



# A UNIQUE OPPORTUNITY TO ACQUIRE A SUBSTANTIAL FARM WITH DIVERSIFIED INCOME STREAM.

### LOT 1 - LAND AT CARLSHEAD FARM

Extending to 502.38 acres. The land incorporates 236.8 acres of arable land, 192.93 acres of pasture and 49.43 acres of woodland.

### LOT 2 - CARLSTON HILL FARM

Farm steading with a range of modern and traditional farm buildings, a three-bedroom farmhouse, and a 3.02 acre paddock. Subject to existing tenancies.

## LOT 3 - 2 PARK COTTAGE

Three bedrooms and two bathrooms

### LOT 4 - CARLSHEAD BUSINESS CENTRE

In all about 508.46 acres
For sale as a whole or in lots

# 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 cafes, bars, and restaurants. 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 town's 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 cafes, 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 are 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 502.38 acres including 236.8 acres of arable, 192.93 acres of pasture and 49.43 acres of woodlands. 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.

# LOT 2 - CARLSTON HILL FARM

Carlston Hill Farm includes a 3 bedroom farmhouse, an educational facility and a range of modern and traditional farm buildings. The farmhouse is subject to a Rent Act Tenancy. Further details can be provided by the selling agents.

The current tenant in the farm buildings, 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.

The lease is held under the Landlord and Tenancy Act until 2034. Further information can be provided by the sellings agents.

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

EPC:

Carlston Hill Flat – E Carlston Hill House – E

Council Tax Band: Carlston Hill House – D















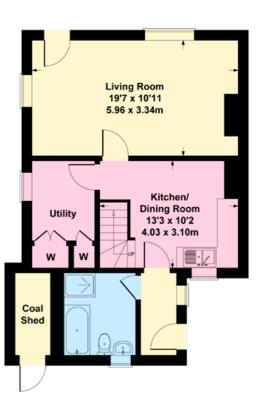


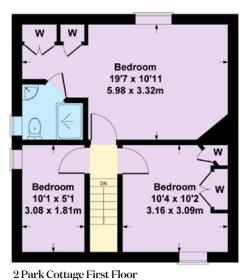
# LOT 3 - 2 PARK COTTAGE

2 Park Cottage is a quaint semi-detached rural property with excellent views of the surrounding landscape, comprising three bedrooms and two bathrooms with a sizeable garden and allocated parking.

# EPC:

2 Park Cottage - F





2 Park Cottage Ground Floor

Approximate Gross Internal Area 2 Park Cottage: 90 sq m / 969 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





# LOT 4 - CARLSHEAD BUSINESS CENTRE AND MODERN AGRICULTURAL BUILDING

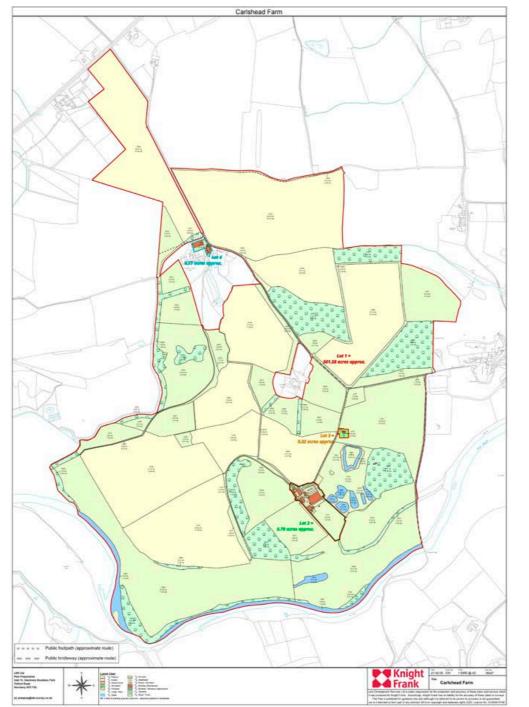
The premises comprises a uniquely converted range of traditional stone farm buildings, with exposed wooden beams in an open and airy space. The centre provides a modern workspace retaining many of the original features. The building is environmentally friendly as it is a carbon neutral space. The accommodation is well finished internally, including painted plastered walls, perimeter trunking, double glazing, WC and shower facilities. It also provides an additional meeting room, on site car parking and broadband access. The modern agricultural building comprises an open space, alongside individual units on the ground floor with mezzanine unit.



Approximate Gross Internal Area Carlshead Business Centre = 625 sq m / 6,727 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

PROPERTY	TENANCY
LOT 1	
The Fishing Lakes at Carlston Hill Farm	Fishing Licence
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 4	
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



# GENERAL REMARKS AND STIPULATIONS

Method of Sale: The property is offered for sale freehold Early Entry: Early entry may be permitted to fields that Plans, Areas and Schedules: The plans and associated 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 Grants & Schemes: The property is registered under and down the eastern boundary of the land, as shown on English Woodland Grant Scheme. the plan.

### Services:

2 Park Cottage is served by mains water and electricity, LPG gas and private shared septic tank.

supply, electricity and shared private sewage treatment.

Carlshead Business Centre is served by a private water supply, electricity, biomass boiler heating system and private sewage treatment.

Further details are available from the vendors agent.

### Claire Whitfield

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### Harrogate

Oakwood Business Centre, Fountains Road Bishop Thornton, Harrogate HG33BF

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have been harvested or are vacant at the purchasers acreages have been prepared for illustrative purposes own risk following exchange of contracts. Further details and their accuracy cannot be guaranteed. are available from the vendors agent.

then runs down the track leading to the walled garden an Environmental Stewardship Agreement and also an

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 Carlston Hill Farmhouse is served by a private water 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.

# Will Matthews

020 7861 1440 will.matthews@knightfrank.com

# Country Department 55 Baker Street

London WIU 8AN

Postcode: LS22 4BJ.

What3words: Business Centre: ///channel.approve.poorly 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.

**Lotting:** whilst an indication of the lotting is proposed in these particulars, alternative lotting proposals will be considered.

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

Your partners in property

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