



78.92 Acres of Land & Extensive Range of Farm  
Buildings at Woodhall, Leyburn



Robin Jessop

# A Block of Productive Grassland With Extensive Range of Farm Buildings On The Edge of a Rural Yorkshire Dales Village

- 78.92 Acres of Land
- Extensive Range of Farm Buildings
- Stone Barn With Conversion Potential
- Access to the Public Highway
- Productive Agricultural Land
- Suitable For Grazing, Mowing or Rewilding
- Guide Price: £1.0m

## SITUATION

Askrigg 2 miles. Hawes 7 miles. Leyburn 10 miles. Richmond 17 miles. Bedale 20 miles. A1(M) interchange at Leeming 22 miles. Both Leeds Bradford and Newcastle Airports are a 90 minute drive.

Woodhall is a small rural village in the Yorkshire Dales National Park. The village sits between the larger villages of Askrigg and Carperby where there are further facilities. Askrigg is well known for its All Creatures Great and Small connections and has 3 public houses, a village store, active community and a primary school. There is a wider range of amenities in both the nearby market towns of Hawes and Leyburn.

The land and farm buildings are situated towards the west end of the village and benefits from good roadside access. Part of the land also has river frontage.

## WHAT3WORDS

///shadowing.bumps.glance

## DESCRIPTION

### LAND

The land extends to 78.92 acres approx. including the farm buildings/steading area. The land to the south of the former railway line comprises a block of productive grassland and extends to 19 acres approx. It is adjoining the River Ure and has been used for grazing livestock and growing grass for silage. However, it could equally be suitable for grazing horses. It has ready access onto Low Lane and is well fenced. This part of the land has spring fed water supply.

The land to the north of Low Lane principally comprises a larger block of productive grassland which has been used for grazing livestock and growing grass for silage. However, most of the land could equally be used for grazing horses if required. The land is well fenced and has the benefit of access from Low Lane and via the farm buildings/steading area. Part of the land has the benefit of spring fed water supply whilst the northern part of the land has the benefit of mains fed water supply (but needs to be sub-



metered post completion). The land is shown edged red on the attached plan. This also includes the area of the farm buildings/steading area together with a small area of woodland.

#### FARM BUILDINGS

The buildings have immediate roadside frontage and briefly comprise an extensive range of traditional and purpose built buildings together with covered silage pit and two silage clamps. These are briefly summarised as follows:

1. Stone barn (8.3m x 5.2m). This is of traditional stone construction and has recently had a new roof fitted. It has a concrete floor and new first floor joists. In view of its proximity to the roadside, it may qualify for residential conversion – subject to obtaining the necessary planning consent.
2. Attached dairy and office (8.25m x 3.5m). This is block built under a cement sheet roof.
3. Parlour (13m x 6m). This comprises a lean-to from the stone barn. It houses 7 a side parlour with central pit and has skylights in the roof. It has a galvanised steel sheeted sliding door. Adjoining this is a collecting yard and stalls together with gathering area.
4. Cubicle shed (27m x 11.8m). This has 5 bays and block built cubicles with scraping passageways.
5. Covered silage pit (23m x 7.5m). This comprises a steel portal framed building with concrete floor and sides with a cement roof.
6. Feeding area (27m x 16m). This comprises a large general purpose building with 6 bays with feed trough and scraping passage with block walls. It has a corrugated iron roof which is in need of repair.
7. General purpose shed (36.5m x 12m). This is a steel portal framed construction with concrete floor and fibre cement roof.
8. Cattle shed (32m x 12m). This is a traditional steel portal framed building with part concrete and part earth floor. It is timber clad above concrete panels and has a fibre cement roof. Electric and water are present.
9. Silage clamps. 2 silage clamps uncovered with steel stanchions and concrete side panels.
10. Slurry lagoon. Uncovered with concrete walls.

#### GENERAL REMARKS & STIPULATIONS

##### TENURE

The land is freehold with vacant possession.

The site is currently registered with the land registry under part of title number NYK263444.

##### EASEMENTS, RIGHTS OF WAY AND WAYLEAVES

The property is sold subject to, and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not. Please Note:

1. The land to the north of Low Lane is subject to a public right of way.
2. The land to the south of the former railway line is also subject to a public right of way.

##### SERVICES

Farm Buildings – mains electricity.

Spring water supply to the land.



#### DE-LINKED PAYMENT

The Vendors will claim and retain the De-Linked payment.

#### NITRATE VULNERABLE ZONE

The farm is NOT within an NVZ.

#### AGRI-ENVIRONMENTAL SCHEMES

The land is currently not entered into any agri-environmental schemes.

#### SPORTING & MINERAL RIGHTS

It is understood that the mineral rights are included in the sale as far as they are owned.

#### BOUNDARIES

The Vendor will only sell such interest (if any) which they have in the boundary fences, walls, hedges and other boundaries separating this property from other properties not belonging to them.

#### DIRECTIONS

A for sale board will be erected at the field entrance for each lot.

#### PLAN

The plan is for identification purposes only.

#### OFFERS

All offers must be in writing. We will not report any verbal offer unless it is confirmed in writing. Seriously interested parties will be invited to produce proof of funds.

#### METHOD OF SALE

The property is being offered for sale initially by private treaty. We reserve the right to conclude the sale by any other means at our discretion.

#### MONEY LAUNDERING REGULATIONS

Prospective purchaser(s) should be aware that in the event that they are successful, they will be required to provide us with documents in order to comply with Money Laundering Regulations. One being a photographic ID, that is to say a driving licence or passport and the other being a utility bill showing the current address.

#### VIEWINGS

Please make contact with Robin Jessop Ltd on (01969 622800) to arrange a viewing. **When conducting a viewing, please keep all gates closed.**





Robin Jessop Ltd  
info@robinjessop.co.uk  
01969 622800

[robinjessop.co.uk](http://robinjessop.co.uk)

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