



# Swarthghyll Farm

Oughtershaw, Buckden, Skipton, North Yorkshire, BD23 5JS



RobinJessop



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An Outstanding Small Rural Estate in the Heart of the Yorkshire Dales National Park with 100 Acres of Land

- A Unique Farm in a Secluded Location
- Offering a Diverse Range of Lifestyle & Business Opportunities
- Stunning Three/Four Bedroom Farmhouse
- Substantial Traditional Courtyard
- Extensive Accommodation Including Newly Constructed Bungalow
- Apartments, Walkers' Flats & Bunk Barn
- Approximately 100 Acres of Land
- Planning Permission Granted for a Swimming Pool & Spa
- Guide Price : Offers in Excess of £1,950,000

### INTRODUCTION

We are delighted to receive instructions to place Swarthghyll Farm on the open market by our Vendors who have transformed the property and land during their ownership.

The property briefly comprises a quite unique farm which provides considerable potential to continue with the diverse range of lifestyle and business opportunities from the range of traditional barns and outbuildings. As such, the property provides potential for further establishing farming, leisure, tourism, forestry and energy production.

The property is located strategically on the Dales Way footpath and as such, provides tremendous opportunities to develop the business further and the leisure elements of the property which include a bunk house which sleeps 40, three walkers' flats which can accommodate up to 8 people in total, a part developed barn which has planning permission for a swimming pool and spa together with annexe and potential staff flat.

Uniquely, it is understood that the courtyard to the rear of the property is one of its kind in

the Yorkshire Dales and has been used in filming and TV productions over the years.

In essence, Swarthghyll Farm is a "hidden gem" with considerable further potential and will appeal to a variety of purchasers. An early viewing is advised.

### SITUATION

Swarthghyll Farm is situated approximately half way between Hawes and Settle and approximately 1½ miles from the nearest hamlet of Oughtershaw. The property is beautifully situated in a private valley and access from the public road is taken via a privately-owned track.

A range of local amenities can be found in the traditional market town of Hawes which is very popular with tourists and walkers. The larger market town of Sedbergh is situated within 45 minutes' drive which also provides a first-class private school. Skipton is also situated within 45 minutes' drive and provides additional shopping facilities together with a hospital and main rail links.

The property is situated within approximately 1 hour of the M6 motorway and is also

accessible to the A684 which then leads to the A1(M) and the North East Railway Line, again within 1 hours' drive.

### DESCRIPTION

Swarthghyll Farmhouse briefly comprises a traditional stone-built farmhouse with a stone flagged roof. It provides spacious accommodation and whilst having just 3 bedrooms and 2 bathrooms, there is further potential to incorporate the first-floor apartment and to reconfigure the accommodation to create a good sized 4/5 bedroom house. The main reception rooms are very well proportioned and include a large dining room, drawing room, sitting room and a large family kitchen. The house has been very well maintained and importantly, the key character features have been retained throughout.

To the east side of the courtyard, the traditional stone buildings have been created into 3 flats, two of which sleep 2 people and a third, on the first floor, which sleeps 4. These have been well utilised to provide a first-class business stream which could be developed further.

To the west side of the courtyard, lies a partially converted barn with further potential and a first floor apartment which has just been recently converted to a high specification. This is accessed by external stone steps and as such, could also be used as guest accommodation for family or rental use.

To the north side of the courtyard, a very substantial barn has been created into a large bunk house which can accommodate up to 40 people in various dormitories. This barn is built into the hillside and on the upper ground floor, there is a large communal kitchen, substantial common room with impressive feature beams and a games/party room, again with feature beams to the ceilings. This barn has been used to host weddings and parties on an occasional basis, and this could again be developed further by the discerning purchaser.

The newly constructed bungalow lies to the north of the farm stading in a quiet and secluded location. It stands well in an elevated position and is well screened from the main property. It therefore offers potential for separate accommodation or even sale if not required by the buyer(s). It is

important to note that this does require completion but is at first fix level and will require windows and doors to be fitted. The bungalow is subject to an agricultural restriction.

The farm buildings are situated away from the main farm steading yet in close proximity, and comprise a range of modern general-purpose portal framed agricultural buildings. These include covered sheep handling facilities and are also suitable for a range of livestock housing, machinery storage and other lifestyle uses. One of the three buildings is home to the array of solar photovoltaic cells (20 kilowatts) and the wind turbine is also located adjacent to the farm buildings. It is also felt that there is further opportunity to develop a hydro electric scheme on the estate for those discerning purchasers who have an interest in being self-sufficient.

The whole property provides extensive accommodation as summarised on the floor plans within this sales brochure.

The property is complemented by approximately 100 acres of mixed grass and woodland which provides that all important amenity value. The land also supports an active farm use including sheep and beef settlers, as well as a range of Environmental Stewardship, Forestry and Natural Capital development.

Future buyers could potentially farm the land themselves or enter into another agreement. Alternatively, a lifestyle buyer may wish to consider planting trees or 're-wild' hillside areas of land.

Importantly, the whole farm is heated and provided with hot water via a commercial biomass system which is eligible to receive RHI Payments.

In summary, Swarthghyll Farm provides the unique opportunity to purchase a quite unique and substantial small estate in a quiet and secluded location in the very heart of the Yorkshire Dales. It is rare for such a property to come onto the open market and provides some paralleled opportunities for a complete lifestyle change and to expand the already established business. An early viewing is therefore strongly advised.

### GENERAL REMARKS & STIPULATIONS

#### VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01677 425950 or 01969 622800.

#### OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

#### MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office.

We will then take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

#### METHOD OF SALE

The property is being offered for sale initially by Private Treaty. If you would like to discuss any matter concerning this sale, then please kindly record your interest with Mr. Tim Gower

MRICS and Mr Mitchell Corney MRICS as soon as possible and preferably in writing enabling us to keep you informed as to how we propose to conclude the sale.

#### TENURE

Freehold with vacant possession which will be given upon completion.

#### COUNCIL TAX

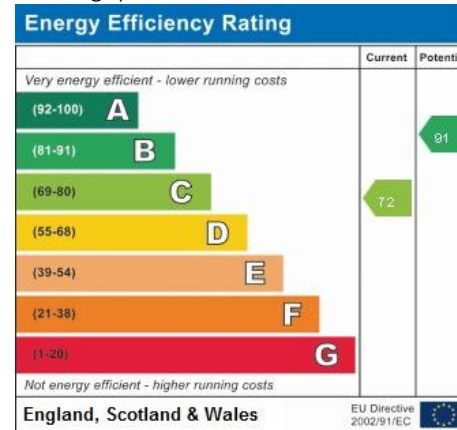
Band D.

#### BUSINESS RATES

Rateable Value : £17,500

#### ENERGY PERFORMANCE CERTIFICATES

Swarthghyll Farm



The Bunk Barn – Rating D/92

Cotton Grass – Rating F/129

Ragged Robin – Rating F/131

The Studio – Rating A/9

Top Floor Flat – Rating C/53

#### BOUNDARIES

The Vendors will only sell such interests (if any) as they may have in the boundary fences, ditches and walls and other boundaries separating this property from other properties not belonging to them.

#### PLANNING

Planning permission has recently been granted for the Farm Manager's bungalow on the site. This is subject to an Agricultural Occupancy Condition and has been partly constructed.

#### ENVIRONMENTAL SCHEMES

Swarthghyll Farm is enrolled in various Schemes and full details are available upon request.

#### BASIC PAYMENT SCHEME

The Basic Payment Entitlements, as updated, are available by separate negotiation.

#### SERVICES

Mains electricity. Spring water supply (ultra violet treated and regularly tested). Private drainage into a modern treatment plant. Biomass heating. Broadband connection available. Solar panels and wind turbine electricity generated supplies.

#### FIXTURES AND FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

#### SPORTING RIGHTS

It is understood that the sporting rights are in hand and are owned with the property.

## WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

Driveway:

///outlined.nylon.lines

Swarthghyll House:

///impulse.decisions.belonging

## LOCAL AUTHORITY

North Yorkshire Council, County Hall,  
Racecourse Lane, Northallerton, North  
Yorkshire, DL7 8AD.  
Tel : 01609 780780

## PLANNING AUTHORITY

Yorkshire Dales National Park Authority,  
Yoredale, Bainbridge, Leyburn, North  
Yorkshire, DL8 3EL.  
Tel : 01969 652300

## Swarthghyll Farm House, Oughtershaw, BD23 5JS

Approximate gross internal area  
339 sq m - 3649 sq ft



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

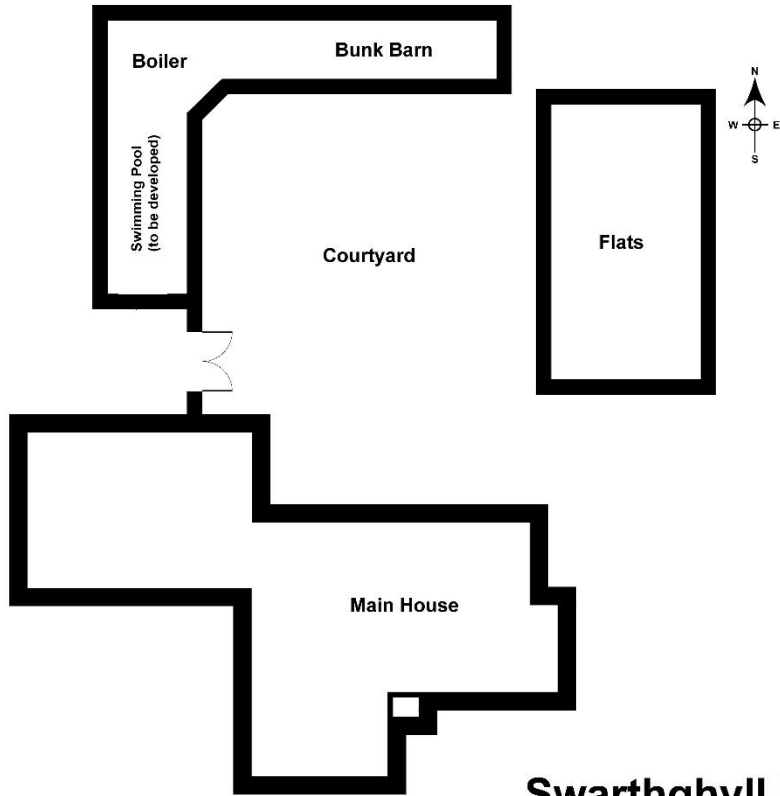






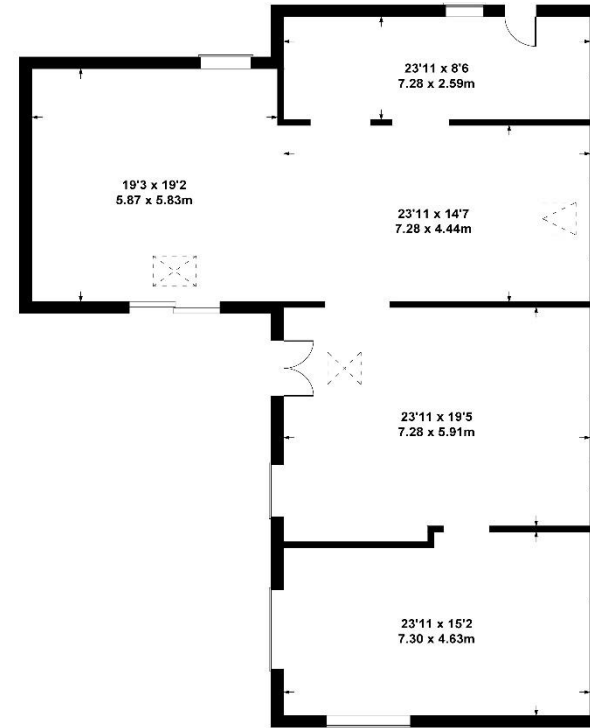


# Layout, Swarthghyll Farm, Oughtershaw, BD23 5JS



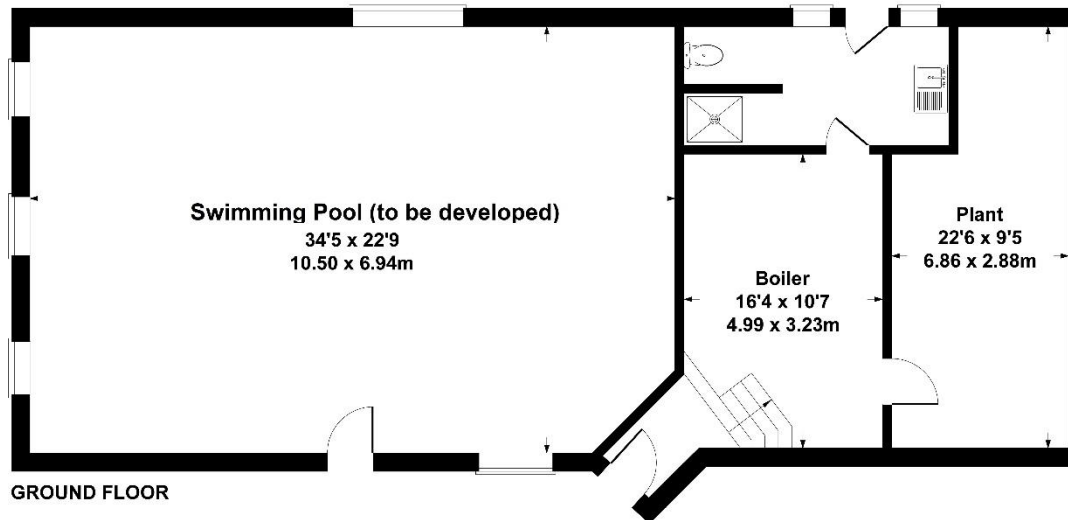
# The Bungalow, Swarthghyll Farm, Oughtershaw, BD23 5JS

Approximate gross internal area  
163 sq m - 1755 sq ft



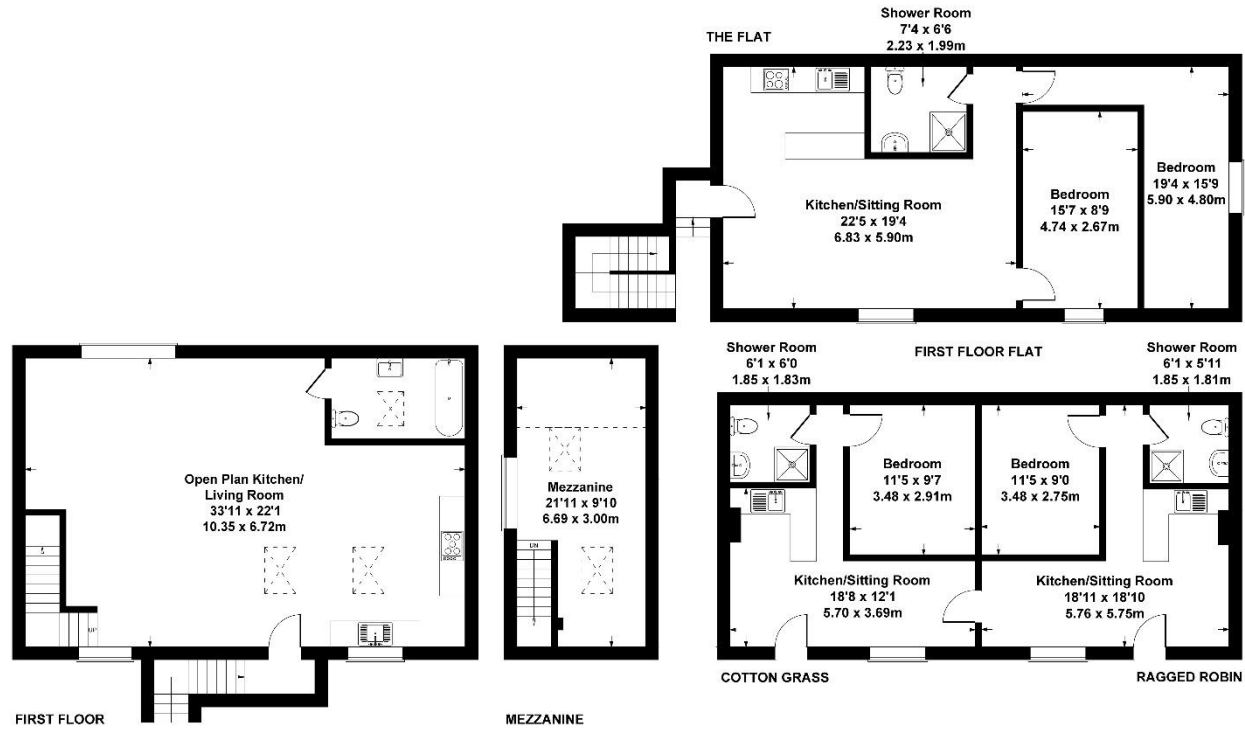
# Swarthghyll Farm, Oughtershaw, BD23 5JS

Approximate gross internal area  
117 sq m - 1259 sq ft



# The Flats, Swarthghyll and Flat Swarthghyll, BD23 5JS

Approximate gross internal area  
221 sq m - 2379 sq ft



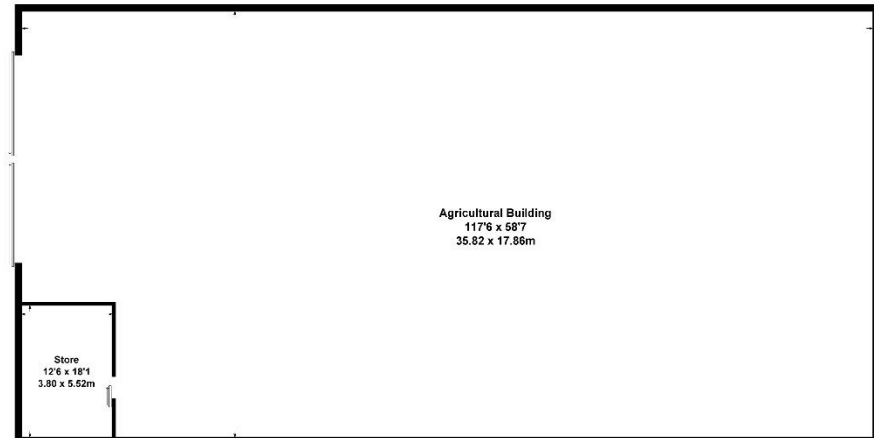
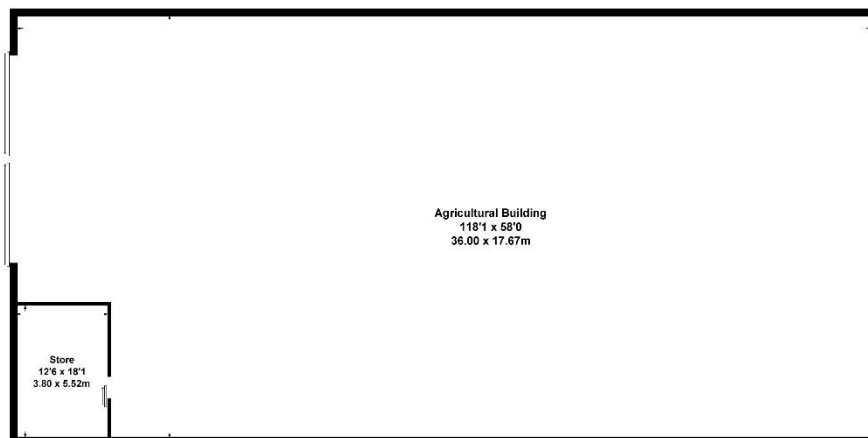
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

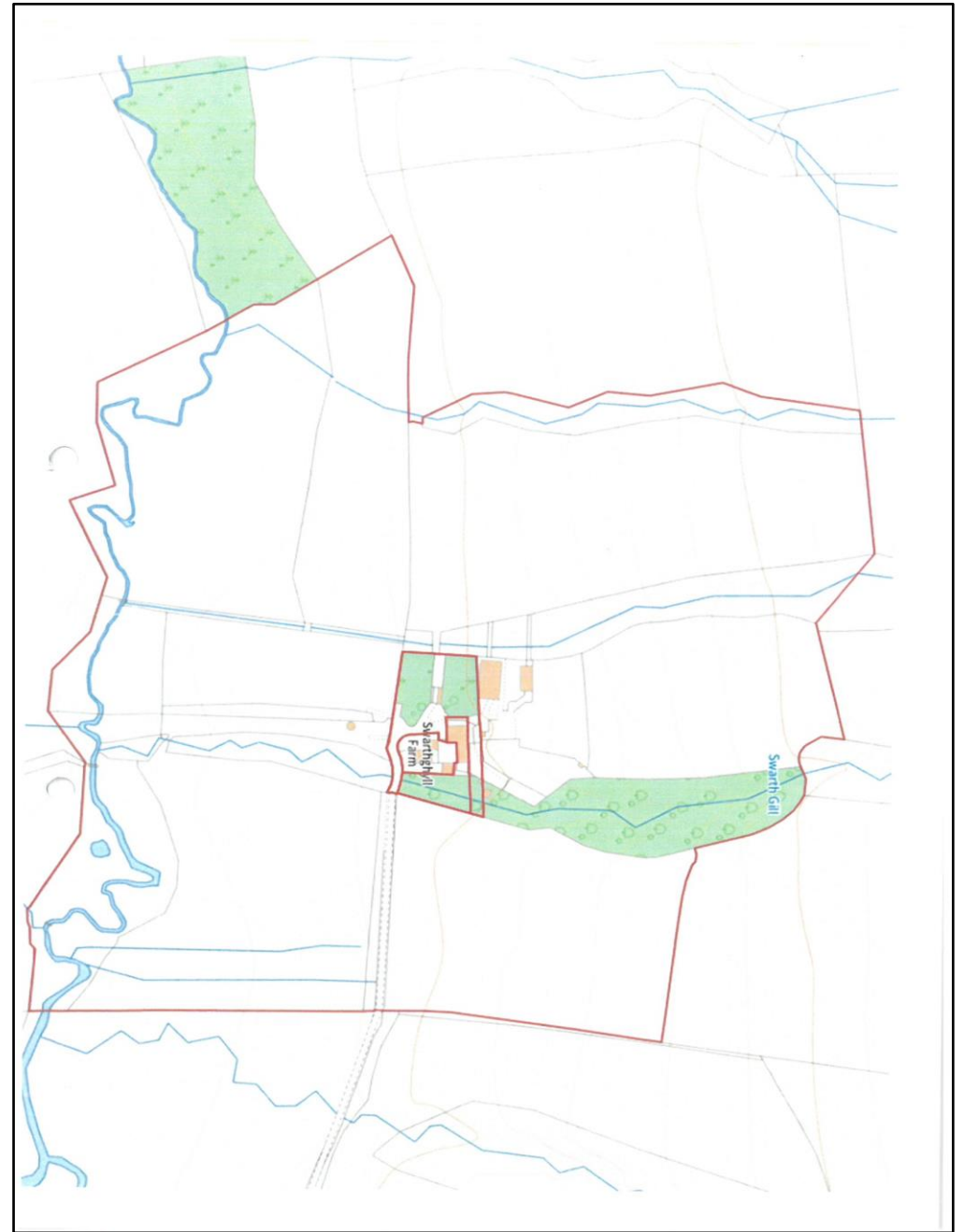
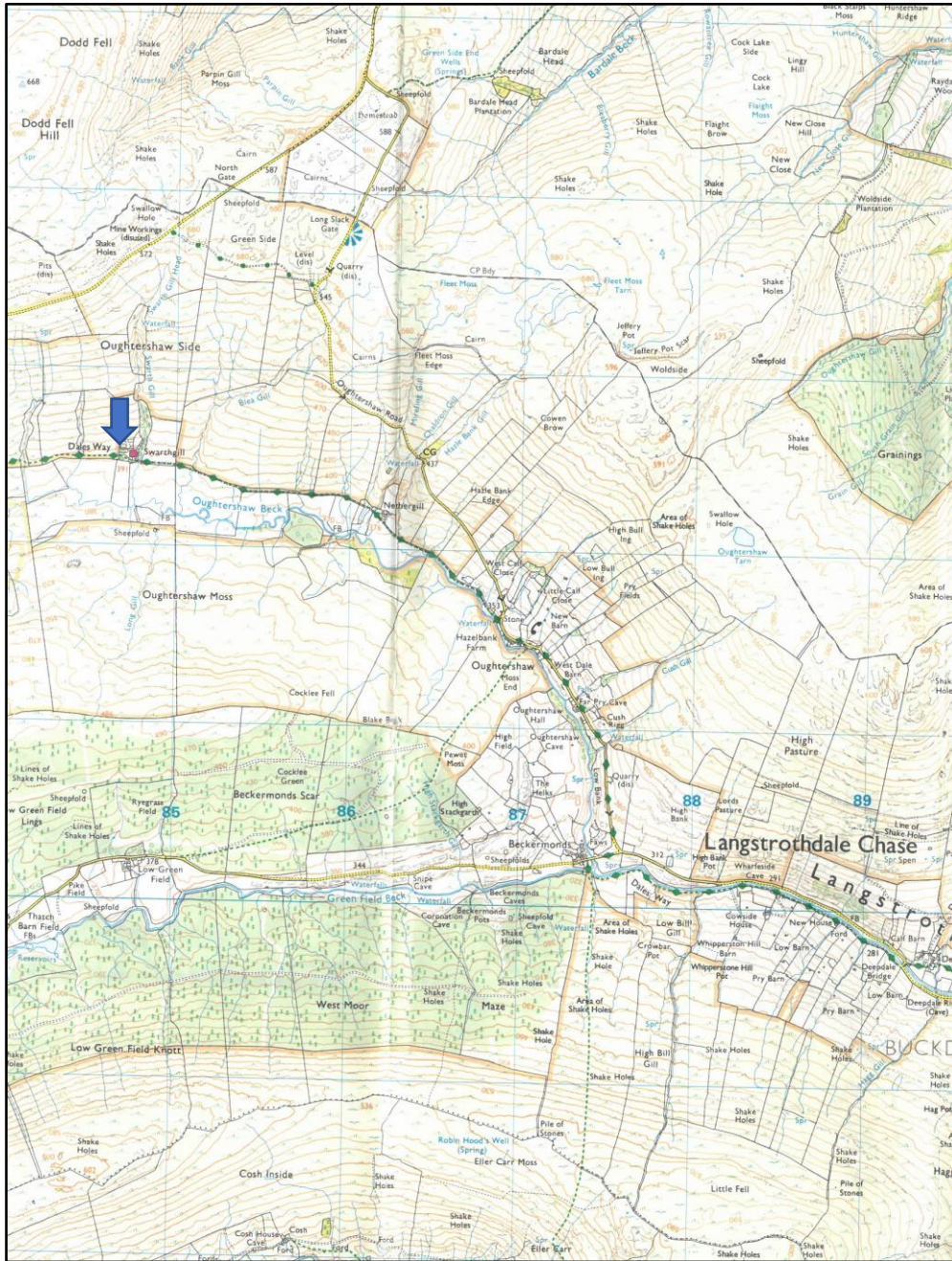
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## Outbuildings, Swarthghyll Farm, Oughtershaw, BD23 5JS

Approximate gross internal area  
1276 sq m - 13735 sq ft







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