



Kell Syke Farm
Kell Syke Lane, Calton



Kell Syke Farm

Kell Syke Lane,
Calton,
BD23 4AD

Guide Price for the whole £1,300,000

- Magnificent stone barn with consent for conversion to two dwellings.
- Modern agricultural building, silage clamp and slurry storage.
- Approximately 101.24 acres (40.97 hectares) of highly productive meadow, pasture and amenity woodland.
- Potential to create a fully equipped ringfence 100 acre farm.
- Direct road access from Hall Brow and Kell Syke Lane.
- Available as a whole or in lots.

Skipton: approx. 8 miles Settle: approx. 7 miles Malham: approx. 3 miles Grassington: approx. 9 miles

DESCRIPTION

The property comprises a large detached stone barn (Kell Syke Laithe) with planning permission to create two dwellings, cubicle accommodation for 80 cows along with a large open silage clamp and glass fused steel slurry store, and in all 101.24 acres of meadow, pasture and woodland with a further outbarn (Thornydale Laithe).

KELL SYKE LAITHE

This impressive stone barn has planning approval under Application No. C/16/26 for conversion to create a three bedroom dwelling with a total floor area of c. 148.57m² (1599.19ft²) and a two bedroom dwelling with a total floor area of c.75.39m² (811.49ft²). The planning permission has been implemented which is confirmed by a lawful development certificate. The planning consent is subject to a Section 106 agreement restricting the use of the properties to local occupancy or holiday let. Full details of the planning consent and associated documents can be found on our website.

FARM BUILDINGS

Constructed in the late 1970's, these comprise monopitch concrete portal frame cubicle shed providing accommodation for 80 head, self feed silage clamp measuring 33m by 15m, slatted reception tank and 125,000 gallon Gascoigne slurry store.

THORNYDALE LAITHE

Stone built roadside barn in substantial disrepair offering long term restoration project.

THE LAND

In all c.101.24 acres (40.97 ha) comprising a mixture of meadow, pasture and woodland.

The land lends itself to subdivision with all lots enjoying direct road access.

Enclosed by a mixture of traditional drystone walls and hedgerows the land has kind and sheltered feel.

Part of the pasture land within Lot 5 has the remnants of the old strip lynchets field system.

Most of the land has natural water supply and the remainder is serviced by a spring supply rising in Lot 2. All lots will retain the right to the spring supply.

The land ranges from 150m above sea level to 206m at the top of Middlesber Hill. All the land is free draining, fertile and productive.

LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park Planning Authority
Yoredale
Bainbridge
Leyburn
DL8 3EL



BASIC PAYMENT SCHEME (BPS)

The land is registered for the Basic Payment Scheme and is classified as being Non Severely Disadvantaged Area.

Entitlements can be made available by separate negotiation.

ENVIRONMENTAL SCHEMES

The land is contained within a Higher Level Stewardship Scheme AG00420314. This will expire on the 30 June 2023. The purchaser will be required to comply with the terms of the Scheme from completion to expiry. The land will be available for entry into a replacement scheme as from 01/01/2024. Further details are available on request.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold with the benefits of all easements and wayleaves, both public and private, whether mentioned in these particulars or not.

Kell Syke Lane is an unclassified public road. The route follows Kell Syke Lane as far as the farm buildings, and thereafter the route is not evident on the ground but rejoins Hall Brow.

The spring water supply rising in Lot 2 provides water to third parties' including Newfield Grange and Newfield Hall.

SERVICES

The property benefits from private water supply. There is no electricity on site and this would have to be brought from Calton.

Note: The prospective purchaser must make their own enquiries to the relevant providers as part of any development.

TENURE

The property is held freehold. Lots 2,3,4,5 & 6 are subject to a Grazing Licence which expires 30th September 2023. Rent received will be apportioned with the Purchaser according to the completion date.

VIEWING

Viewings can be carried out at the viewers own risk during daylight hours and in possession of these particulars. Please note access to the livestock building, slurry store and silo is strictly prohibited. Accompanied inspection can be arranged.

OFFERS

The property is offered for sale by private treaty as a whole or in lots. To make an offer or to discuss the property further please contact Megan Schofield on 01756 692900 or by email;

megan.schofield@wbwsurveyors.co.uk

SOLICITORS

Richard Bentley
Goad and Butcher
Midland Bank Chambers
Settle
BD24 9DR

GENERAL NOTE

The photographs are reproduced for general information only and any measurements and areas are approximate and provided for guidance purposes only.



METHOD OF SALE

The property is available for sale by private treaty and offers are invited for the whole or in lots:

Lot 1:

Kell Syke Laithe - Barn with planning permission to create two dwellings set within approx. 0.79 acres (0.32 ha) of land (shown edged orange)

Guide Price: £400,000

Lot 2:

Approx. 14.33 acres (5.80 ha) of meadow with direct access onto Kell Syke Lane (shown edged light blue)

Guide Price: £150,000

Lot 3:

Approx. 7.41 acres (3ha) of meadow land with direct access from Hall Brow and Kell Syke Lane (shown edged green)

Guide Price: £90,000

Lot 4:

Approx. 17.96 acres (7.27ha) of meadow land with direct access onto Hall Brow (shown edged dark blue)

Guide Price: £180,000

Lot 5:

Approx. 40.90 acres (16.55 ha) comprising 6.01 acres of meadow, 31.26 acres of pasture, 3.09 acres of woodland and 0.54 acres yard and buildings (shown edged yellow)

Guide Price: £350,000

Lot 6:

Approx. 19.84 acres (8.03 ha) comprising 18.75 acres of pasture and 1.09 acres of woodland (shown edged in red)

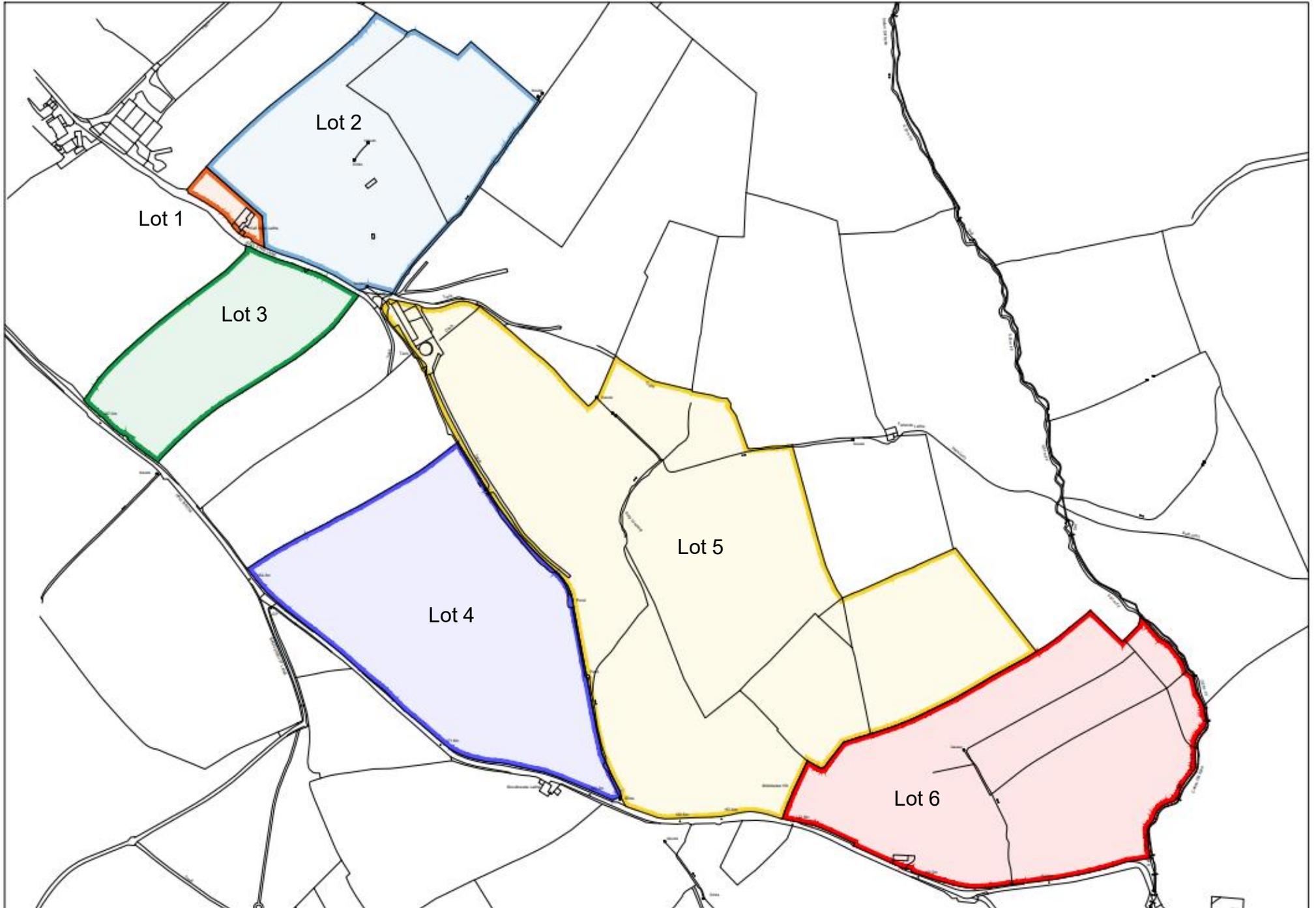
Guide Price: £150,000

Guide Price for the Whole: £1,300,000

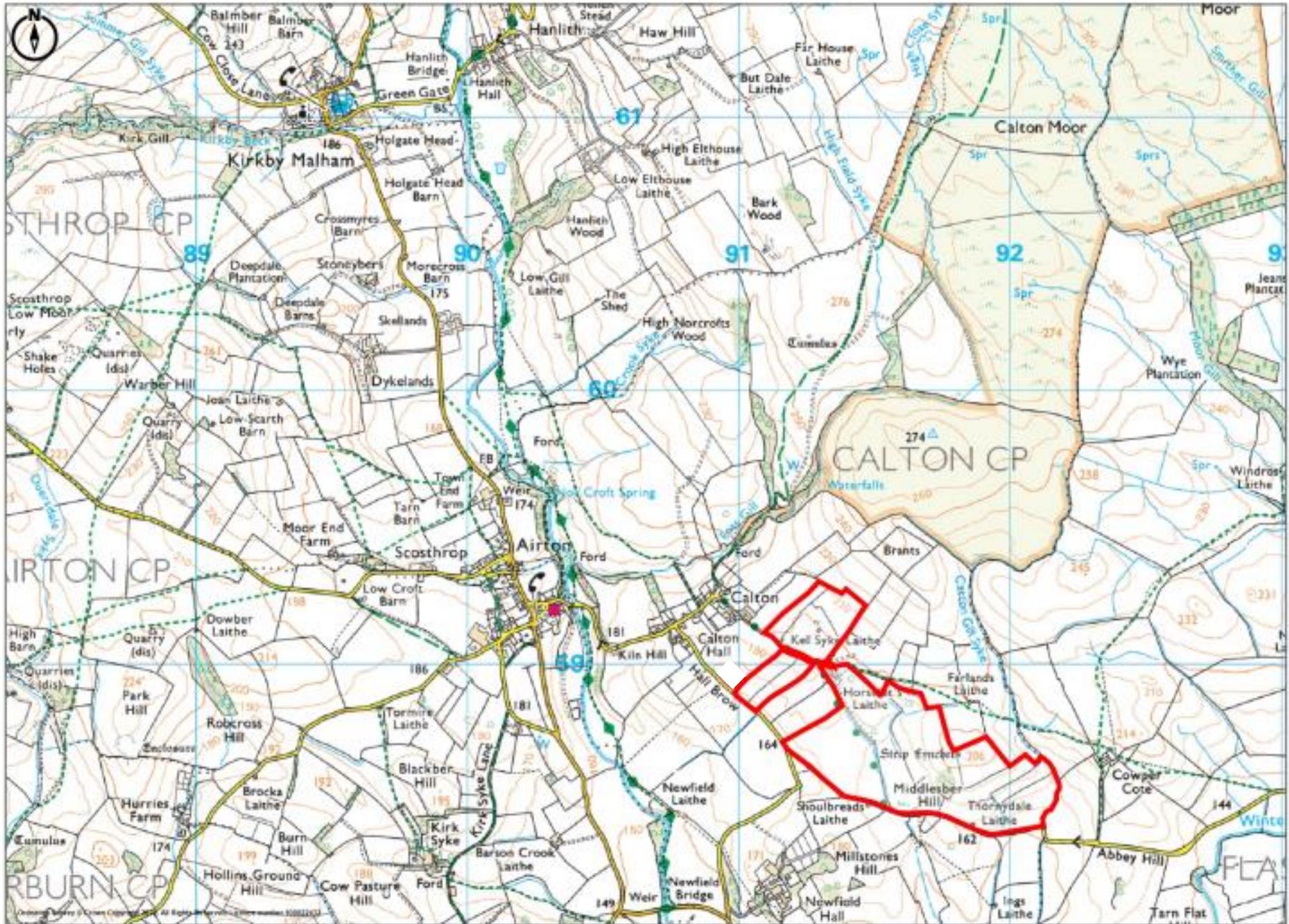
SCHEDULE OF LAND

NG Field No.	Area (ha)	Area (acres)	Description
Lot 1			
SD9159 1211	0.32	0.79	Barn and land
Lot 2			
SD9159 3114	5.80	14.33	Meadow
Lot 3			
SD9158 1196	3.00	7.41	Meadow
Lot 4			
SD9158 3766	7.27	17.96	Meadow
Lot 5			
SD9158 5971	12.65	31.26	Pasture
SD9158 7557	1.25	3.09	Woodland
SD9158 8764	2.43	6.01	Meadow
SD 9158 3396	0.22	0.54	Farm Buildings
Total	16.55	40.89	
Lot 6			
SD9158 9542	6.59	16.28	Pasture
SD9258 0154	1	2.47	Pasture
SD9258 1262	0.25	0.62	Woodland
SD9258 1556	0.19	0.47	Woodland
Total	8.03	19.84	
TOTAL	40.97	101.23	

Plan of Land at Calton



Location Plan



Kell Syke Farm, Kell Syke Lane, Calton

Detached stone barn (Kell Syke Laithe) with planning permission to create two dwellings, cubicle accommodation for 80 cows along with a large open silage clamp and glass fused steel slurry store, and in all 101.24 acres of meadow, pasture and woodland with a further outbarn (Thornydale Laithe).
Available as a whole or in lots.



Skipton Auction Mart
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Tel: 01756 692 900
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GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase. **PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.