



WOODLANDS FARM

WOODLANDS FARM, HARMBY, LEYBURN, DL8 5HG

savills



BEAUTIFULLY SITUATED 15 ACRE RESIDENTIAL FARM IN A PRIVATE YET ACCESSIBLE LOCATION.

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Situation

Woodlands Farm lies within an accessible yet largely private position only ¼ mile north of the A684 outside the village of Harmby, 1.5 miles east of Leyburn. The property is well placed for access to the Yorkshire Dales National Park and the magnificent local countryside as well as Bedale 10 miles to the east and the A1 at Leeming Bar 12 miles away.

The property which lies within a ring fence is approached via a tree lined driveway including some specimen trees including cedar and a magnificent mature beech which lead to the attractive traditional stone built farmhouse which requires modernisation. Beyond the farmhouse is an excellent stable block and the farm buildings which provide livestock, machinery and general purpose storage together with a large traditional stone barn which has potential for alternative uses subject to gaining planning consent.

The land which is mainly level is divided into a number of paddocks and meadows and benefits from separate access points off the council highway to both the east and west sides of the farm enhancing flexibility.

This sale represents a rare opportunity to purchase a small farm likely to be of interest to buyers with residential, equestrian, livestock, development or leisure interests.

The House

A detached south facing stone built house under a concrete tile roof situated away from the farm buildings. The original three bedroom farmhouse requires modernisation although it does benefit from a ground floor extension built about 15 years ago. The windows to the south side of the house are double glazed UPVC construction and the house is believed to have been partially rewired when the extension was put on. In all the property extends to about 1,629 sqft.

Ground floor accommodation includes kitchen with Aga cooker, dining room with beamed ceiling, sitting room, staircase hall, larder, store, wet room and garden room. On the first floor there is the house bathroom, 2 double bedrooms and a single bedroom.





Outbuildings

To the rear of the house is a mono pitch stone faced range providing useful storage including a small potting shed, coal house, workshop and store together with an open fronted carport.

Farm buildings

One of the features of the property is that the farm buildings are situated away from the house and include:

Stable range

An excellent stable range including four loose boxes each approximately (4.33m x 4.12m) internally. The stables are of concrete block construction with rendered and painted external walls, concrete tile roof and include a corner feed trough in each box.

Stone Barn Range (See floor plan)

A large and well located stone barn with southerly aspect. Part double storey and part single storey offering potential for change of use subject to obtaining planning consent. The barn was previously used by a dairy enterprise and now provides general and livestock storage.

Tractor Shed

To the rear of the stone barn is a three bay pole barn (9.65m x 4.78m) with concrete floor used as a tractor shed.

Barn and Lean-to

A six bay steel portal frame barn (18.35m x 5.7m) with steel sheet roof, corrugated iron cladding and concrete floor (internal pen divisions excluded). Adjacent is a general purpose lean-to storage building (18m x 6.4m) with part external block walling, concrete floor and corrugated iron cladding.

Covered silage clamp

Four bay building (18m x 8.5m) formally used as a covered silage clamp with concrete floor, part block walls with cladding over.

Cow House / Piggery

(13.27m x 5.68m) A block built stand-alone building with a fibre cement roof with concrete floor and cement rendered external walls. The building is currently used for fattening pigs but the internal stall divisions remain.

General

To the east end of the buildings is a useful concrete hard standing area and a muck midden.

Land

13 acres (5.29 ha) of Eligible Land on the Rural Land Register comprising two larger meadows at the eastern end of the farm together with three smaller paddocks around the house and buildings. The land is generally level and all down to permanent grass with the majority being meadow suitable for mowing.

General remarks and stipulations

Directions

As you enter Harmby on the A684 travelling west turn right at the brown signpost marked Lower Wensleydale Caravan Park. Cross the bridge and bear left. Pass the entrance to the caravan park, ignore the road closed sign, and the entrance to Woodlands is approximately 200 metres on the right hand side with the name to the left of the gate.

Local Authority

Richmondshire District Council
Mercury House, Station Road
Richmond DL10 4JX
01748 829100

Services

There are main supplies of water and electricity together with a private drainage system. The oil Aga in the kitchen provides hot water and heat to one radiator.

Rights of Way, Easements 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. There are two electricity pole lines across the holding. The mains water supply is metered close to the railway line with a pipe crossing neighbouring land to the property. Purchasers will have responsibility for the maintenance of the pipe from the main meter to the property.

Sporting rights

Sporting rights are reserved to previous owners and are not included in the sale.

Tenure

The property is offered for sale freehold with vacant possession.

Council Tax

Band E

EPC

Band G

Fixtures and Fittings

All items normally described as tenants fixtures and fittings are excluded from the sale including garden furniture, troughs and statuary. Fitted carpets and the Aga are included in the sale however the diesel tank, hen hut and associated fencing are excluded as are the two wooden stables and white ex prison van in front of the Barn.

Subsidies and Grants

Under the Basic Payment Scheme (BPS) 5.29 ha is recorded as eligible. BPS Entitlements owned by the vendors will be transferred to the purchaser following completion.

Method of sale

The property is offered for sale as a whole by private treaty. Prospective purchasers are encouraged to register their interest with Savills as soon as possible. The selling agents reserve the right to conclude negotiations by any other means.

Viewing

Strictly by appointment through the selling agent Savills York – 01904 617 800

Health and Safety

Given the potential hazard of a working farm we would ask you to be as vigilant as possible when inspecting the farm for your own personal safety and in particular around the farm building. Children must be accompanied at all times.

Date of Information

Date of Particulars – July 2019

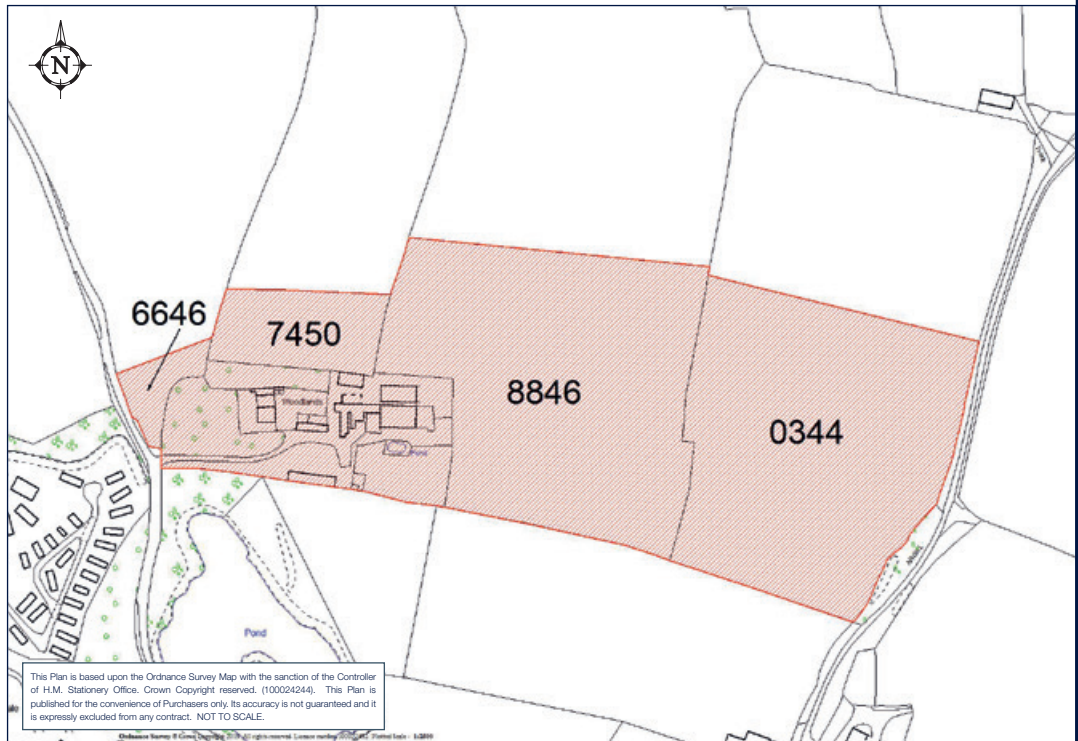
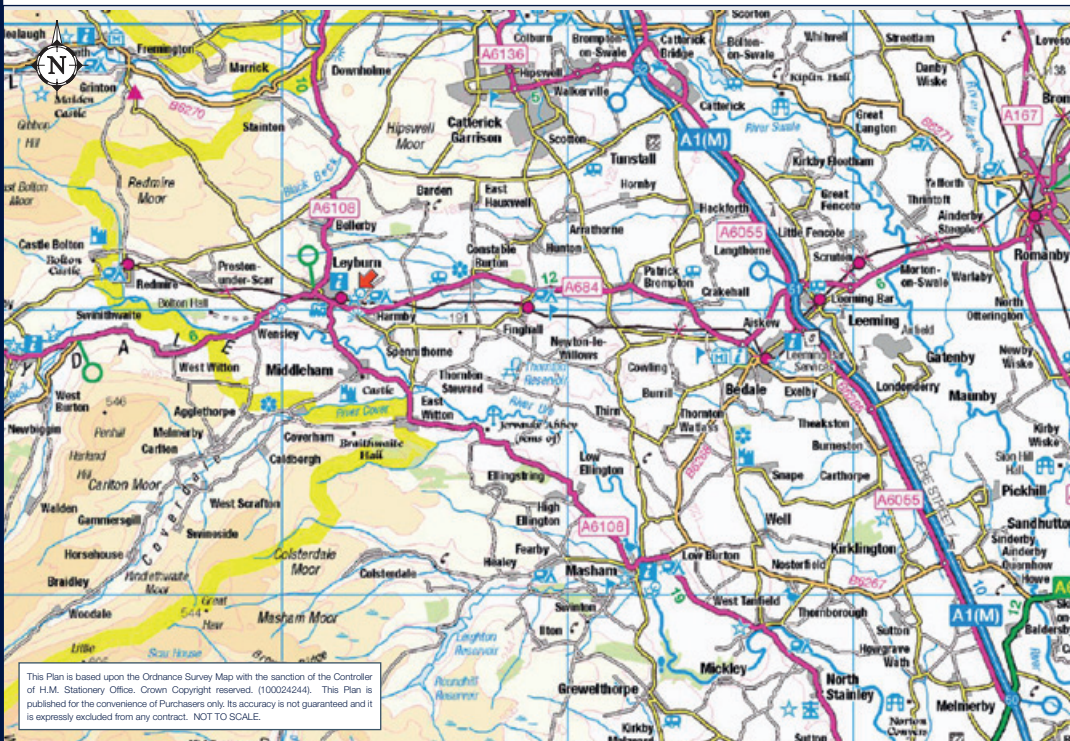
Photographs taken – July 2019

Reference – 19/07/24 AWB

Solicitors

Hazel Anyon
Ware and Kay
Sentinel House
Peasholme Green
York YO1 7PP
01653 692247





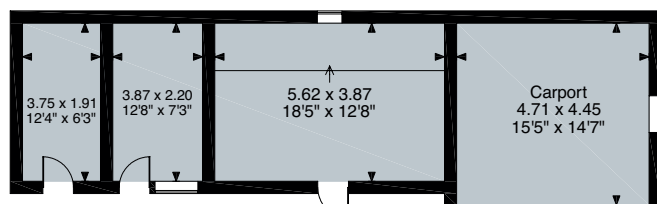
FLOORPLANS

Outbuilding gross internal area = 430 sq ft / 40 sq m

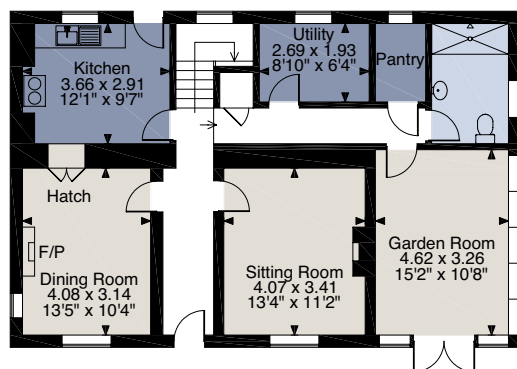
Main House gross internal area = 1,629 sq ft / 151 sq m

Carport gross internal area = 226 sq ft / 21 sq m

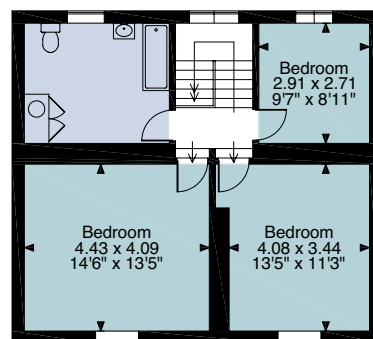
Barns gross internal area = 1,761 sq ft / 164 sq m



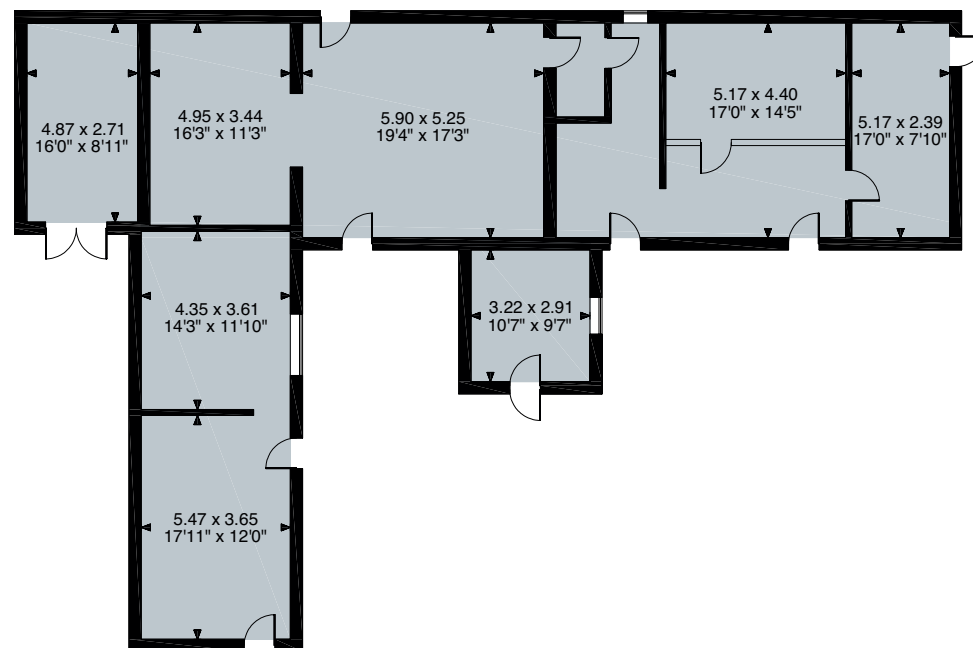
Outbuilding



Ground Floor



First Floor



Barns

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