

**5.34 ACRES OF LAND, BARN & STABLES**  
**CASS LANE, KNARESBOROUGH, NORTH YORKSHIRE, HG5 8JZ**

**CUNDALLS**  
EST 1860





## 5.34 ACRES OF LAND, BARN & STABLES

CASS LANE  
KNARESBOROUGH  
NORTH YORKSHIRE  
HG5 8JZ

*Knaresborough 1.5 miles, Harrogate 3.5 miles, Wetherby 8 miles, York 17 miles. (All distances approximate)*

### AN ATTRACTIVE PARCEL OF GRASSLAND WITH BARN AND EXTENSIVE STABLING, WELL PLACED BETWEEN KNARESBOROUGH AND HARROGATE

*“An excellent opportunity to purchase an attractive and well-contained edge-of-village grass paddock extending to approximately 0.49 acres, comprising mixed grassland with mature trees, established boundaries and the added benefit of a traditional grain silo building”*

- Approximately 5.34 acres in total
- Well located between Knaresborough and Harrogate
- Divided into three grass field enclosures
- Useful barn extending to approximately **1,066 sq. ft. / 98.99 sq. m**
- Stable block extending to 11 stables and approximately **1,630 sq. ft. / 151.41 sq. m**
- Former planning permission granted for conversion of the barn to a one-bedroom dwelling under application **HGT20/02610/FUL**, now understood to have lapsed
- Suitable for equestrian, agricultural, smallholding or amenity use, subject to any necessary consents

**FOR SALE BY PRIVATE TREATY:**

**GUIDE PRICE: OFFERS OVER £350,000**

## DESCRIPTION / BACKGROUND

The property comprises an attractive and well-situated parcel of grassland extending in total to approximately 5.34 acres, accessed directly off Cass Lane, Knaresborough, North Yorkshire.

The land occupies a convenient semi-rural position between Knaresborough and Harrogate, with good access to the surrounding road network and nearby centres. The land is arranged as three grass field enclosures, with the barn and stable block located along the southern edge of the holding, close to the access.

The property benefits from a useful barn extending to approximately 1,066 sq. ft. / 98.99 sq. m., divided internally into three principal areas, together with a substantial stable block extending to approximately 1,630 sq. ft. / 151.41 sq.m across 11 stables providing a range of loose boxes.

Planning permission was previously granted for the conversion of the barn to form a one-bedroom dwelling under application reference HGT20/02610/FUL. This consent is now understood to have lapsed, although it may indicate potential for future development, subject to obtaining the necessary planning consents.

The land is well suited to equestrian, smallholding, agricultural or amenity purchasers and offers a rare opportunity to acquire a manageable block of land with useful buildings and possible longer-term development potential in a highly accessible location on the edge of Knaresborough.

## LOCATION

The land enjoys an attractive semi-rural setting off Cass Lane, conveniently positioned between the historic market town of Knaresborough and the spa town of Harrogate, with outlook over the surrounding countryside.

Knaresborough, situated approximately 2 miles to the east, provides a good range of local services and amenities including shops, cafes, public houses, schools, leisure facilities and a railway station.

A wider range of services can be found approximately 4 miles to the west in Harrogate, which offers an extensive range of shops, restaurants, schools, hotels, health care, leisure and recreational facilities.

The land is well placed for access to the local and regional road network, with the A59, A658 and A1(M) within convenient reach, providing links towards Wetherby, York and Leeds. The property is situated approximately 18 miles from the historic City of York, where further services are available, including a mainline train service to London King's Cross and Edinburgh, Scotland, with journey times to London from under two hours.



## BUILDINGS

The buildings are situated along the southern edge of the property and comprise a traditional stone barn, a range of timber stabling and a useful concrete yard area to the front.

The barn is of traditional stone construction under a modern profile sheet roof and extends to approximately 1,066 sq. ft. / 98.99 sq. m.. The building is divided internally into three principal areas and provides useful storage, workshop or ancillary equestrian accommodation. Planning permission was previously granted for the conversion of the barn to form a one-bedroom dwelling under application reference HGT20/02610/FUL. This consent is now understood to have lapsed, although it may indicate potential for future development, subject to obtaining the necessary planning consents.

Adjoining and extending to the east of the barn is a substantial range of stabling, extending to approximately 1,630 sq. ft. / 151.41 sq. m. and providing 11 loose boxes. The stable block is of timber construction and arranged in a long range, with doors opening out onto the yard area.

To the front of the barn and stables is a concrete yard, providing useful circulation, parking, loading and servicing space. The yard links directly with the adjoining grassland, with the buildings occupying a sheltered position against the southern boundary of the holding.

## LAND

The land extends in total to approximately 5.34 acres and is laid to grass, divided into three useful field enclosures. The enclosures are of a manageable size and lie immediately to the north of the buildings, providing convenient access between the stables, yard and grazing land.

The land is shown edged red on the attached plan and is well suited to equestrian, grazing, smallholding or amenity use, subject to any necessary consents.

## SOIL TYPE AND LAND CLASSIFICATION

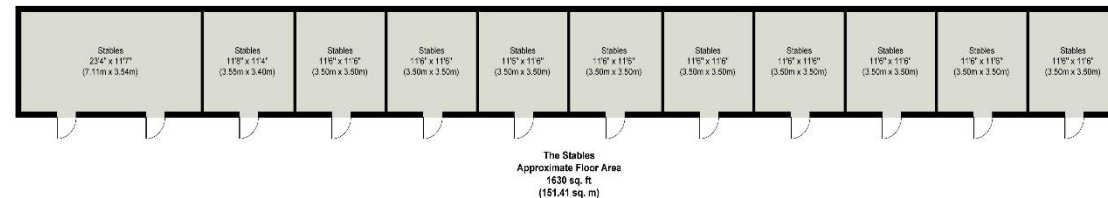
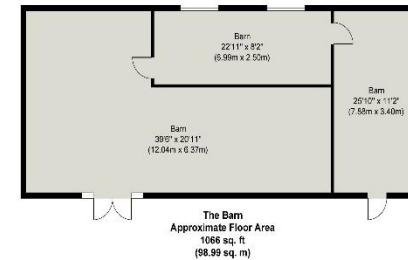
The land is shown on the Soilscales mapping as being Soilscape Type 18, described as “slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils”.

These soils are generally of moderate natural fertility with impeded drainage and are typically associated with lowland seasonally wet pasture and woodland. They are suitable for grassland and grazing use, with some potential for arable or cropping where conditions and management allow.

The land is shown on the Ministry of Agricultural Provisional Land Classification Maps as **Grade III** land and is suitable for grassland, livestock grazing, equestrian use or amenity purposes, subject to any necessary consents.

## BASIC PAYMENT SCHEME

The land is not registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme.



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## GENERAL INFORMATION - REMARKS & STIPULATIONS

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### EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. There are no footpaths over the holding.

### ACCESS

Access is gained via a gated entrance directly off Cass Lane, leading into the concrete yard area to the front of the barn and stable block. Cass Lane provides convenient access towards Knaresborough, Harrogate and the surrounding local road network.

### BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

### SPORTING, TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are in hand and included in the sale.

### METHOD OF SALE

The property is being offered for sale by Private Treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations.

If you have queries on the sale of the land then please contact Stephen Dale – Sunley [stephen.dale-sunley@cundalls.co.uk](mailto:stephen.dale-sunley@cundalls.co.uk) - 01653 697820

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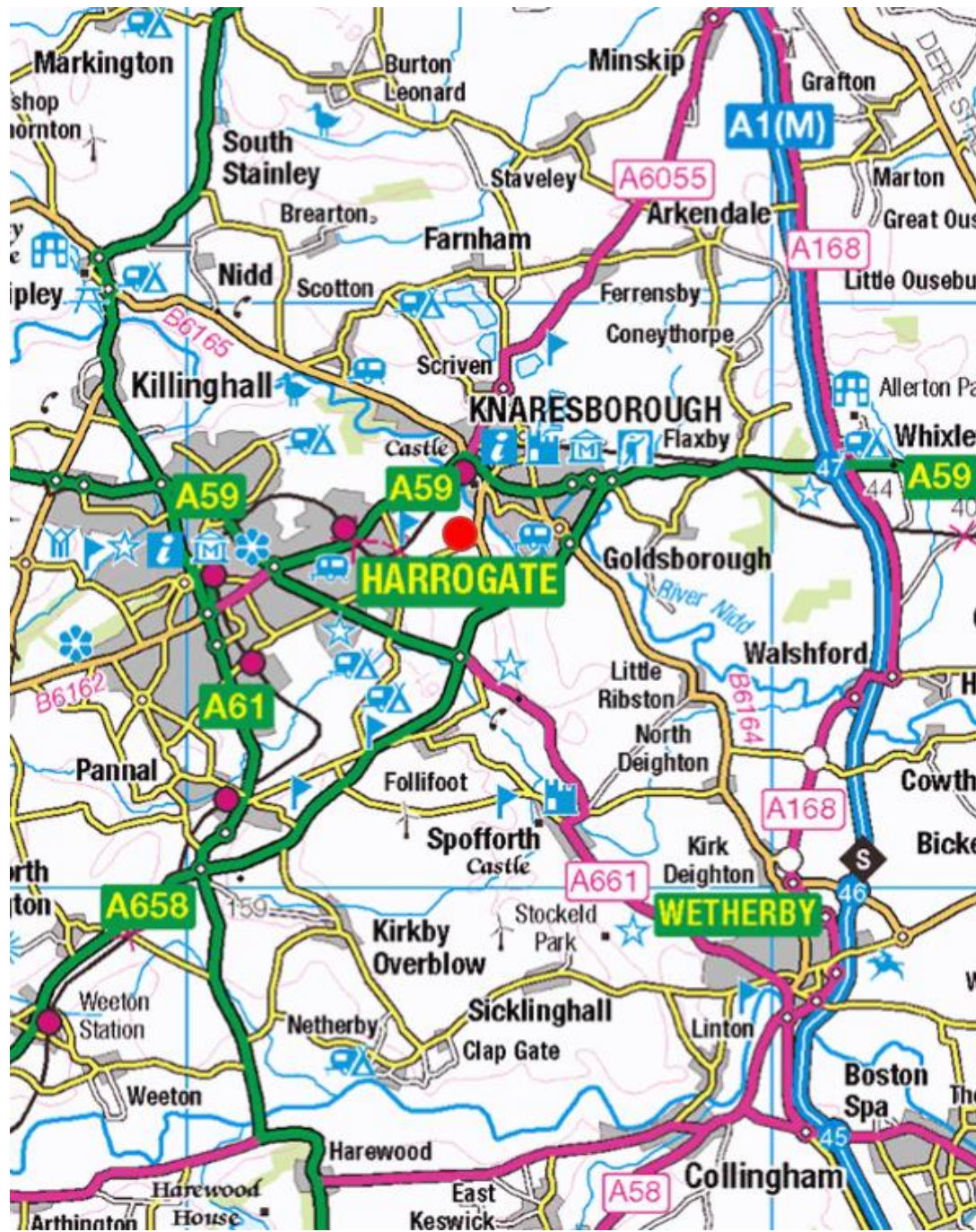
## GENERAL INFORMATION

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Services: None  
Planning: North Yorkshire Council  
Tenure: The property is Freehold and vacant possession will be given upon completion.  
Viewing: Unaccompanied with a set of these Particulars having first informed the agents office in Malton, 01653 697 820  
Guide Prices: Offers over £350,000

Details and photographs prepared June 2026. All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





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