



High Grange Farm, Plompton, HG5 8NE

O.I.R.O. £4,500,000



DESCRIPTION

A substantial Grade II Listed residence extending to approximately 5,789 sq ft (538 sq m), retaining numerous original Georgian features, but now requiring comprehensive modernisation. This offers the purchaser the distinct advantage of being able to modernise the property to their own tastes.

Adjacent to the main residence and adjoining the rear in part are a series of outbuildings as listed below and shown on the enclosed plan. The whole estate extends to approximately 314.1 acres (127 ha), which includes approximately 39.56 acres (16 ha) of woodland, with the remaining land for arable use.

The location is without doubt the "jewel in the crown" being completely rural and approximately 5 miles to the South East of Harrogate's town centre, with easy access being gained to the Southern bypass and in turn the A1(M), which links with the region's motorway network.

- 1 Building - 90' x 48'6" (27.4m x 14.8m) Block & timber.
- 2 Lockups 2 - 58'9" x 22' (17.9m x 6.7m) x 2 arranged as 7 lockups and garage.
- 3 Stone building - 35'8" x 18'8" (10.9m x 5.7m)
- 4 Former brick pig unit 72'9" x 20'8" (22.2m x 6.3m)
- 5 Stone lean to 36'5" x 12'4" (11.1m x 3.8m)
- 6 Steel frame - 70'6" x 47'4" (21.5m x 14.4m)
- 7 Steel frame 90'8" x 48' (27.6m x 14.6m)
- 8 Building closest to house - 91'3" x 31'9" (27.8m x 9.7m)
- 9 Separate and steel frame - 133'6" x 52'7" (40.7m x 16.0m)





SPORTING & MINERAL RIGHTS

The sporting and mineral rights are included in the sale so far as they are owned or exist.

RESTRICTIVE COVENANTS

The property is sold subject to and with the benefit of all restrictive covenants, both public and private, whether mentioned in these particulars or not.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to all Rights of Way, public and private, which may affect the property.

LOCAL AUTHORITY

Harrogate Borough Council, Luke's Mount, Harrogate, HG1 2AE. Tel: 01423 500600 www.harrogate.gov.uk.

METHOD OF SALE

The property is offered for sale by private treaty and is available as a whole. The vendor reserves the right to conclude the sale by any other method and may consider offers for part.

TENURE AND OCCUPATION

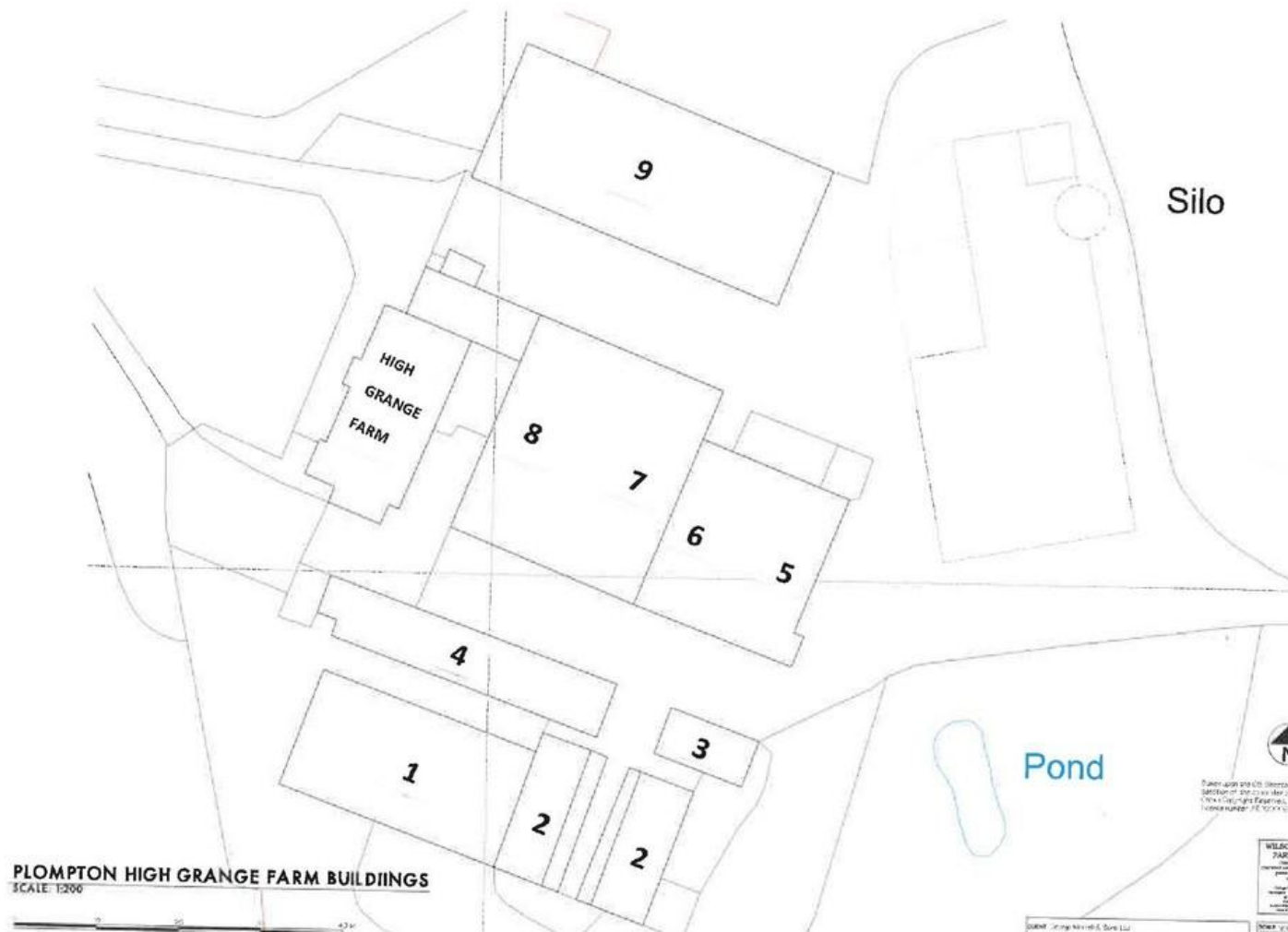
The tenure of the property is understood to be freehold with vacant possession upon completion.

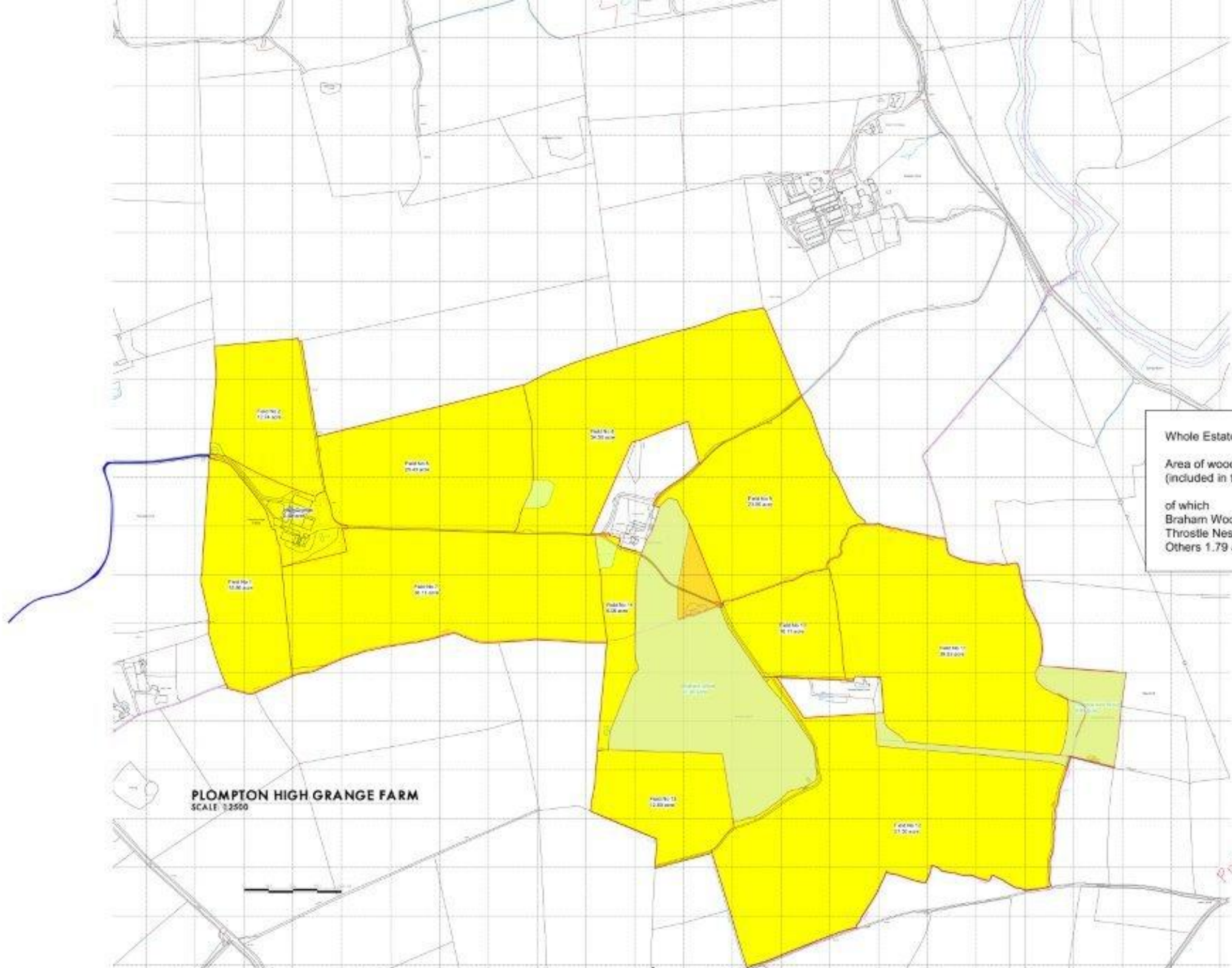
SERVICES

Mains water and electricity are connected to the main house, heating is via a wood pellet boiler and drainage is to a septic tank.

DIRECTIONS

Leaving Harrogate via the A661 Wetherby Road, continue to the roundabout on the Southern Bypass and go straight on towards Wetherby. After approximately one mile take the left hand turn at the triangle of grass towards Plompton Rocks. Continue between the gatehouses and follow the road for approximately quarter of a mile and turn right, go over the cattle grid and keep right, the property will appear in front of you.





PLOMPTON HIGH GRANGE FARM
SCALE 1:2500

Whole Estate Area 314.1 acres
Area of woodland total 39.56 acres
(included in the whole estate figure)
of which
Braham Wood is 31.94 acres
Throstle Nest Wood is 5.83 acres
Others 1.79 acres (between field 11 and

Preliminary 21st October







TOTAL APPROX. FLOOR AREA 5789 SQ.FT. (537.8 SQ.M.)
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