



Rigton Moor Farm, Wike Lane, Bardsey, Leeds





York Auction Centre, Murton
York YO19 5GF

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StephensonsRural

Rigton Moor Farm Wike Lane | Leeds

Rigton Moor Farm offers a rare and wonderful opportunity to acquire a working farm briefly consisting of a 3 bedroom detached farm house built in about 1920 with circa 1817 square feet of accommodation over two floors with huge potential to extend the residential element on an elevated site with superb rural views.

The farm is approached by a gated entrance and side driveway that leads to a large courtyard with hard standing. Extensive range of steel and block built agricultural buildings at about 20,000 square feet constructed in 2014, brick built double garaging with roller shutter doors.

Rigton Moor Farm enjoys about 54.94 acres (22.23 hectares) of pasture land with part hedged, timber post and wire boundaries all situated in the sought-after village of Bardsey enjoying breath taking Westerly facing views across open countryside.

Guide Price: £1,750,000

SR
Est. 1871



ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

RECEPTION ROOM

16'10" x 14'11" (5.13m x 4.55m)

SITTING ROOM

14'9" x 13'9" (4.50m x 4.19m)

KITCHEN

14'9" x 12'7" (4.50m x 3.84m)

REAR PORCH

DINING ROOM

14'9" x 12'2" (4.50m x 3.71m)

SHOWER ROOM

CLOAKROOM

STORE

CELLAR

13'11" x 6'11" (4.24m x 2.11m)

TO THE FIRST FLOOR

LANDING

BEDROOM 1

14'9" x 14' (4.50m x 4.27m)

BEDROOM 2

13'9" x 11'10" (4.19m x 3.61m)

BEDROOM 3

14'9" x 14' (4.50m x 4.27m)

FAMILY SHOWER ROOM

GARAGE

18'10" x 14'4" (5.74m x 4.37m)



OUTBUILDINGS

GARAGE / UTILITY

14'4" x 10' (4.37m x 3.05m)

STORE

23'4" x 18'10" (7.11m x 5.74m)

COW HOUSE

29'6" x 18'10" (8.99m x 5.74m)

DOUBLE GARAGE

26'8" x 19'5" (8.13m x 5.92m)

END FOLD

74'2" x 62' (22.61m x 18.90m)

MIDDLE FOLD

105'8" x 65' (32.21m x 19.81m)

CATTLE FOLD

88' x 65' (26.82m x 19.81m)

DUTCH BARN

88'6" x 27' (26.97m x 8.23m)

GENERAL INFORMATION

LOCATION

The property is situated approximately one mile west of the village of Bardsey and 4.5 miles to the south-west of the market town of Wetherby. The property fronts onto Wike Lane which in turn provides excellent roadside frontage.

WHAT3WORDS

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TENURE

We understand to be freehold with vacant possession on completion.

COUNCIL TAX BAND

We are verbally informed the property lies in Band F. Prospective purchasers are advised to check this information for themselves with Leeds City Council 0113 222 4444.





LOCAL AUTHORITY

Leeds City Council
Civic Hall
Leeds
LS1 1UR

Tel: 0113 222 4444

ENERGY PERFORMANCE RATING

Assessed in Band D.

The full EPC can be viewed online:
<https://www.gov.uk/find-energy-certificate>.

PLANS, AREAS AND MEASUREMENTS

The plans provided and areas stated in these sales particulars are for guidance only and are subject to verification with the title deeds.

METHOD OF SALE

For Sale by Private Treaty, as identified on the sale plan. Interested Parties are asked to register their interest with the selling agents. This is particularly important for those who have downloaded the sales particulars from the website. The vendor reserves the right to conclude the sale by any means.

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 buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.



VIEWINGS

All viewings are by appointment with the Agents.

Stephensons Rural
Tel: 01904 489731

JOINT AGENCY

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Murton
York
YO19 5GF

Myrings
10 Princes Square
Harrogate
HG1 1LX

AGENT CONTACT

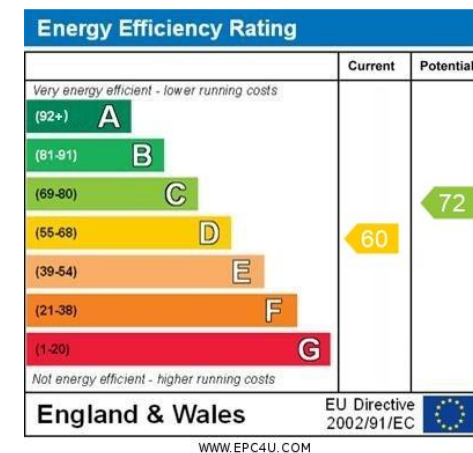
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EPC GRAPH





Wike Lane, Bardsey, Leeds, LS17

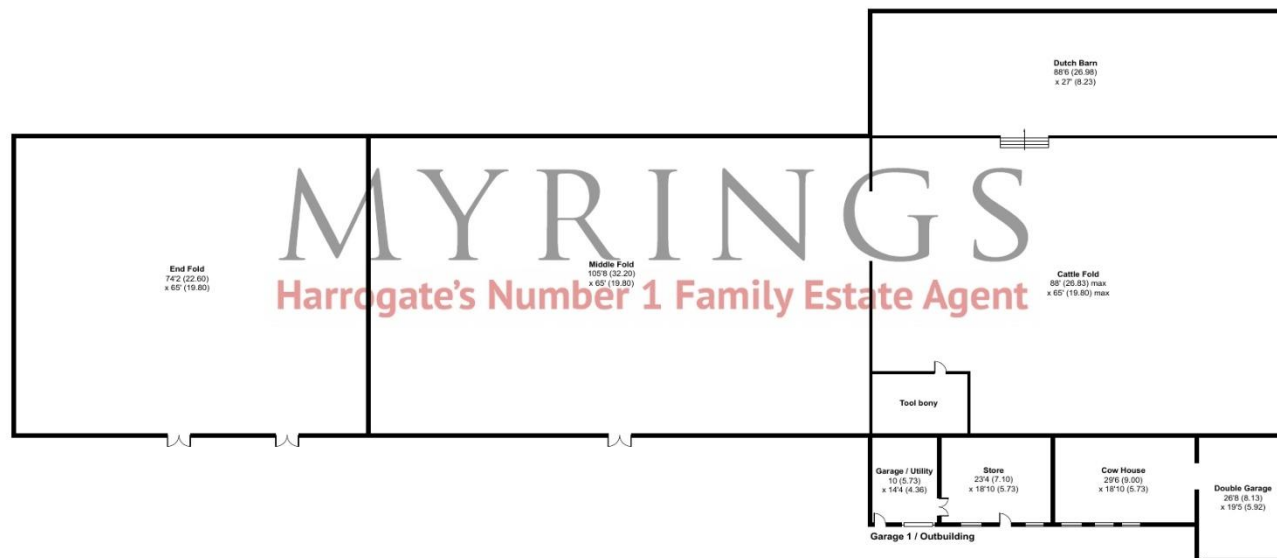
Approximate Area = 1817 sq ft / 168.8 sq m (excludes store)

Garages = 2080 sq ft / 193.2 sq m

Outbuildings = 19895 sq ft / 1848.3 sq m

Total = 23792 sq ft / 2210.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025.
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Wike Lane, Bardsey, Leeds, LS17

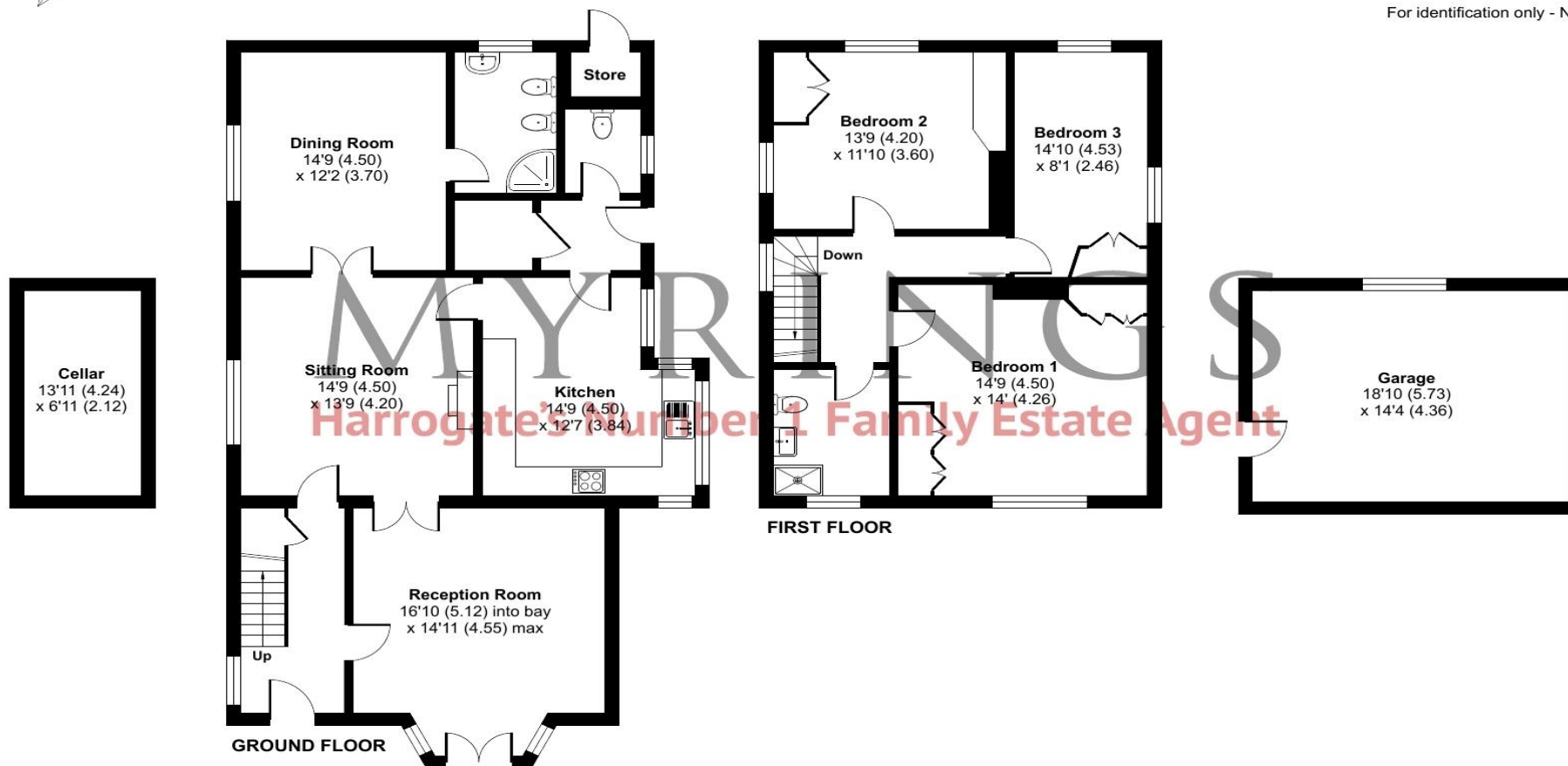
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