

Carlshead Farm, Wetherby, North Yorkshire





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 (Ofsted: 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.

Approximate Gross Internal Floor Area

Carlshead Business Centre: 625 sq m / 6727 sq ft

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.



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.

EPC: B



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.

EPC:

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

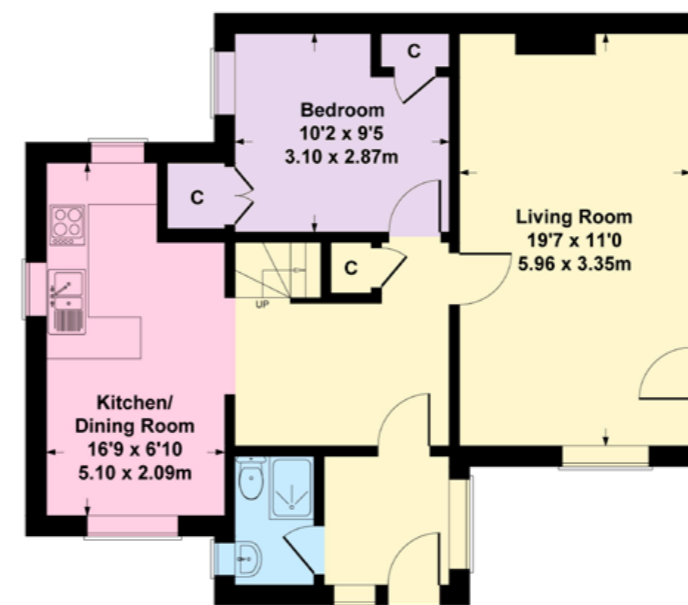
Approximate Gross Internal Floor Area

1 Park Cottage: 99 sq m / 1,066 sq ft

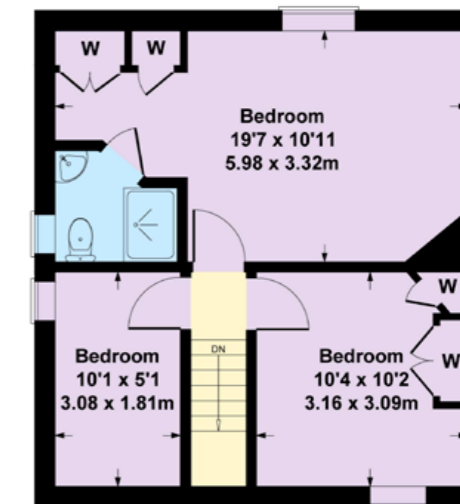
2 Park Cottage: 90 sq m / 969 sq ft



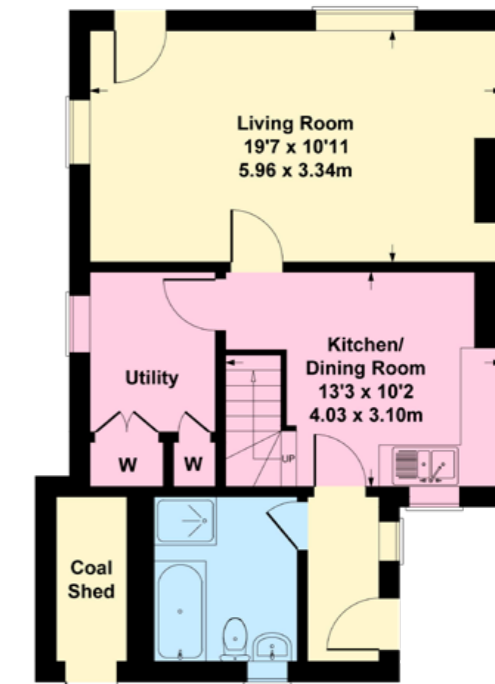
1 Park Cottage First Floor



1 Park Cottage Ground Floor



2 Park Cottage First Floor



2 Park Cottage Ground Floor

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Lot 4 - The Walled Garden

The 5.76 acre, red brick walled garden is a beautiful piece of history set on its own off Paddock Hall Lane. Ideal for horticulture enthusiasts, the walled garden dates back to the 1850's. The garden was previously part of the large manor house located in the adjacent woodland. The space would be a beautiful setting for events or somewhere to unwind amidst nature.

