



Buildings To Let Barnby Grange, Bossall, York, YO60 7NS

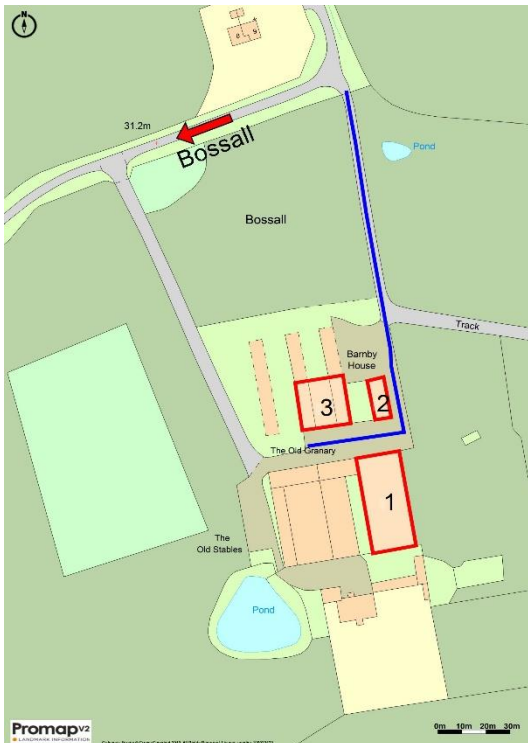
Three Useful Buildings to Let at Barnby Grange.

Located in North Yorkshire, within 9.2 miles North East of the city York and in close proximity to the A64.

- Suitable for Agricultural, Equestrian, Storage and Entomology interests. Alternative uses considered.
- Available to rent
- Offers Invited

Buildings at Barnby Grange, Bossall, York, YO60 7NS

BUILDING 1



GENERAL INFORMATION:

Location:

The buildings are located in the village of Bossall in the Ryedale District of North Yorkshire. The buildings are approximately 2.7 miles from the A64 towards York and Malton, and 4 miles from the A166 towards Driffeld.

Directions:

From Bossall crossroads take the road east signposted Howsham & Malton. After 0.5 miles take a right turn immediately before the left corner. Continue up the track and building 1 is ahead.

Description:

There are three buildings available to let and are described below:

Building 1: Grain Store (41.5m x 18.6m)

Steel portal frame 9 bay grain store with walling and flooring to suit grain storage and benefiting from underfloor heating. The building is split into two sides to accommodate different crop types.

Building 2: Workshop (18.0m x 6.9m)

Steel portal frame 4 bay workshop with concrete flooring and concrete block walls to six courses and double sliding doors to each gable end.

Building 3: Triple Span Dutch Barn (21.8m x 21.3m)

Brick pillar and timber frame construction triple span 4 bay Dutch barn, part concrete floor and fibre cement clad to three elevations.

Outside of the buildings there is an open concrete yard.

Access:

Access is off Bossall road, as shown blue on the plan.

Services:

Electricity and water available.

Local Authority:

Ryedale District Council
Ryedale House
Old Malton Road
Malton
YO17 7HH
Tel: 01653 600666

VAT:

Any price quoted or discussed is exclusive of VAT. In the event that the sale of the property becomes a chargeable supply for VAT, such tax will be payable by the purchaser is additional to the purchase price.

BUILDING 2



MAIN TERMS OF AGREEMENT

The property is available to be let on a Farm Business Tenancy. The term dates are to be considered on application.

Outgoings

The tenant will be responsible for any outgoings on the property.

Cost of Agreement

The Tenant is to contribute £200 plus VAT towards the cost of setting up the Farm Business Tenancy Agreement.

Possession

The property will be available immediately and following the execution of the Farm Business Tenancy and payment of rent.

Other Rights

All other rights will be retained by the landlord.

Plans, Areas and Measurements

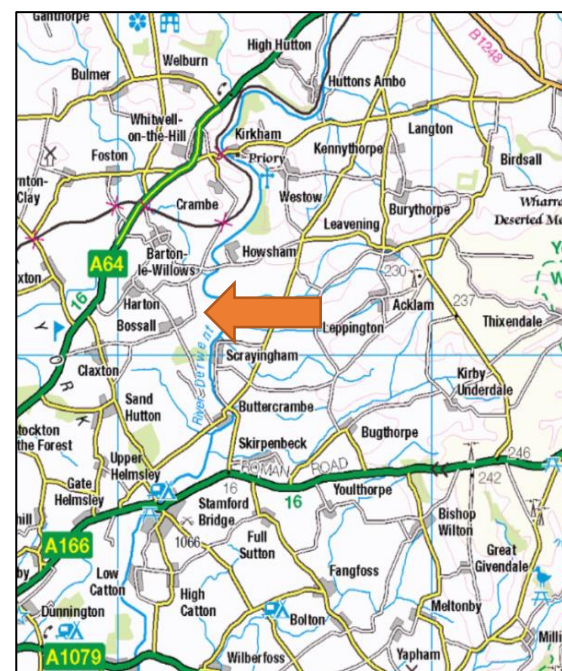
The plans, areas and measurements provided are a guide and subject to verification with the title deeds. The land is identified on the attached plan, shown edged in red and blue. It will be the responsibility of

any prospective Licensee to satisfy themselves with the extent of the grass available.

Viewing:

By permit from the Agents only. Please note if you have downloaded these particulars from our website you must contact the office to register or you will not be included on further mailings regarding this sale.

Please also register at www.stephenson.co.uk for regular email updates for this property and other available properties.



Buildings at Barnby Grange, Bossall, York, YO60 7NS

BUILDING 3



AGENT CONTACTS:

For further information or negotiation please contact:

Jack Ayres Sumner BSc (Hons) MRICS FAAV
JAS@boultoncooper.co.uk

Beth Dickinson BSc (Hons) MRICS FAAV
beth.dickinson@boultoncooper.co.uk

St. Michael's House, Malton
North Yorkshire YO17 7LR

t: 01653 692151

e: reception@boultoncooper.co.uk

boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801