



**HOLLOW GILL FARM,  
BEESTON LANE, NORTH RIGTON, HARROGATE  
LS17 0AF**

**A development opportunity with far-reaching views set in 19.96 acres**





## Hollow Gill Farm, Beeston Lane, North Rigton, Harrogate, LS17 OAF

An exciting opportunity to purchase a well-located development opportunity just 6 miles south of Harrogate, offering stunning views over the North Yorkshire countryside.

The property comprises:

- A portal framed agricultural building with permitted development rights to create a 4-bedroom dwelling
  - An outbuilding of stone construction
- 19.24 acres of undulating pasture land to include a wildlife pond and spinney.

**Guide Price – Offers over £700,000**

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York YO19 5GF

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Solicitors:

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**SR**  
Est. 1871

## A unique opportunity on the outskirts of North Rigton.

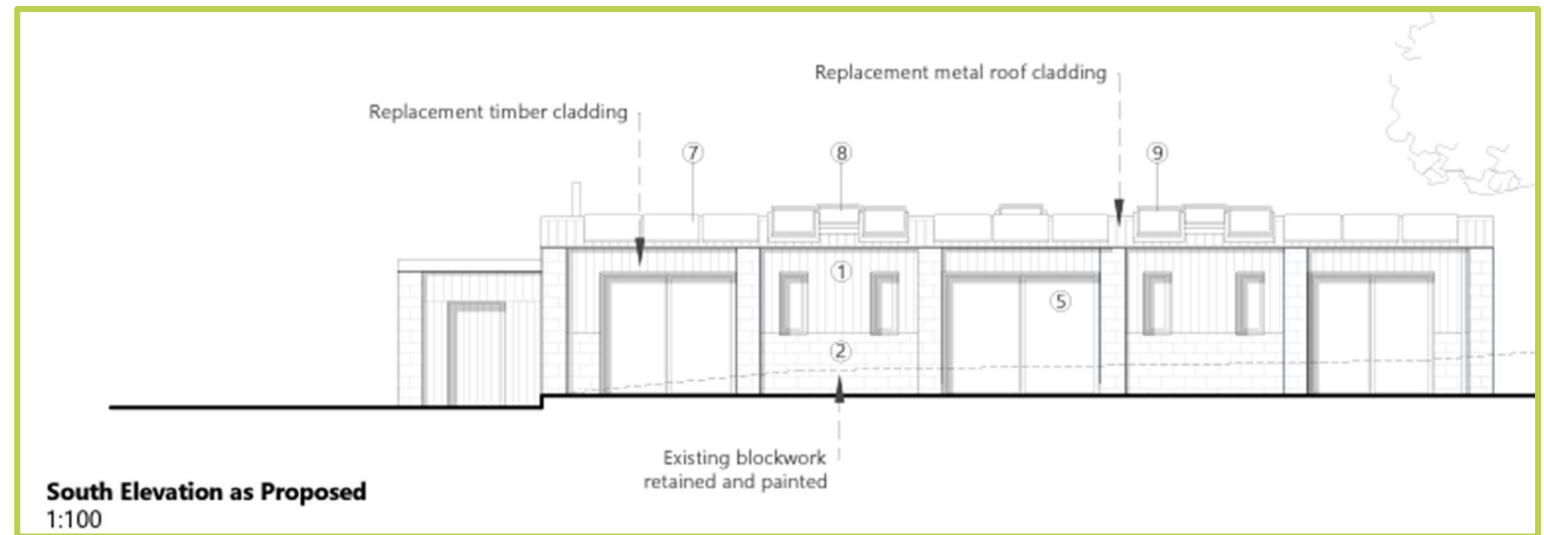
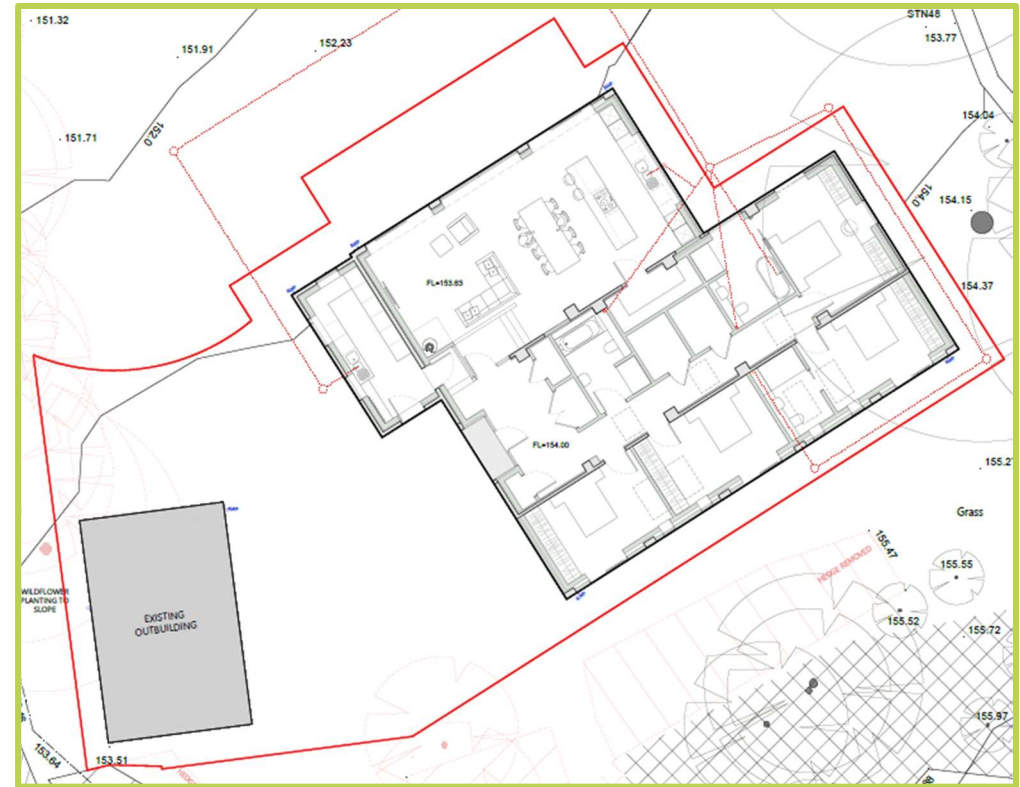
**Hollow Gill Farm is accessed off Beeston's Lane to the north-west of the popular village of North Rigton.**

### Planning Consent

A General Permitted Development Order was granted on 8<sup>th</sup> January 2025. **(Ref: ZC24/0439/PBR)** for the change of use of an Agricultural Building to a Dwellinghouse (Class C3). The approved plans include the creation of a single residential property with associated works, subject to specified conditions and compliance with building regulations. Full documentation available from the selling agents or on North Yorkshire County Council's website.

### Proposed Plans

The plans propose a conversion from an existing agricultural building to a dwelling house. The site plan shows an outlay of a single-storey dwelling consisting of x4 bedrooms, x3 bathrooms, open plan kitchen/living area, a utility room, pantry and large hallway. The gross internal floor area is 210 square metres.



## Existing Property

The farm buildings lie south of the property close to the site entrance

### Agricultural shed – *circa 2474.93 sq. ft*

This building has been originally used to house livestock. It is a single-story, three-bay roof structure with blockworthy masonry walls supporting a timber and steel sheet roof above a solid concrete slab ground floor. The building is in satisfactory condition and would be suitable for conversion without the need to alter the existing structure with the exemption of the right-hand bay which would need minor adjustments.

### Outbuilding – *circa. 501.87 sq. ft*

An established traditional Brick building located west of the shed. Not part of the permitted development order.

### Land

The land lies in a ring fence to the north and west of the buildings. The land is undulating pasture land previously used for the grazing of horses and livestock. A wildlife pond and spinney lie in the centre of the land.



Field No.	Description	Gross Area	
		Ha	Ac
	Permanent Grass	2.12	5.23
	Permanent Grass	0.61	1.5
	Permanent Grass	0.41	1.01
	Permanent Grass	1.26	3.12
	Woodland & Pond	0.18	0.45
	Permanent Grass	0.16	0.4
	Permanent Grass	1.72	4.24
	Permanent Grass	0.88	2.17
	Permanent Grass	0.35	0.87
	Permanent Grass	0.1	0.25
Driveway, homestead, yard and buildings		0.29	0.72
Total:		8.08	19.96

## **GENERAL INFORMATION:**

### **Services**

The property has no supply of electricity, water or gas and no sewage system currently in place.

### **Fixtures and Fittings**

Unless specified in these details, the fixtures and fittings relating to any of the buildings and land are not included in the sale but may be available by separate negotiation.

### **Wayleaves and Easements**

We understand that there is a National Grid Gas Pipe crossing the land.

### **Rights of Way**

There are no Public Rights of Way over the Property.

### **Nitrate Vulnerable Zone (NVZ)**

The Land lies within a Nitrate Vulnerable Zone.

### **Mineral Rights/ Sporting Rights**

These are included in the sale so far as they are owned.

### **Local Authority**

North Yorkshire Council  
t: 01423 883301

### **Tenure**

Freehold with vacant possession upon completion.

### **Method of Sale**

The land is offered for sale by private treaty as a whole. The Vendor reserves the right to conclude the sale by any means.

## **VAT**

It is understood that the property is not assessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

## **Anti-Money Laundering Regulations**

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential Purchasers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

## **Viewing**

By permit from the Agents only. Please note if you have downloaded these particulars from our website you must contact the office to register your interest or you will not be included on future mailings regarding this sale. Please also register at [www.stephenson.co.uk](http://www.stephenson.co.uk) for regular email updates.

## **Agent Contact**

Johnny Cordingley MRICS FAAV or James Bramley BSc (Hons)  
Stephensons Rural, York Auction Centre, Murton YO19 5GF  
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## **Plans and Measurements**

The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It must be the responsibility of any prospective Purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

## **Vendor's Solicitors**

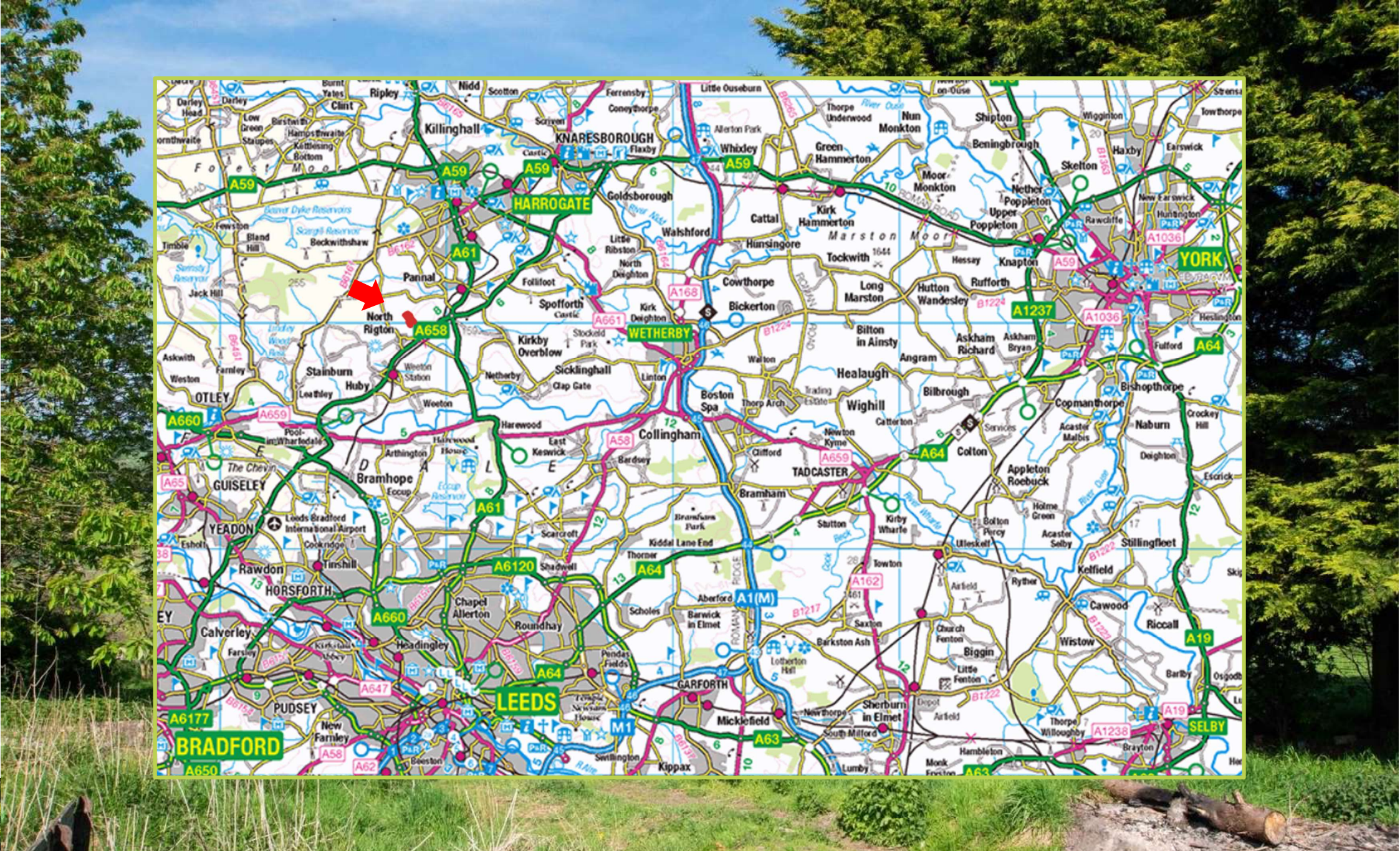
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**What3Words:** ///pursuit.spenders.sobbed

### **Consumer Protection from Unfair Trading Regulations 2008**

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inference drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. Stephensons Rural for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Stephensons Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.





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