



## ATTRACTIVE VICTORIAN FARMHOUSE TO MODERNISE, RANGE OF TRADITIONAL BUILDINGS WITH POTENTIAL AND 3 ACRE PADDOCK

STATION FARM, STATION ROAD, LOCKINGTON, DRIFIELD, YO25 9BD

savills



# A RARE RESIDENTIAL OR DEVELOPMENT OPPORTUNITY SET IN 4.2 ACRES

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LOCKINGTON, DRIFIELD, YO25 9BD

## Situation

Station Farm is very accessible lying almost midway between the villages of Lockington and Aike (2 miles) with the property itself lying to the north side of Station Road to the west of the railway crossing. The A164 trunk road is approximately 0.7 miles west of the property from where there is easy access to Beverley which lies approximately 5.5 miles to the south.

## Description

Station Farm comprises an attractive two storey Victorian house, originally the Duke of Wellington public house. Offering potential to create a family home of around 3,000 sqft if the adjoining external rooms (see floorplan) are incorporated. The house which is brick built under a tile roof includes well-proportioned rooms retaining a number of period architectural features including cornicing and fireplaces. Whilst the house requires modernisation the potential is considerable.

To the west of the house is a range of attractive traditional farm buildings of single and double storey construction offering potential for a variety of domestic, equestrian, storage, office, workshop and possibly residential use subject to obtaining the necessary consents. The property as a whole is further supported by inclusion of an adjoining 3 acre paddock and orchard which adds to the potential and rarity of the opportunity.

The property is offered for sale as a whole and in total sits within a site area of approximately 4.2 acres.

## General information

### Directions

Travelling north from the A1035 Beverley bypass take the A164 Driffield Road and proceed for approximately 4 miles passing through Leconfield before taking the right hand turn signed to Aike. Station Farm lies approximately  $\frac{3}{4}$  mile on the left hand side before you reach the railway line.

### Local Authority

East Riding of Yorkshire County Council  
County Hall, Cross Street, Beverley, North Humberside, HU17 9BA  
t. 01482 393939





### **Rights, Easements and Wayleaves**

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way public or private whether specifically mentioned or not.

### **Services**

There are mains supplies of water and electricity with septic tank drainage. Oil fired Rayburn heating the house and water.

### **Tenure**

The property is offered for sale freehold with vacant possession upon completion.

### **Method of Sale**

The property is offered for sale as a whole by private treaty. Prospective purchasers are encouraged to register their interest with Savills as soon as possible. The selling agents reserve the right to conclude negotiations by any other means.

### **VAT**

VAT will be payable on the paddock and former farm buildings but not the element of value attributed to the house.

### **Planning**

The property will be sold subject to an overage clause reserving 50% of uplift in value to the vendors for 25 years should planning consent be granted for residential development on any part of the site over and above the single dwelling currently on the site.

### **Sporting and Minerals**

Mineral rights are excluded from the sale. Purchasers will not be permitted to attract nor take or kill any game from the land.

### **Solicitors**

Wrigleys Solicitors  
19 Cookridge Street, Leeds, West Yorkshire,  
LS2 3AG. Tel 0113 244 6100

### **Viewings**

Strictly by appointment through the selling agents – Savills York  
01904 617800.

### **Date of Information**

Particulars prepared – October 2019  
Photos Taken – October 2019  
Reference – 191007/AWB

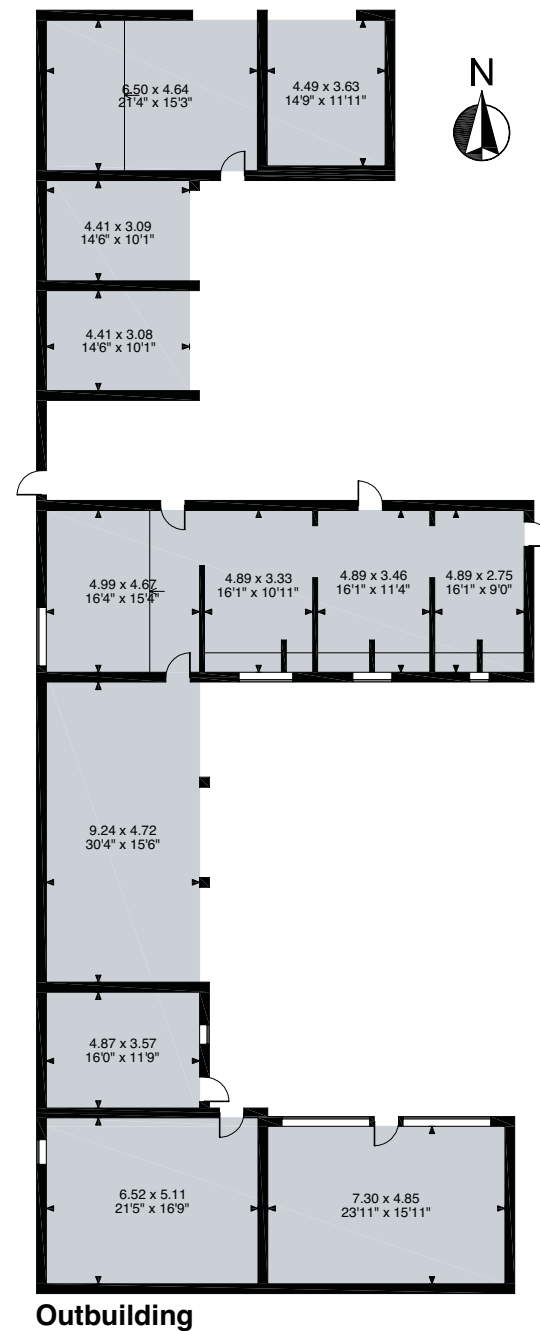
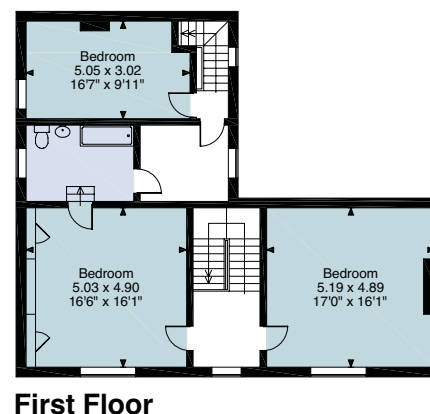






## FLOORPLANS

Gross internal area (approx):  
Main House = 2,643 sq ft / 246 sq m  
External Rooms = 522 sq ft / 48 sq m  
Outbuilding = 3,078 sq ft / 286 sq m  
Quoted Area Excludes 'External C/B'

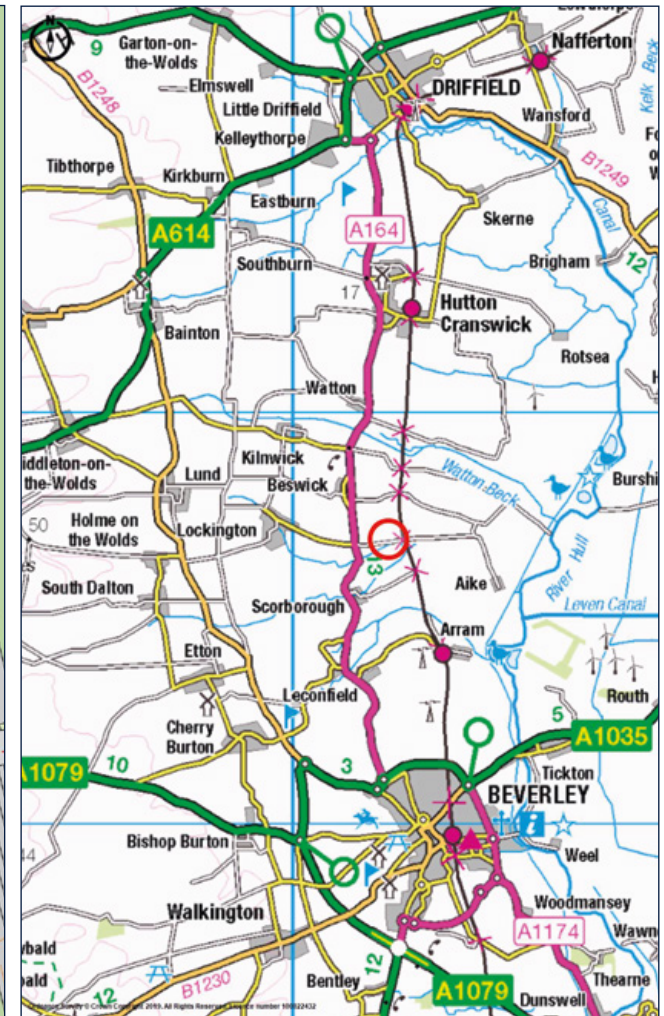


**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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**Savills York**  
 River House, 17 Museum Street  
 York YO1 7DJ  
 york@savills.com  
 01904 617800

[savills.co.uk](http://savills.co.uk)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		24
(1-20) <b>G</b>		
Not energy efficient - higher running costs		