



Dee Atkinson & Harrison
CHARTERED SURVEYORS

Newstead Priory Farm, Brigg



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£2,250,000

LOCATION

Newstead Priory is located close to the village of Cadney and 1.5 miles from the market town of Brigg in North Lincolnshire. Excellent access links to the property are available via the M180 motorway and Barnetby railway station, which connects to the main east coast line at Doncaster.

THE PRIORY

The main farmhouse consists of a very appealing Grade 1 Listed former Priory, dating back to the 12th Century having been gifted by King Henry II to St Gilbertine and the Canons of his Order. During the reign of Henry VIII, Newstead Priory was surrendered to the King's Agents. Fortunately remnants of the original building still exist including a magnificent reception room with a vaulted ceiling. Constructed from stone and brick with a slate/tiled roof, the Priory was converted into a farmhouse in

WEDDING VENUE

The property is currently used as a wedding/functions venue with the

vaulted room within the Priory licensed for civil ceremonies and a Grade II listed former threshing barn (building 2a on the block plan) converted by the tenants into a function suite and reception facilities.

FARM BUILDINGS

The farm benefits from a useful range of buildings, including two further traditional ranges which may have potential for conversion to alternative uses. The buildings are arranged around a concrete/hard-core yard area and benefit from a separate access to the Priory.

LAND

The farmland consists of very productive, deep sandy loam and loamy clay soils classified as Grade 3, well suited to producing a range of crops. The land benefits from under-drainage and is served by an excellent internal access track. Recently the cropping rotation has been based on cereals with oilseed rape, beans and maize used as break crops. Approximately 99.65 ha (246.23 acres) is used for arable cropping and divided into good sized

fields well suited to modern agricultural

METHOD OF SALE

Newstead Priory is offered for sale by private treaty as a whole. The Vendors reserve the right to conclude the sale by any other means at their discretion. Interested parties should register their interest with Dee Atkinson and Harrison in order to be kept informed as to how the sale be concluded.

INFORMATION PACK

An additional information pack has been prepared and provides further details on the property. The pack will be made available to seriously interested parties on signing a confidentiality agreement.

TENURE

The property is offered for sale freehold subject to an Agricultural Holdings 1986 Tenancy and a copy is provided in the information pack.

RENTAL INCOME

The Vendors reserve the right to all rental income accruing or payable to the point of completion of the sale.

FIXTURES AND FITTINGS

All fixtures and fittings are expressly excluded from the sale. The tenants have undertaken certain improvements and installed fixtures on the property which may be liable to compensation at the end of the tenancy term. A schedule is included in the information pack.

BASIC PAYMENT SCHEME

The farmland is registered with the Rural Payments Agency and has been used to claim Basic Payment entitlements. The entitlements are owned by the tenants and not included in the sale.

SERVICES

The property is connected to mains water and electricity, with domestic drainage to a septic tank. The Priory is heated by an oil boiler.

OUTGOINGS

Drainage rates are levied on the property and payable to Ancholme Internal Drainage Board in addition to Council Tax and Business Rates. Under the terms of the tenancy agreement, the tenants are responsible for all outgoing.

LOCAL AUTHORITY

North Lincolnshire Council, Civic Centre, Ashby Road, Scunthorpe, DN16 1AB. Tel: 01724 297000

SPORTING RIGHTS

The sporting rights are owned with the freehold and exercised by the tenants.

MINERAL RIGHTS

The mineral rights are included with the sale in so far as they are owned with the freehold. Under the terms of the tenancy agreement, mines and mineral rights are reserved to the Landlord.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold with the benefit of all granted rights of way, water drainage, water courses, support, electricity supplies, light, other easements or quasi-easements and restrictive covenants and all existing or proposed wayleaves for electricity, drainage, water, gas and any other pipes whether shown on the plan or indicated in these particulars or not and without any obligations to define the same respectively. The property is crossed by overhead electricity lines with two pylons

CONTAMINATED LAND

The Vendor(s) are not aware of any land on the property having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The Vendor(s) do not give any guarantee or guarantees in this respect and advise the Purchaser(s) to make sure enquiries and investigations, which

may be necessary to satisfy themselves that none of this land is so filled.

VIEWING/FURTHER INFORMATION

Viewings of the property will be arranged strictly by prior appointment with Dee Atkinson and Harrison, please contact Oliver Stones on 01377 253151. The property is a working farm, function venue and horse training facility with potential hazards. Viewers must be vigilant at all times and take precautions to protect their own safety.

PLANS, AREAS, SCHEDULES AND INFORMATION

The plans provided in these sale particulars are for guidance only. It is the responsibility of the purchaser(s) to verify the boundaries and area of the property before completing a sale. These sales particulars were completed in 2016. The majority of the photographs were taken in 2015, but please note some earlier photographs are also included.

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

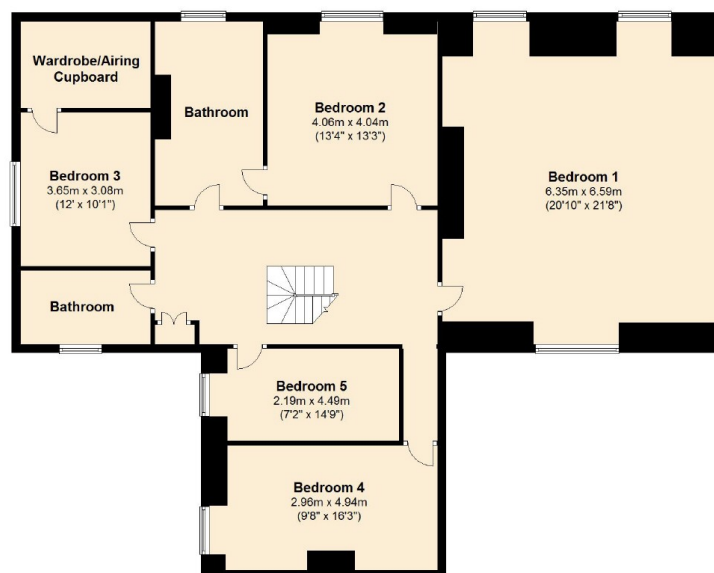
Ground Floor

Approx. 209.5 sq. metres (2254.7 sq. feet)



First Floor

Approx. 153.7 sq. metres (1654.8 sq. feet)



Total area: approx. 363.2 sq. metres (3909.5 sq. feet)







56 Market Place, Driffield, YO25 6AW
01377 241919
www.dee-atkinson-harrison.co.uk

