



RobinJessop



## **Hollow Moor Farmhouse** **Between Crakehall and Hackforth near Bedale, North Yorkshire, DL8 1JZ**

Robin Jessop Ltd, 4 North End, Bedale, North Yorkshire DL8 1AB – 01677 425950  
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# **Hollow Moor Farmhouse, Hollow Moor Lane**

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### **A TRADITIONAL DETACHED 4 BEDROOM FARMHOUSE REQUIRING MODERNISATION AND SET IN GARDENS AND GROUNDS EXTENDING TO 0.27 ACRES APPROX**

- **A Traditional Detached 4 Bedroom Farmhouse In An Attractive Rural Setting**
- **Requiring Complete Refurbishment**
- **Set in Gardens & Grounds Extending to 0.27 Acres Approx**
- **Secluded and Accessible**
- **Guide Price: £275,000**

#### **Situation**

Hackforth 1 mile, Langthorne 1 mile, Crakehall 1 ½ miles, Bedale 3 ½ miles, Leyburn 7 miles, Richmond and Masham 8 miles, A1 Motorway Interchange, Junction 51 at Leeming Bar 3 miles, Northallerton East Coast Train Station at Northallerton 15 minutes (all distances and times are approximate).

The property is conveniently situated approximately midway between the small rural villages of Crakehall, Hackforth and Langthorne, adjacent to the minor road known as Hollow Moor Lane.

It is well placed in relation to the popular market towns of Bedale, Leyburn and Richmond and is within easy reach of the A1 Motorway Interchange at Leeming Bar (Junction 51) bringing Tyneside, Teesside, Leeds and York within reasonable commuting distance (refer to location plan).

The whole property is shown edged red on the attached plan.

#### **Description**

The property is a traditional detached 4 bedroom farmhouse constructed of brick with a slate roof. It requires completely refurbishing. The accommodation is spacious with potential to extend. Refer to the attached floor layout plan. It is complemented by a rear yard and a sizeable front garden.

There is vehicular access into the front garden and also into the rear yard.

**Please note** that the derelict range of traditional farm buildings situated immediately adjacent to the farmhouse belongs to another owner.

#### **GENERAL REMARKS & STIPULATIONS**

##### **Planning Status**

The previous owners obtained planning permission to extend the farmhouse as confirmed in the Notice of Decision dated 8<sup>th</sup> October 2002. A copy of this Notice of Decision can be emailed to you on request.

## Viewing

Strictly by appointment with Robin Jessop Ltd – 01677 425950.

## Tenure

The property is freehold and vacant possession will be given upon completion.

## Services

**Water** – There is a mains water connection to the property from a water main which is shown marked blue on the plan.

**Electricity** – There is mains electricity supplied to the property from the transformer pole marked “EPI” on the plan.

**Foul Drainage** – There is no mains sewer in the vicinity. There is a septic tank in the front garden marked “ST” on the plan. This is a very old septic tank and it is not fit for purpose.

RA Dalton Waste Water Specialists have prepared a report which is available upon request by email. Their approximate budget costs to upgrade the existing system will be £18,000 - £22,000 plus VAT”.

Prospective purchasers should therefore reflect in their offer the cost of replacing this septic tank.

## Boundaries

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

Where these boundaries are marked by inward facing “T” marks these will be the responsibility of the Purchaser(s).

The neighbouring owner of the farm buildings is responsible for erecting a boundary wall / fence.

## Council Tax Band

Band C.

## Asbestos

There are two heaps of old asbestos situated in the front garden. A quotation from EMI Ltd, Mill Hill Farm, Deighton, Northallerton DL6 2HL – Operational Manager: Kam Cichon – Email: [kam@emiltd.co.uk](mailto:kam@emiltd.co.uk), who are Licensed Asbestos removal specialists has been obtained for removing these two heaps of asbestos. Their quotation is £1,495 plus VAT. Prospective Purchaser(s) should reflect this cost when making their offer for Hollow Moor Farmhouse.

## Easements & Rights of Way

The property is sold subject to all covenants, easements & rights of way etc, whether mentioned in these particulars or not.

Without Prejudice to the foregoing:-

1. Hollow Moor Farmhouse has the benefit of an easements to drain surface water from the farmhouse along the surface water drain shown marked orange on the plan.
2. Hollow Moor Farmhouse has the benefit of an easements in respect of the water main and stopcock shown coloured blue and marked SC on the plan.

## Method of Sale

The property is being offered for sale initially by private treaty. If after viewing the property you are seriously interested, then please kindly register your interest with Robin Jessop FRICS FAAV or Michell Corney BSc (Hons) MRICS so that we can keep you informed as to how we propose to conclude the sale.

**Please note the following, when submitting your offer and please confirm:-**

- a. Is your offer a cash offer or do you have the liquid funds available?

- b. Will you require a mortgage to purchase the property?
- c. Is your offer dependant on a survey or valuation being undertaken?
- d. Is your offer subject to selling a property or any other conditions?
- e. Confirmation that your offer reflects the condition of the property, the costs of removing the asbestos sheets and the costs associated with the replacement of the septic tank.

### Important Notice

If you are interested in purchasing both the farmhouse and the adjoining farm buildings and 6.16 acres, you must make two separate offers.

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest to make sure that you are kept informed with regard to the progress of the sale.

### 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 to comply with Money Laundering Regulations. One being photographic ID, that is to say a driving licence or passport and the other being a utility bill showing the current address. This will need to be provided personally in our office where we can take copies of both this and proof of funds which we also require to comply with Money Laundering Regulations.

### Useful Addresses

#### Vendor's Solicitors

Messrs Freeman Johnson, 11 Victoria Road, Darlington, Co Durham, DL1 5SP Tel : 01325 466221. Acting Solicitor : Mr Edward Miller  
Email : [edward.miller@freemanjohnson.co.uk](mailto:edward.miller@freemanjohnson.co.uk)

#### Local Authority

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD. Tele: 01609 779977.

### Waste Water Specialists

R.A Dalton, Burtreeford, Bishop Auckland, Co Durham DL13 1DB – 01388 537030. Email: [info@radalton.co.uk](mailto:info@radalton.co.uk)

### Asbestos Removal

EMI Ltd, Mill Hill Farm, Deighton, Northallerton, North Yorkshire DL8 2HL – Email: [Kam@emiltd.co.uk](mailto:Kam@emiltd.co.uk)  
Tele: Kamil Cichon 01482 213172 / 07562 299053

### Planning History

#### 1. In respect of Hollow Moor Farmhouse.

To inspect the plans relating to Permission 2/02/062/0041 which are NOT available online, please contact North Yorkshire Council directly via the following email address:- [planning.ham@northyorks.gov.uk](mailto:planning.ham@northyorks.gov.uk)

#### 2. In respect of the adjacent Farm Buildings

Permission for the conversion of the buildings was granted under Application Reference 22/01125/MBN and the development must be completed within a period of 3 years starting with the prior approval date of 14<sup>th</sup> June 2022. Planning permission was granted for the conversion into 2 detached dwellings.

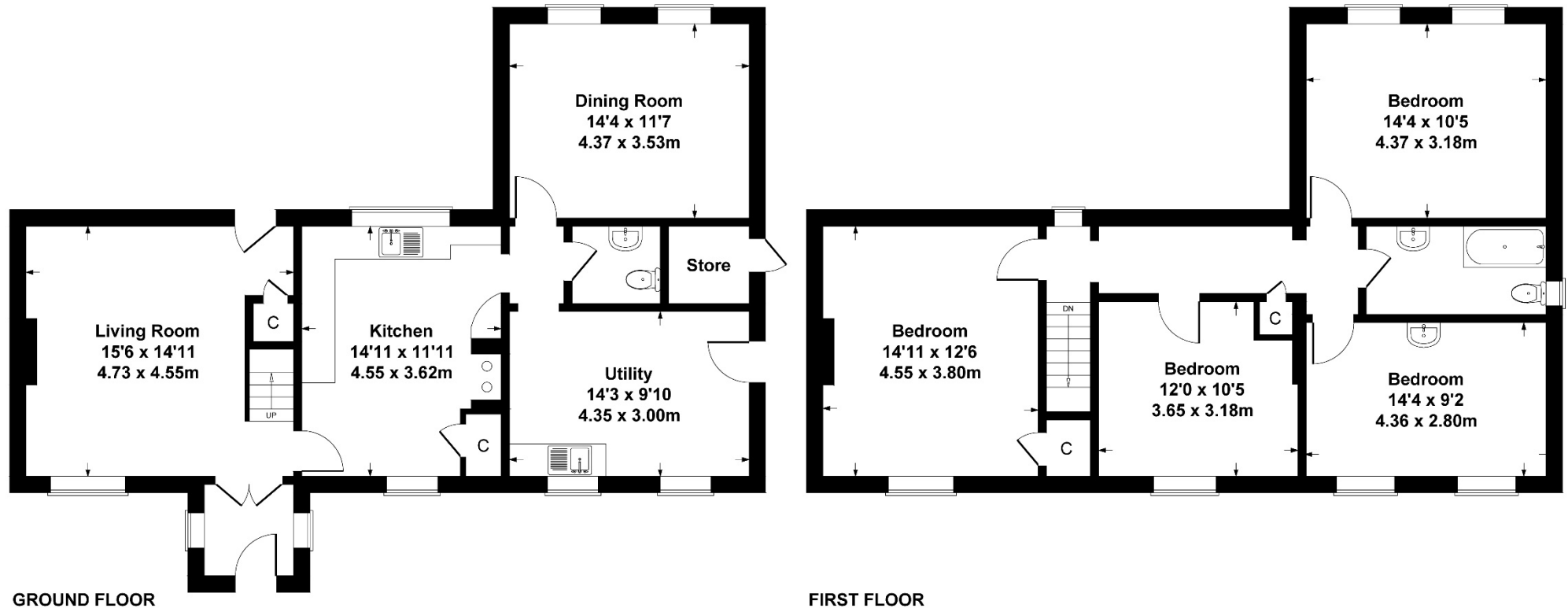
### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

# Hollow Moor Farm, Crakehall

Approximate gross internal area

House 154 sq m - 1658 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. 2024

