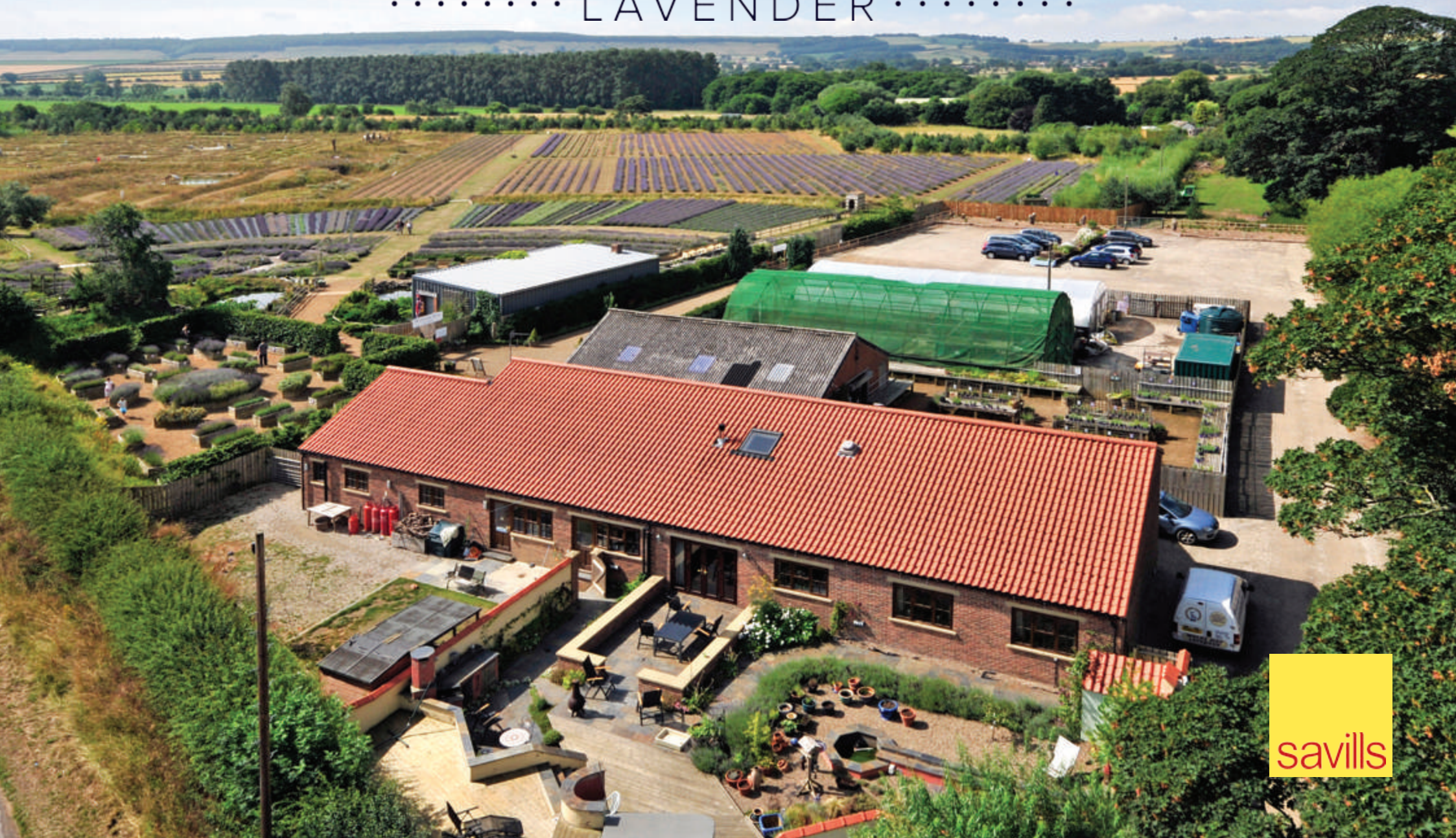


WOLDS WAY

..... LAVENDER



savills

WOLDS WAY LAVENDER

Wintringham, Malton, YO17 8HW

- Lavender farm with diversified business
- Well presented three bedroom owners accommodation
 - Tearoom and gift shop
- Plant retail and propagation tunnel
 - Distillery/Workshop
 - Narrow Gauge railway
 - About 11.7 acres

www.woldswaylavender.co.uk

Distances: A64 Trunk Road 0.5 miles, Malton 7 miles, York 25 miles,
(all distances approximate)



Introduction

Wolds Way Lavender is a diversified business, established in 2002 when the current owners bought the land. The property now includes about 5 acres of lavender fields, wildflower and sculpture walk, a tearoom and gift shop, plant sales area, propagation tunnel, distillery and narrow gauge railway.

The farm opens as a visitor attraction from April to September with the peak times being July and August when tourists can walk around the lavender fields and wildflower sculpture walk, enjoy the giant games area and ride the narrow gauge railway. During August the owners process their lavender in the onsite distillery to create 100% Pure Wolds Way Lavender Essential Oil. This is then used in their unique products.

The Wolds Way Lavender brand was relaunched in 2014 when it was featured on BBC Million Dollar Intern and is ready to be promoted more widely to further develop the business. Alternatively, the property is ideally located for diversification into other business opportunities utilising the onsite tearoom and close proximity to the A64 York to Scarborough trunk road.

The owners bungalow was completed in 2008 and provides comfortable 3 bed accommodation with open plan kitchen/living and a separate sitting room.

Owners Accommodation

The property at Wolds Way Lavender is a well proportioned 3 bedroom bungalow, situated at the entrance to the site. The property has been cleverly designed to offer privacy from the business and includes a private garden.

The private residential accommodation is linked to the business via the office.

Tearoom, Shop and Retail Building

The tearoom and shop currently serve freshly prepared locally sourced food and has a well equipped professional catering kitchen.

The retail building also includes ladies, gents and disabled toilets and useful storage, packaging and staff room areas.

Outside the tearoom is the plant sales area and propagation tunnels, in the height of summer over 120 varieties of lavender are available for sale and the propagation tunnel enables staggering plants availability as required.

Distillery

Wolds Way Lavender houses the country's only wood fired distillery which is housed in a building situated to the south of the cafe and shop. The traditional steam method is used to extract the oil and the still is suitable for distilling other products.

This building also serves as overnight accommodation for the narrow gauge railway train and includes a substantial workshop and dry store room.

The Land

The farm extends to approximately 11.7 acres, including about 10.2 acres of land to the south and west of the house and buildings.

The farm includes about 5 acres of Lavender fields sheltered by a well established woodland boundary.

The land is classified on the agricultural land maps as Grade 3 and as belonging to the Newport 1 Soil Series which are described as deep, well drained sandy and coarse loamy soils.

General Remarks and Stipulations

Viewing

Viewing is strictly by appointment through Savills York office, tel 01904 617800.

Directions

Wolds Way Lavender is located just off the A64 York to Scarborough road to the east of Malton and Rillington. It is just half a mile off the A64. Look out for the brown and white tourist signs for "Wolds Way Lavender". Please see the location plan.

Method of Sale

The property is for sale by private treaty as a whole. We reserve the right to conclude the sale by any other means at our discretion.

Fixtures and Fittings

All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are expressly stated as being included in these particulars.

The property is offered for sale as a going concern, however any stock of Lavender Oil and products would need to be purchased separately to the property.

Covenants, Easements and Rights of Way

The property is to be sold subject to all covenants and rights of way, whether specifically mentioned within these particulars or not.

Tenure and Possession

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

Sporting and Mineral Rights

Sporting and mineral rights are in-hand and are included in the sale insofar as they are owned.

Basic Payment Scheme

Basic Payment Scheme Entitlements are not available with the sale.

Services

Wolds Way Lavender has a mains supply of electricity and water. The farm also benefits from a Ground Source heat pump, a heat recovery unit, solar water panels, solar PV panels and rainwater harvesting. Drainage is to a private water treatment tank.

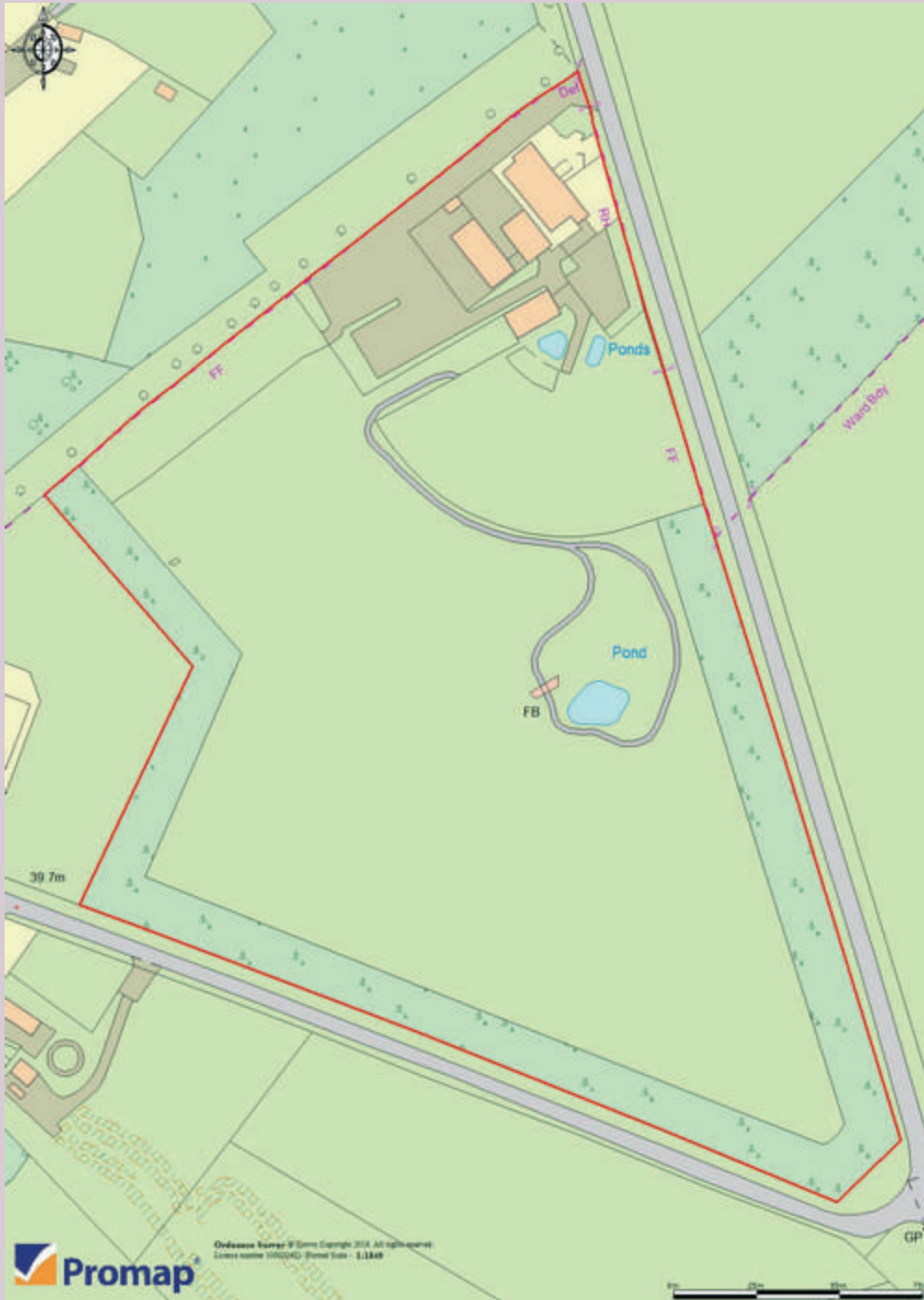
Council Tax and Business Rates

The council tax band for the owners accommodation is band C. The amount payable for the year 1st April 2016 to 31st March 2017 is £1,455.16.

Wolds Way Lavender is registered for business rates and has a rateable value of £7,200.







WOLDS WAY LAVENDER

Approximate Gross Internal Area : 416.20 sq m / 4479.94 sq ft

Total : 416.20 sq m / 4479.94 sq ft



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