



A unique opportunity to acquire a substantial farm and business centre in a sought-after location.

Summary of accommodation

Lot 1 - Carlshead Farm

Extending to 502.37 acres and including Carlshead Business
Centre. The land incorporates 243.8 acres of arable land,
194.27 acres of pasture and 40.72 acres of woodland

Lot 2 - Carlston Hill Farm

Farm steading and three bedroom farmhouse with 3.02 acres. A range of modern and traditional farm buildings, including a three bedroom farmhouse and a 3.02 acre paddock.

Lot 3-1&2 Park Cottages

A quaint pair of semi-detached cottages.

1 Park Cottage: Three bedrooms and one bathroom

2 Park Cottage: Three bedrooms and two bathrooms

Lot 4 - The Walled Garden

Includes a paddock extending in total to 5.79 acres

In all about 514.10 acres

For sale as a whole or in lots



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Situation

Carlshead Farm and Carlston Hill Farm are situated in North Yorkshire, on the outskirts of Sicklinghall, a highly coveted village to the south of Harrogate. Sicklinghall is within easy reach of local amenities, including a well regarded primary school (Oftsted: Good), popular village pub/restaurant and cricket club. It also boasts excellent commuting links to the A61 and A1(M) at Wetherby with Leeds Bradford airport approximately 12.4 miles away.

The larger town of Wetherby offers further amenities including supermarkets, shops, banks and post offices. There are also a range of independent cafe's, bars, and restaurants that provide entertainment for all tastes. The town of Wetherby is home to a number of excellent primary and secondary schools. These include Wetherby High School, St. Peter's RC Primary School, and The Grammar School at Leeds – rated one of the best schools in the North of England – is located on the outskirts. Harewood House is a mere 15 minute drive, and Roundhay park a 30 minute drive.

Wetherby boasts a wealth of history and culture. There are multiple events and festivals held throughout the year, allowing locals and visitors to celebrate the towns heritage and blossoming culture.

Wetherby Racecourse hosts many events a month and is known for its national hunt racing.

It is a short 20 minute drive to Harrogate, the Victorian Spa Town located on the edge of the Nidderdale AONB which is a popular place for day trips and longer getaways. Being home to the famous Betty's Tea Room, The Turkish Baths and plenty of boutique shops and café's, Harrogate has something to offer for everyone.

Distances

Harrogate 12 miles, Leeds 14 miles, Frequent train services to York (36 minutes), Edinburgh (3 hours 15 minutes) and London (2 hours 30 minutes). (Distances and times approximate)





Carlshead Farm

Carlshead Farm is located in North Yorkshire, providing a unique opportunity to acquire a ring fenced block of over 500 acres combining arable, grassland and woodland. In addition to the farm steading and land, the sale also includes a business centre, three residential properties, fishing ponds, a woodland retreat and a walled garden.







Lot 1 - Land at Carlshead Farm

Carlshead Farm comprises a total of 502.37 acres including 243.8 acres of arable, 194.27 acres of pasture, 40.72 acres of woodlands, a modern farm building and Carlshead Business Centre. The land benefits from a good network of internal tracks and is a ring fenced block. The land is classified as Grade 2 and 3 and according to the Soil Association of England and Wales, the soils are classified as moderate in fertility, with a loamy clayey texture. There is also 10.88 acres of wetlands currently occupied by a local angling club who have use of a small fishing hut with WC facilities.







Carlshead Business Centre

The premises comprises a converted range of traditional stone farm buildings. The centre provides a modern workspace retaining many of the original features. The premises are finished to a high standard, including painted plastered walls, perimeter trunking, double glazing, WC and kitchen facilities. There is also the use of a meeting room and on site car parking. High speed Wi-Fi and broadband.









Lot 2 - Carlston Hill Farm

Carlston Hill includes a 3 bedroom farmhouse, an educational facility and a range of modern and traditional farm buildings.

Carlston Hill Farm offers a large range of modern and traditional farm buildings. The current tenant, Living Potential Care Farm has equipped the buildings with modern facilities designed to accommodate the less able, ensuring inclusivity and accessibility for all. This makes it an ideal setting for community projects or therapeutic farming.

Also included in Lot 2 is a 3.02 acre paddock and a large parking facility.

Carlston Hill Flat - F

Carlston Hill House - B

Council Tax Band: House - D





Lot 3 - 1 & 2 Park Cottages

1 & 2 Park Cottages are quaint semi-detached rural properties with excellent views of the surrounding landscape.

1 Park Cottage comprises three bedrooms and one bathroom.

2 Park Cottage comprises three bedrooms and two bathrooms.

Both cottages boast sizeable gardens and allocated parking.

EPC:

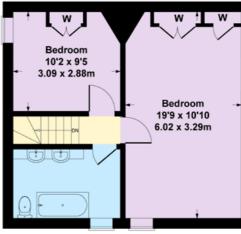
1 Park Cottage - F

2 Park Cottage - F

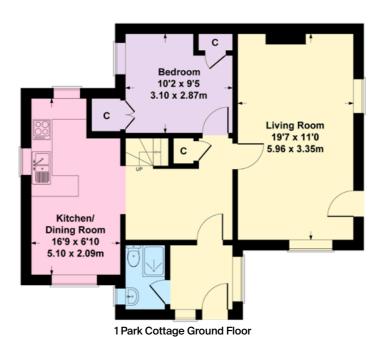




Approximate Gross Internal Floor Area 1 Park Cottage: 99 sq m / 1,066 sq ft 2 Park Cottage: 90 sq m / 969 sq ft



1 Park Cottage First Floor

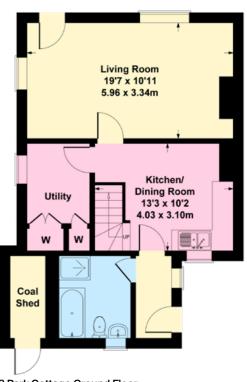


Bedroom 19'7 x 10'11 5.98 x 3.32m W

Bedroom 10'1 x 5'1 3.08 x 1.81m

Bedroom 10'4 x 10'2 3.16 x 3.09m

2 Park Cottage First Floor

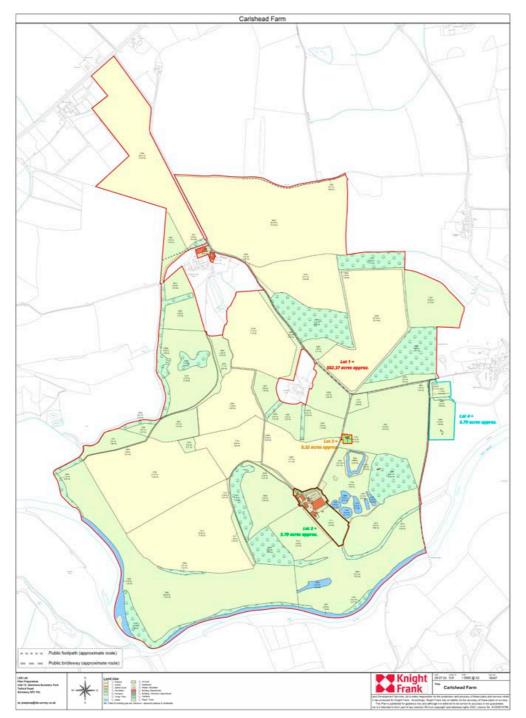


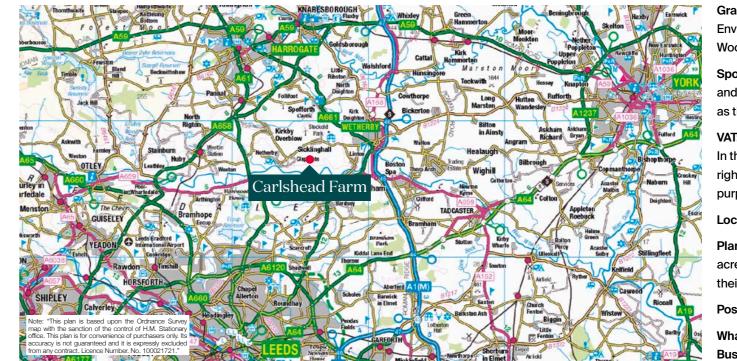
2 Park Cottage Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Property	Tenancy
Lot 1	
The Fishing Lakes at Carlston Hill Farm	Fishing Licence
Unit 3 - Carlshead Business Centre	Business Lease
Unit 1 - Carlshead Business Centre	Business Lease
Unit 7 - Carlshead Business Centre	Business Lease
Unit 2 - Carlshead Business Centre	Business Lease
Unit 4 - Carlshead Business Centre	Business Lease
Unit 5 - Carlshead Business Centre	Business Lease
Unit 6a - Carlshead Business Centre	Business Lease
Unit 6b - Carlshead Business Centre	Business Lease
Lot 2	
Carlston Hill Farmhouse	Rent (Agricultural) Act
Flat at Carlston Hill Farm	Assured Shorthold Tenancy
Educational Centre	Business Lease of Tenancy
The Woolshed at Carlston Hill Farm	Business Lease of Tenancy
The Cow Barn at Carlston Hill Farm	Business Lease of Tenancy
The Sheep Barn at Carlston Hill Farm	Business Lease of Tenancy
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The Sheep Barn at Carlston Hill Farm	Business Lease of Tenancy
Field Cabin at Carlston Hill Farm	Assured Shorthold Tenancy
Garden Cabin at Carlston Hill Farm	Assured Shorthold Tenancy
Lot 3	
1 Park Cottages	Assured Shorthold Tenancy
2 Park Cottages	Assured Shorthold Tenancy
Lot 4	
Walled Garden	Farm Business Tenancy





Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

General Remarks and Stipulations

Method of Sale: The property is offered for sale freehold as a whole or in lots by private treaty.

Rights of Way, Easements and Wayleaves: There is a footpath that runs along the top of the northern boundary and along Paddock House Lane. The footpath then runs down the track leading to the walled garden and down the eastern boundary of the land, as shown on the plan.

Services: 1 & 2 Park Cottages are mains water, electricity, LPG gas and serviced by septic tanks. Carlston Hill

refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Farmhouse is mains electricity, private water system, sewage treatment plant and a biomass boiler heating system.

Carlshead Business Centre is connected to the mains electricity, a private water system, biomass boiler heating system and a sewage treatment system.

Early Entry: Early entry may be permitted to fields that have been harvested or are vacant at the purchasers own risk following exchange of contracts. Further details are available from the vendors agent. **Grants & Schemes:** The property is registered under an Environmental Stewardship Agreement and also an English Woodland Grant Scheme.

Sporting, Timber and Mineral Rights: All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Local Authority: North Yorkshire Council.

Plans, Areas and Schedules: The plans and associated acreages have been prepared for illustrative purposes and their accuracy cannot be guaranteed.

Postcode: LS22 4BJ.

What3words:

Business Centre: ///channel.approve.poorly

Walled Garden: ///reclining.napkins.widgets

Cottages: ///searcher.animated.report for the cottages

Carlston Hill Farm and Educational Facilities:

///incisions.known.avocado

Directions: From the centre of Sicklinghall village, you will have the public house on your right hand side. Proceed up the hill on Kirky Lane for 1.3 miles. Turn left onto Paddock House Lane.

Viewings: All viewings are by appointment only and are to be arranged through the vendors agents.



Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc. The photographt and, property addess and introduced at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc. Any reference to alterations to, or use of, any part of the property does not mean that one to the property does not mean that property means that property does not mean that property

Particulars dated August 2024. Photographs and videos dated June 2024.

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