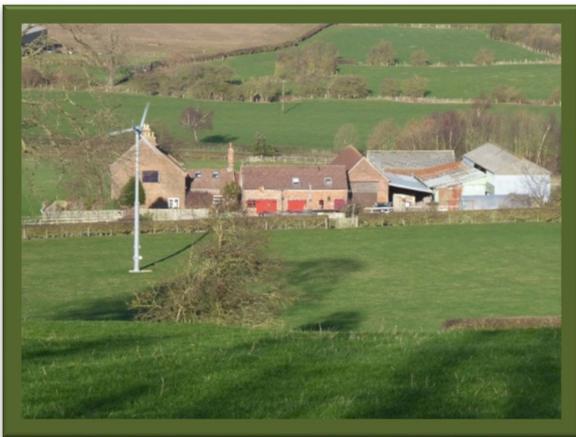
**RESERVE PRICE**

The property will be subject to a reserve price below which the Vendor does not authorise the Auctioneer to sell during the Auction. The Auctioneers reserves the right to bid up to the reserve price.



# THE LOFT





**COMMITMENT**

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.