

OATLANDS FARMHOUSE, FARMSTEAD & LAND ALL EXTENDING TO 180 ACRES (73.1 HA) APPROX

Haverah Park | Beckwithshaw | Harrogate



Oatlands Farmhouse, Farmstead & land all extending to 180 acres (73.1 Ha) approx.

Haverah Park, Beckwithshaw, Harrogate HG3 1SG

Harrogate 3.4 miles, Leeds Bradford Airport 10.9 miles,
Ripon 12.2 miles, A1(M) Junction 14.5 miles, Leeds 17.5 miles
(distances approximate)

TRADITIONAL STONE BUILT FARMHOUSE & FARM BUILDINGS WITH POTENTIAL FOR DEVELOPMENT (SUBJECT TO PLANNING PERMISSION) TOGETHER WITH FARMLAND EXTENDING TO 180 ACRES (73.1 HA) APPROX, FOR SALE AS A WHOLE OR IN SIX LOTS.



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Location

Oatlands Farmhouse, Farmstead and land is located between Beckwithshaw and Killinghall in an elevated position with long distance southerly views over the surrounding countryside. Harrogate is approximately 3.4 miles away, a renowned spa town with a wealth of amenities and facilities. Schools include both primary and secondary, state and independent. The train station has regular links through to Leeds and York which in turn have connections to London Kings Cross. Leeds Bradford International Airport is approximately 10.9 miles away. Within the village of Beckwithshaw there is a highly regarded village primary school, village pub and a church. The location is also ideal for those who wish to commute to Harrogate, Leeds and Bradford.

Description

A rare and exciting opportunity to purchase a farmhouse, farm buildings and 180 acres (approx) of land in a highly sought after location close to Harrogate. The detached farmhouse is in need of complete refurbishment. There is potential to create additional dwellings (subject to necessary planning consent) or a single residence with ancillary buildings. The land and buildings extend to approx. 180 acres (73.1 Ha).



Lot 1: Oatlands Farmhouse (Plot A) and farm buildings (Plot B)

Guide price, £1,250,000

Available as a whole or in two lots

Oatlands farmstead comprises farmhouse, farm buildings and land extending to approximately 3.72 acres (1.50 Ha).

See separate particulars (available upon request).

Lot 2: 40.88 Acres (16.54 Ha) approx.

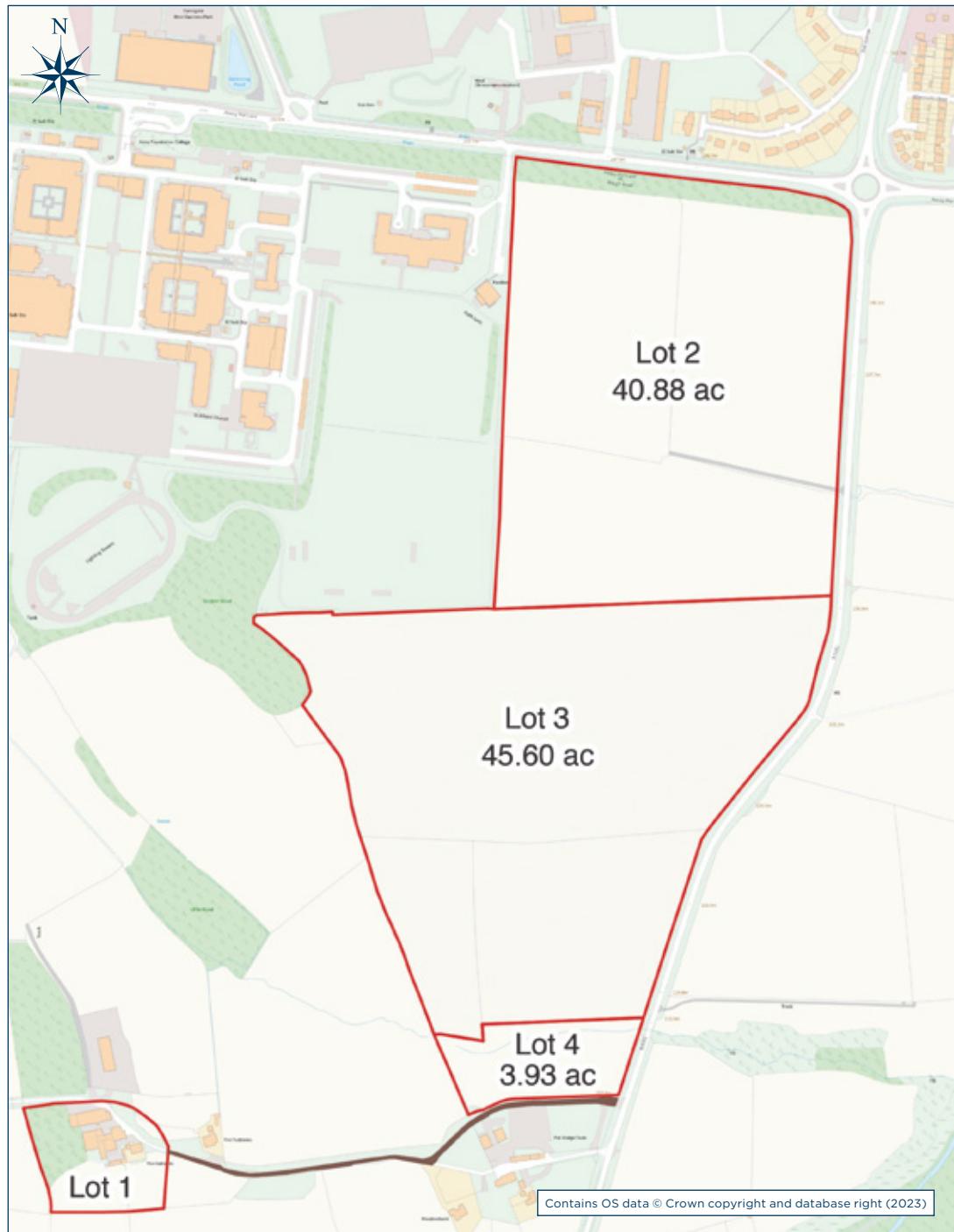
Guide price - £600,000

A productive block of pasture currently used for the grazing of livestock and mowing with a level aspect enhancing the properties mowing capability and ease to work the land. The lot is partly bounded by stock proof fencing with a mixture of post and rail and post and wire sheep netting. The land benefits from long term development potential as identified by developers. The lot is connected to a mains water supply. This lot can be accessed directly from the B6161 public highway known as Oaker Bank.

Development value

Lot 2 is being sold subject to a partial clawback of any development value that might arise.

The land is currently subject to an option agreement with Barrett David Wilson Homes. The land may have development potential and accordingly any prospective purchaser will have to agree to the terms of this option.





**Lot 3: 45.6 Acres (18.45 Ha) approx.
Guide price - £450,000**

A productive block of pasture currently used for the grazing of livestock and mowing. The lot has a gentle south facing slope enhancing the drainage and allowing for surface water to naturally percolate. The boundaries are drystone walling. The lot benefits from a mains water supply. The lot can be accessed directly from the B6161 public highway known as Oaker Bank.

**Lot 4: 3.93 Acres (1.59 Ha) approx.
Guide price - £40,000**

A parcel of grassland suitable for a range of uses such as grazing for livestock and equestrian use. The lot can be accessed via the B6161 public highway known as Oaker Bank and a right of way over a private track. The lot benefits from a mains water supply.

Lot 5:**43.52 Acres (17.61 Ha) approx.**

Guide price - £375,000

The lot comprises productive grassland, currently used for the grazing of livestock. It has future potential for rewilding carbon offsetting and other environmental schemes. The provisional land classification is Grade 4. The land is partly bounded by drystone walling and stock proof fencing, however it would require additional fencing to be erected by the purchaser to complete the ring fence. The lot benefits from a mains water supply.

Lot 6:**43.04 Acres (17.42 Ha) approx.**

Guide price - £250,000

The lot is currently used for the grazing of livestock. It has future potential for rewilding, carbon offsetting and other environmental schemes. The provisional land classification is Grade 4, with parts being described as Grade 5. The lot mainly comprises rough grazing and is partly bounded by drystone walling and stock proof fencing, however it would require additional fencing to be erected by the purchaser to complete the ring fence. This lot benefits from a spring water supply.



Additional Information

Tenure

Freehold with vacant possession on completion.

Boundaries

The purchasers of individual lots will be responsible for the erection and maintenance of stock proof fencing on the boundaries.

Access

Rights of way will be granted for the benefit of appropriate lots from the public highway B6161.

The current access for Oatlands house and farm buildings (Lot 1, plot A & B) will be via a right of way over the existing farm track. It is the intention of the sellers to create a new access. It is anticipated that should this new access be built then the existing entrance to the house and buildings will be separated from farm traffic. In addition the buyers of the property will be required to contribute towards the cost of maintenance and repair of the existing and any future access tracks to the property.

Health and Safety

All viewers must take extreme care when viewing the property and any children must be kept under close supervision whilst viewing. Given the potential hazards of working farms and farmland we ask you to be vigilant and all viewings are taken under your own risk.

Wayleaves & Easements

The property is sold subject to all Rights of Way, public and private, which may affect the property. There are public footpaths through the property.

Restrictive Covenants

The property is sold subject to and with the benefit of all restrictive covenants both public and private, whether mentioned in these particulars or not.

Mineral Rights

The mineral rights are included in the sale so far as they are owned or exist.



Development Potential

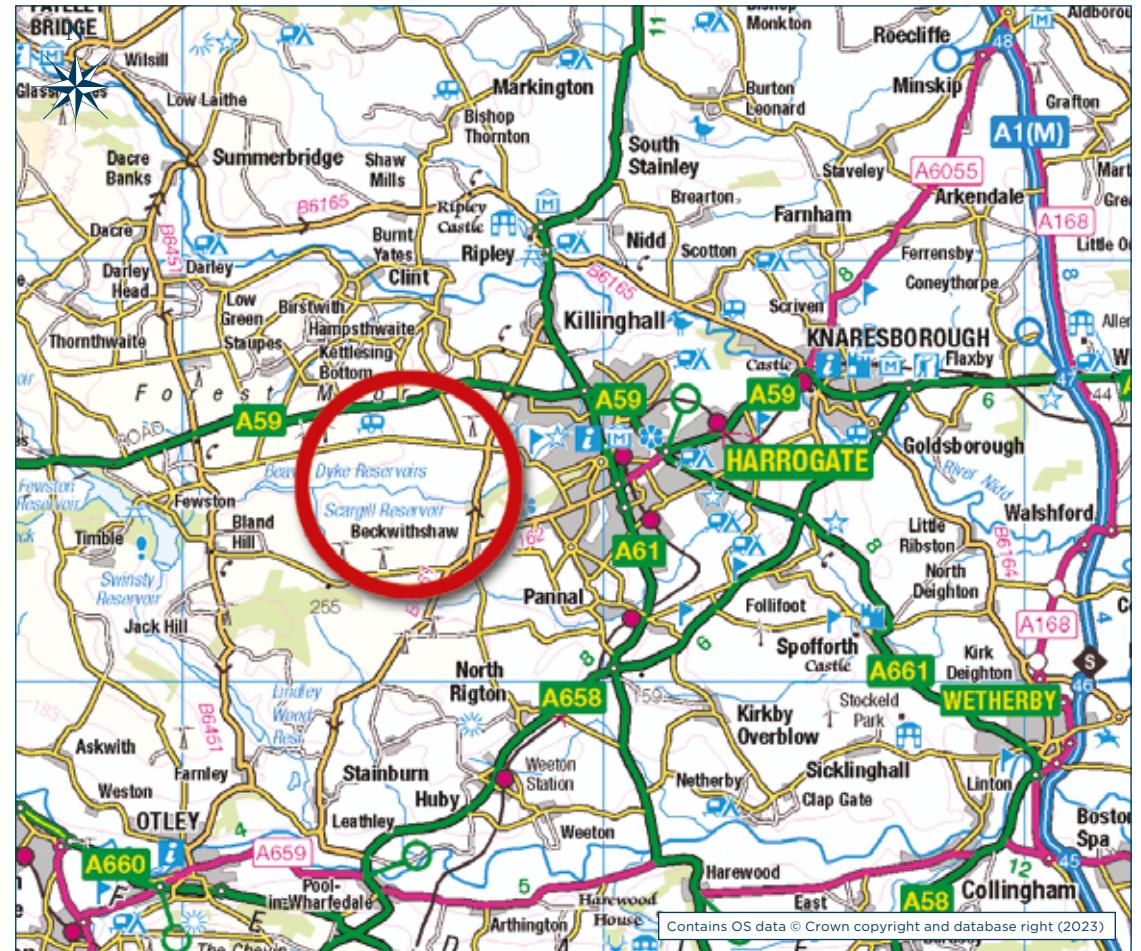
There is potential for development in particular Lot 1 and Lot 2. Some lots are to be sold subject to a development clawback clause.

Viewing

Strictly through the selling agents. Lister Haigh, Knaresborough 01423 860322

Directions

From Harrogate proceed out of the town on the Otley Road towards Beckwithshaw. At the T-Junction mini roundabout, turn right onto the B6161. Proceed along this road down the hill and over Pot Bridge and take the next turning left just over the brow of the hill. Continue down the track and you will find Oatlands House on the left-hand side.



Disclaimer "The joint agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; 2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them; 3. No person in the employment of the joint agents has any authority to make or give representation or warranty whatever in relation to this property." Regulated by the RICS. Brochure prepared 2023. Brochure by wordperfectprint.com