



MOOREND FARM

Harrogate Road | Dunkeswick | Leeds

Moorend Farm

Harrogate Road, Dunkeswick, Leeds, LS17 9LW

Farmhouse with a range of farm buildings and in total 97.86 acres available as a whole or in Lots.

Lot 1: No. 2 Moorend Farm Cottage, Barn (with planning permission) & approx 5.31 acres. SSTC

Lot 2: 15.40 acres of Grazing Land.

Lot 3: Buildings & 77.02 acres of Mowing Land.

Description

Lot 1 – No. 2 Moorend Farm Cottage, Barn (with planning consent) & approx 5.31 acres –SSTC

Lot 2 – 15.40 acres Grazing Land Guide Price £200,000

A good parcel of Grade 3 grazing land with access from Weeton Lane.

There will be a reservation for access (routes to be agreed) across Lot 2 for the benefit of Lot 3.

Lot 3 – Buildings & 77.02 acres Guide Price £1,200,000

A range of steel and timber framed buildings of varying sizes, together with some small traditional stone constructed buildings, having a footprint in total of approx. 2,300 sqm (24,748 sqft). The buildings benefit from mains electricity and water as well as a borehole water supply.

The land comprises the adjacent Grade 3 mowing land with the borehole supplying water to troughs.



Parcel ID	Acres
3978	25.22
5693	9.42
6675	6.62
5453	16.29
7557	11.20
6738	1.89
7940	3.06
8129	2.25
Pt 8818	1.07





Additional Information

Tenure

Freehold with vacant possession on completion.

Method of Sale

The property is offered for sale by private treaty, as a whole or in 3 lots, or part lots may be considered. The vendor reserves the right to conclude the sale by any other method.

Development Clawback

Lots 2 & 3 are sold subject to a development clause that should planning consent be granted for any use other than agricultural or equestrian within 40 years of completion of the sale/s the current vendor will receive an additional payment of 50% of increase in the value of the property as a result of the consent.

Directions

From Harrogate take the Leeds Road (A61). Pass through Pannal and over the roundabout towards Harewood. After approximately 2 miles the property is situated along a private road on the right-hand side, just before Swindon Lane on the left-hand side.

Viewing

Strictly through the selling agents. Lister Haigh, 01423 860322

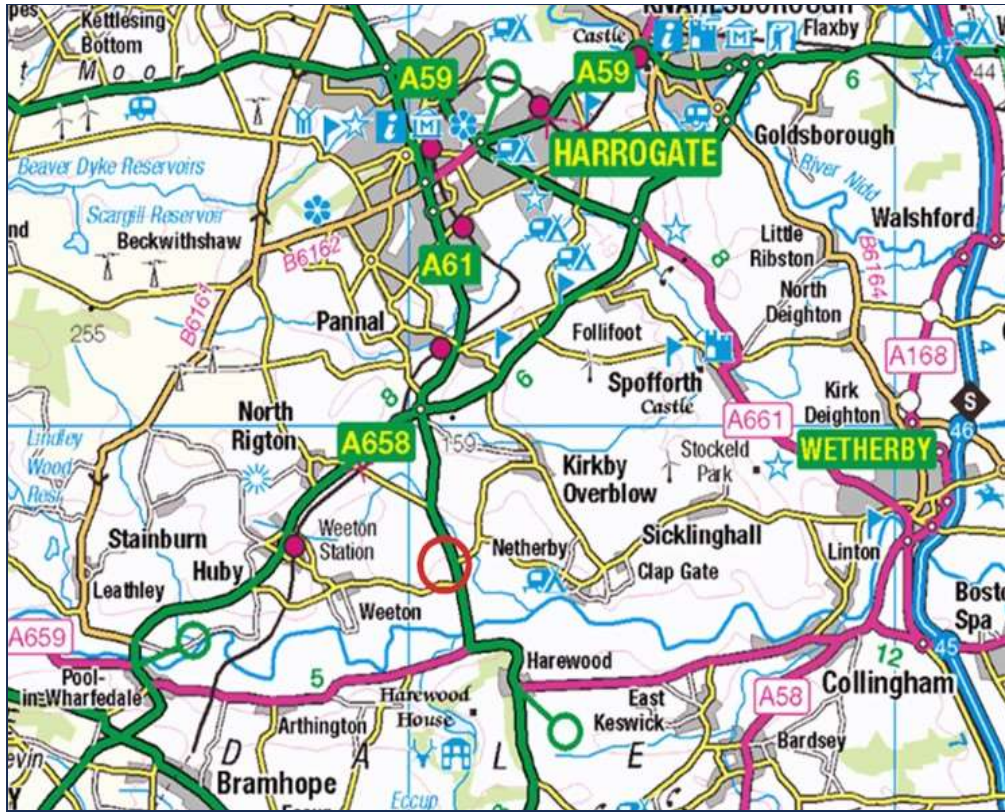
Plans and Areas

The plans in these particulars are a copy of the Ordnance Survey Land App or Promap plans. All plans are for identification purposes only and areas are approximate and subject to verification in the title documents.

Important Notice

If you have downloaded these particulars from our website or third party website, please also register your interest with our office.





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