



Robin Jessop



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
Email: info@robinjessop.co.uk www.robinjessop.co.uk

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

A TRADITIONAL DETACHED 4 BEDROOM FARMHOUSE REQUIRING COMPLETELY MODERNISING AND SET IN GARDENS AND GROUNDS EXTENDING TO 0.27 ACRES APPROX

- A Traditional Detached 4 Bedroom Farmhouse In An Attractive Quiet 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 A.1 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 8th 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. It is not compliant.

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 with the appropriate larger one.

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 shown marked at point “Y” on the attached plan.

Council Tax Band

Band C.

Asbestos

There are two heaps of old asbestos sheets 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, who are Licensed Asbestos removal specialists has been obtained for removing these two heaps of asbestos. Their quotation is £1,950.00 plus VAT. Prospective Purchaser(s) should reflect this cost when making their offer for Hollow Moor Farmhouse.

VAT on Renovation

It is understood that the farmhouse became vacant on 12th June 2024. Significantly, therefore if the farmhouse is still vacant and no renovation works have commenced by 12th June 2026, then this property would have the benefit of a reduced rate of VAT (currently 5%) in respect of any qualifying renovation works (VAT Act 1994 Schedule 7A Group 7). Prospective purchaser(s) may consider it prudent to clarify this with their Accountant/VAT Consultant.

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 easement 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 easement 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, Michell Corney BSc (Hons) MRICS FAAV or Lauren Terry BSc (Hons) MRICS FAAV 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?
Proof of funds will be required.
- 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, should reflect 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

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.

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Useful Addresses

Vendor's Solicitors

Miller Law, Alton House, 27 Grange Road, Darlington, Co Durham, DL1 5NA. Acting Solicitor : Mr Edward Miller. Tel : 07936 885125
Email : EdwardMiller@millerlawuk.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

Asbestos Removal

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

Planning History

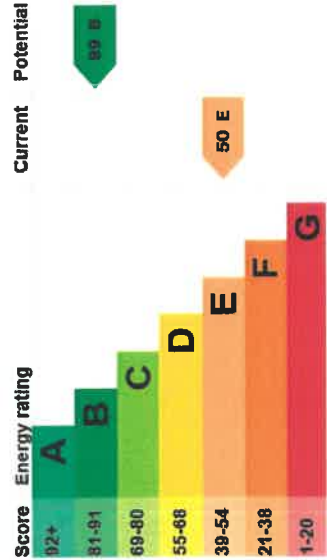
1. In respect of Hollow Moor Farmhouse.

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

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 14th June 2022. This planning permission has therefore expired and a new application is about to be submitted, by the neighbour.

Energy Performance Certificate



Hollow Moor Farm, Crakehall

Approximate gross internal area
House 154 sq m - 1658 sq ft

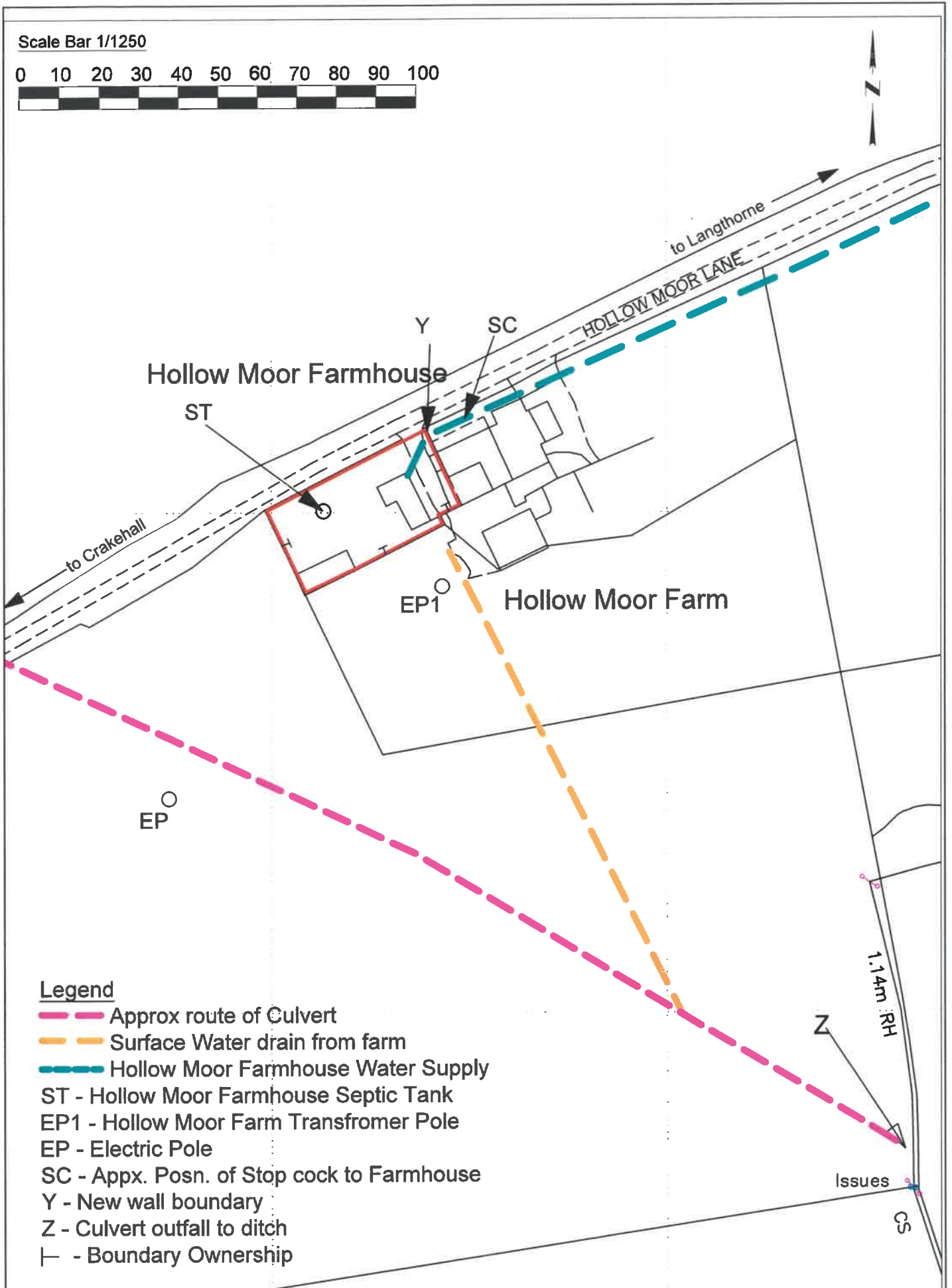


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

Scale Bar 1/1250



Legend

- Approx route of Culvert
- Surface Water drain from farm
- Hollow Moor Farmhouse Water Supply
- ST - Hollow Moor Farmhouse Septic Tank
- EP1 - Hollow Moor Farm Transfromer Pole
- EP - Electric Pole
- SC - Appxn. Posn. of Stop cock to Farmhouse
- Y - New wall boundary
- Z - Culvert outfall to ditch
- - Boundary Ownership

Scale:- 1/1250

Area
0.11 Ha
0.27 Acre

Hollow Moor Farmhouse
Langthorne, Bedale, North Yorkshire

Plan No: 3837.01c

ADH
SITE SURVEYS LTD

Date:- Oct 2025

