



Saltergate Hill Farm, Skipton Road, Killinghall, Harrogate Listed Farmhouse and 3x Barns with Planning Consent

A superb development opportunity for the creation of 3 characterful stone barn conversions and the redevelopment of a Grade II listed farmhouse in an accessible location. Full planning consent for the conversion of the stone barns to form 3 substantial dwellings, each with parking and garden area and with an adjacent paddock. Listed farmhouse with character features including mullion windows and oak beams. The site offers developers the scope to create a truly unique development close to Harrogate.

Guide Price: £975,000

For sale by Private Treaty. Offers considered for parts.

LOCATION & SITUATION

The properties lies approximately 2 miles to the west of the spa town of Harrogate, 1.5 miles from the village of Killinghall and 1 mile from the village of Hampsthwaite. The site is within catchment for many of the Harrogate schools and both Killinghall and Hampsthwaite have primary schools, a village pub, shops and sports facilities.

The site is situated immediately to the north of the A59 Skipton Road giving excellent access to the local towns and wider motorway network. There is a train station in Harrogate and Leeds Bradford airport is just 13 miles and 30 minutes away by car.

DESCRIPTION

The property comprises a Grade II listed farmhouse together with a range of stone barns which have full planning consent for the conversion to form 3no separate dwellings, each with their own private parking and garden areas.

Farmhouse

The farmhouse dates from 1653 and offers scope for modernisation, redevelopment and extension (subject to consents) to create an attractive and spacious family property.

The current layout provides the following accommodation:

Ground Floor: Entrance hallway, sitting room, lounge, kitchen/dinner, pantry and utility room

First Floor: 4 double bedrooms, house bathroom

Cellar and attached office, garage and WC.

Lawned gardens to three sides

The farmhouse has been unoccupied for over 2 years, allowing the conversion to qualify for a reduced rate of VAT on its redevelopment (subject to HMRC approval). The property is listed with many original features including mullion windows and oak beams.

Stone Barns

Barn A sits to the south of the site and comprises a substantial two storey stone barn with substantial timber queen post trusses and benefiting from consent to convert to a 5 bedroom substantial dwelling extending to some 2712sqft. With large stone archway doors to the north and south, the property will be flooded with light and have views over farmland to the south. Built of local coursed and dressed stone, the barn currently has a profile metal roof but original stone roof slates are stored on site.

Barn B is the former milking parlour and comprises a single storey barn with large oak kingpost trusses and an abundance of openings. The barn has consent to convert to a large 3 bedroom property with open plan kitchen dinner and further living room, in all extending to approximately 1507 sqft. The barn is built of coursed dressed local stone with a stone slate roof.

Barn C is a former mistal and retaining many character features. A single storey barn constructed of local stone with some brick and blockwork. The barn has consent to convert to a 2 bed dwelling with a new-build carport and store to the north of the barn, extending in total to approximately 1334 sqft.

Paddocks

The sale property includes a grass paddock to the east of the site together with a small paddock to the south, both offering scope to create equestrian facilities or additional amenity space for the dwellings.

Modern Farm Buildings

The planning consent provides for the demolition of many of the modern farm buildings and the slurry store. The vendor is obtaining quotations for this work and may commence with their removal in advance of a sale to aid the development.

RETAINED BUILDINGS

The vendor intends to retain the farm buildings to the west and north of the site for use in connection with their continued farming operation. The scale of their farm business is significantly reducing following this sale.

The planning consent imposes a condition on the use of many of these farm buildings, preventing the housing of livestock within upon the first occupation of the barn conversions.

SERVICES

The site benefits from mains water and mains electricity.

The buyer will be responsible for arranging for separate metered supplies to the site. The vendor wishes to retain a metered electricity and water supply to their retained property.

PLANNING MATTER

Planning consent has been granted for the conversion of 3no traditional barns to form 3no dwellings with associated extensions, fenestration alterations, boundary works and access alterations, demolition of slurry tank and various modern farm buildings. The details are below:

Ref: HGTZC25/00738/FUL Granted on 7th May 2026

Ref: HGTZC25/01187/LB Granted on 7th May 2026

Full copies of the consents and associated documents can be viewed on the North Yorkshire Council website or on request from the agent.

The farmhouse is a Grade II Listed buildings dating from around 1653 and partly rebuilt during the early 19th century. No plans have been submitted in regards to the farmhouse.

DIRECTIONS

From Harrogate proceed west on the A59 towards Skipton for approximately 2 miles, on passing The Nelson Inn pub, the property is immediately on the right hand side, marked by a For Sale board.

TENURE AND OCCUPATION

The tenure of the property is understood to be freehold. Vacant possession will be available upon completion.

COUNCIL TAX

The farmhouse is within Band E.

RESTRICTIVE COVENANTS

The property is sold subject to and with the benefit of all restrictive covenants, both public and private, whether mentioned in these particulars or not.

The vendor will be bound by the planning condition limiting the future use of the retained farm buildings to protect the domestic amenity of the proposed dwellings.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to all Rights of Way, public and private, which may affect the property.

Notwithstanding the above, the property will benefit from a right of access over the route shown brown on the sale plan.

There is a public footpath which crosses through the site. The sellers are willing to work with the buyers to seek a diversion to the south of the property.

FIXTURES & FITTINGS

Only those items specifically stated in these particulars are included in the sale.

The stone slates for the roof of Barn A have been removed during a recent repair programme and are stored on site. These can be included in the sale should they be required.

The vendor is in the process of obtaining quotes for the removal of the modern farm buildings which do not benefit from planning consent for conversion. They may commence with the removal and demolition of some of the modern farm buildings in advance of a sale.

BOUNDARIES

Where the boundary maintenance responsibilities are known or to be allocated, these are shown on the site plan by an inward facing T mark.

Farmhouse:



Barn A:



Barn B:

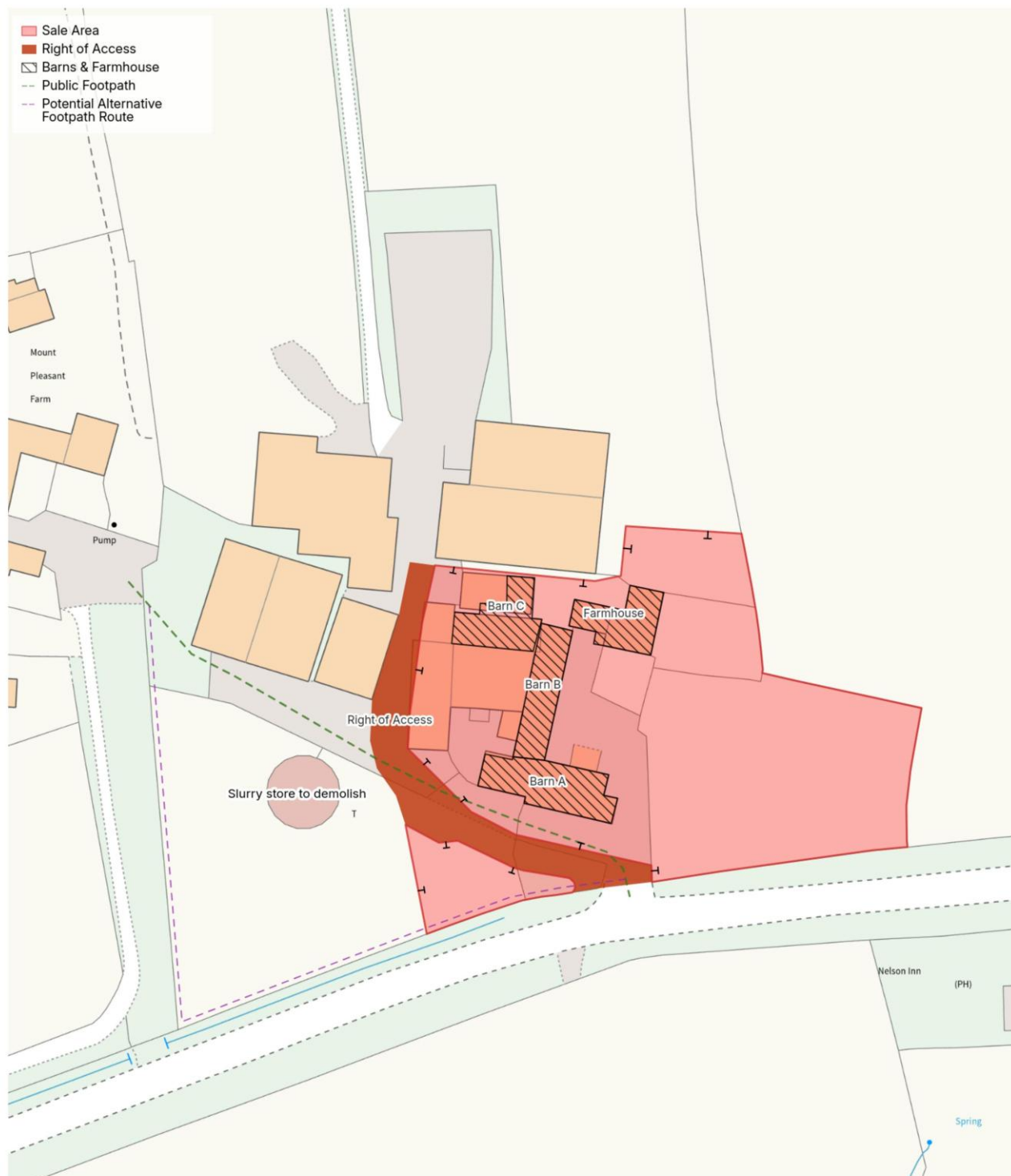


Additional Land:



Hardcastle Rural Surveyors

Saltergate Hill Farm Sale Plan



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Rev 1 - 20/7/2026

20 m
Scale 1:1000 (at A4)



BARN A – PROPOSED DETAILS:



BARN B – PROPOSED DETAILS:



BARN C – PROPOSED DETAILS:





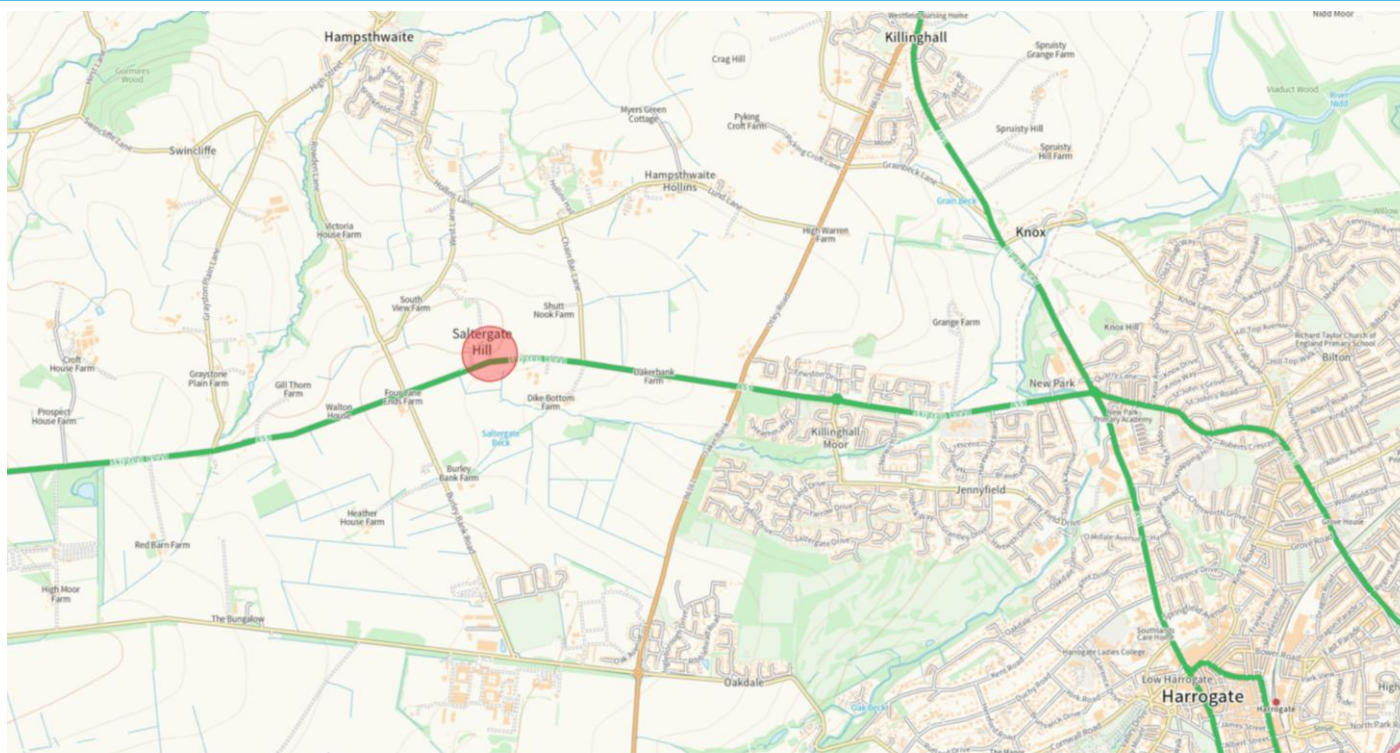


Gross internal floor area excluding Stores (approx.): 178.3 sq m (1,920 sq ft)
For illustrative purposes only. Not to Scale. Copyright © Apex Plans.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

The graph shows this property's current and potential energy rating.





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METHOD OF SALE

The property is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method.

Following acceptance of any offer, all buyers will be required to undertake Anti-Money Laundering ID Checks and provide proof of funding to the selling agents.

Following successful checks, solicitors will be instructed with an anticipated timescale for exchange of contracts within 60 days. If a purchase is unable to achieve this, they should make this clear at the time of submission an offer.

Upon exchange of contracts a 10% deposit will become due with the balance payable upon completion at a date to be agreed between the parties.

VALUE ADDED TAX (VAT)

The Guide Price quoted is exclusive of VAT. Should any part of the sale become chargeable, this will be payable by the purchaser. The seller is not aware that any option to tax has been made on the property.

VIEWING

To arrange a suitable time to view the property, please contact our office on 01765 658525.

Care should be taken during your inspection, the property is part of a working farm and particular note should be made of open ditches, drains, walls, fences, livestock, machinery, any unsafe structures and other such hazards.

LOCAL AUTHORITY

North Yorkshire Council, Northallerton Business Park,
Northallerton DL6 2NA
Tel: 01609 780780 www.northyorks.gov.uk

PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey Plan. The areas given may vary from the Rural Land Registry plans and previous Ordnance Survey Sheets, field data sheets and deed plans. All plans in these particulars are for identification purposes only and areas are approximate and subject to the verification in the title documents.

IMPORTANT NOTICE

If you have downloaded these particulars from our website please also register your interest with our office to ensure that you are kept informed

Disclaimer. Hardcastle Rural Surveyors Ltd give notice to all who read these particulars that:

1. The particulars, including any plan, photograph, description and description, are intended as a general guide only and do not form part of any offer or contract.
2. All descriptions, dimensions, reference to condition and all other details are given in good faith but without responsibility. Any potential purchaser or lessor should not rely on these details as statements of fact and should satisfy themselves by inspection, survey or such other means as they may require to ensure their correctness.
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5. Nothing contained in these particulars shall be deemed to be a statement that the property is in good repair, order or condition or otherwise, nor that any services are in good working order.
6. If you have any particular concerns or questions please raise these with us prior to traveling to view the property.
7. Care should be taken during any inspection/viewing of the property. Particular note should be made of any open ditches, drains, walls, fences, livestock, machinery, any unsafe structures and other such hazards.

Regulated by RICS

Particulars Produced on 31/7/2026