

Trotters Farm

York Road A59, Green Hammerton YO26 8EZ

01937 918 088

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TO LET – SHORT TERM FLEXIBLE LEASES

Warehouse/Industrial Units with Open Storage/Yard Space

- Approx 6,329 sqft (588 sqm) and 3,552 sqft (330 sqm) with up to 0.2 acres concrete yard area
- Excellent Prominence and Good access to A59
- Midway between York Ring Road and A1 (M) J47
- External Yard Area and Car Parking
- Available for Short Term Lettings from 6 to 12 months

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▼ Building A (Former Implement Shed)



Location

The property is located approximately 2 miles east of Green Hammerton, midway between York Ring Road (A1237) and the A1(M) at Junction 47.

It is situated immediately adjoining the A59 with frontage thereto. Immediately adjoining the property to the south-east is Meadowcroft Farm occupied by BHP Crushing & Screening.

York 8 miles | Harrogate 10 miles | Leeds 24 miles

Description

The property offers two existing agricultural buildings with planning consents to be occupied for commercial uses together with extensive areas of hardstanding/partially concrete surfaced yard within the former silage clamp area with potential to be utilised for open plant & machinery storage or parking. (subject to all necessary consents).

The plan attached to these particulars shows the approximate area which is being made available to lease, with the two buildings marked A (outlined blue) and B (outlined green), together with the former silage clamp marked C (outlined pink).

Building A, known as the former Implement Shed fronts the A59 and entrance to Trotters Farm. This is a basic unit with concrete asbestos cladding, loading doors and steel truss roof. To the immediate rear of this is the former silage clamp labelled Area C, comprising two parallel bays with concrete panel sides and concrete floor, suitable for open storage, subject to planning.

At the back of the site is Building B, known as the former Straw Shed. This is a modern portal steel framed unit, with concrete floor, concrete side panels and single skin profile sheet cladding, which lends itself for a variety of storage or light manufacturing uses, subject to necessary adaptation.

▼ Building B (Former Straw Shed)



Schedule of Accommodation

The property comprises the following approximate Gross Internal floor areas:

Description	Plan Reference	Sqft	Sqm
Former Implement Shed	Building A	3,552	330
Former Straw Shed	Building B	6,329	588
TOTAL		9,881	918

Description	Plan Reference	Sqft	Sqm
Former Silage Clamp Open Storage Area	Area C	Approx 8,700	Approx 800

Planning

The current owners have proactively sought to diversify the uses of some of the buildings within the property, and have recently secured planning consents for the subject Buildings A and B as follows:

Area/Building	Details	Planning Reference
Building A – Former Implement Shed	Approved under Class R Prior Notification on 30th June 2022 for 'Flexible Commercial Use'.	22/02280/PNG
Building B – Former Straw Shed	Planning Consent Approved to convert to create 2 no Light Industrial/Storage & Distribution Units. Granted 31st October 2022.	22/03630/FUL

In addition there is a live planning application currently awaiting determination as follows:

Application Ref: 23/00199/FULMAJ – Demolition of redundant pig buildings and grain silos. Ground works to remove pig lagoon and level out the site. Conversion of no 1 existing cow shed to no 2 storage and distribution units (Class B8) to include re roofing of existing sow shed to include solar roof panels. Erection of no 2 industrial units to create a total of 8 storage and distribution units (Class B8).

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▼ Area C (Former Silage Clamp)



Services

Trotters farm is connected to mains electric (3 Phase supply) and telecoms. Water is via a private borehole and can be made available subject to separate meter being installed. Surface water is to soakways. There are currently no connections for foul water/sewerage.

Building A has connections for electric, and water. There are currently no service connections or facilities available within either Building B or Area C. Should these be required then suitable arrangements will need to be made and separate meters installed. Details to be discussed and agreed via the agents.

The agents have not tested the services, nor can they vouch for capacity or availability. Ingoing tenants are required to satisfy themselves in respect the availability and condition of the services provision at the subject premises.

Business Rates

The Property is not yet assessed for Business Rates given its existing Agricultural status.

Following implementation of recent planning consents to use for commercial purposes, Business Rates may become payable. Ingoing tenants will be responsible for all costs associated with this.

EPC

No EPC's have been carried out, as the buildings are excluded. Should any improvements be undertaken which change this exclusion, then the Tenants will become liable to obtain suitable accreditation.

Terms

The premises are available to be let either as a whole or in part,

on flexible occupational tenancies, for a period of between 6 to 12 months, to be contracted outside the security of tenure provisions of the 1954 Landlord & Tenant Act.

Quoting Rents

Rents will be based as follows (subject to contract and lease):

Area/Building	Rent £ pa exclusive
Building A – Former Implement Shed	£17,750
Building B – Former Straw Shed	£31,500
Area C – Former Silage Clamp/Open Storage	£5,000
Total Whole	£54,250

VAT

The landlords reserve the right to charge VAT on all outgoing. Rents are quoted exclusive of VAT.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Viewing

Please note this is a working farm and viewers and visitors to the Property do so at their own risk. To be arranged via prior appointment with the joint letting agents. Please contact either:

Christopher Fordy BSc MRICS

Email: christopher.fordy@fordymarshall.com

Office: **01937 918 088**

Mobile: **07809 202 300**

Steven Jones

Email: steven@lm1.agency

Mobile: **07552 476571**

Further Information

Further information, including supporting documentation can be downloaded via the Agents website: www.fordymarshall.com

Via Property Search – Industrial Property/Trotters Farm

Particulars Prepared: March 2023

Photos Taken: Summer 2022

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