



NAB HILL FARM

Buttersyke Bar | Pannal | Harrogate

NAB HILL FARM

Buttersyke Bar, Pannal, Harrogate, HG3 1 JE

Harrogate 4 miles, Wetherby 8 miles, Leeds 15 miles, York 21 miles

A VERSATILE PROPERTY COMPRISING EQUESTRIAN AND COMMERCIAL FACILITIES EXTENDING TO 5.51 ACRES (2.23 HA) APPROX. WITH POTENTIAL TO EXTEND THE MAIN HOUSE FOR FURTHER LIVING ACCOMMODATION (SUBJECT TO NECESSARY CONSENTS) AND SITUATED IN A HIGHLY SOUGHT AFTER LOCATION CLOSE TO HARROGATE

Accommodation

Porch • Dining Kitchen • Dining Room/Living Room • Lounge
2 Double Bedrooms 1 Single Bedroom House Bathroom
Garage • Secure Workshop

Externally

Gardens • Car Port • 4 Loose Boxes • Menage • Yard Office
A Range of Different Timber Buildings and Grazing Land.

In total 5.51 acres (2.23 ha) approx.

Lister Haigh

106 High Street, Knaresborough
North Yorkshire, HG5 0HN
Tel: 01423 860322
knaresborough@listerhaigh.co.uk

listerhaigh.co.uk



Situation

Located in a prime residential location to the south of Harrogate between Pannal and North Rigton, the property benefits from extensive views over Harrogate's rolling hills in the heart of the 'Golden Triangle'. Conveniently sat adjacent to the A658 (Harrogate Road) allowing excellent access to a range of local service and amenities in Pannal Village and a wider selection in Harrogate together with a choice of private and state schooling at junior and senior levels. Local stations are only a short drive away at Pannal, Hornbeam Park and Huby offering links to Leeds and York and further afield.

Description

A rare opportunity to acquire a charming 3 bedroom property set within an idyllic location and benefits from a range of outbuildings and land extending to approximately 5.51 acres (2.23 ha).

Internally, the property has cosy and comfortable feel, with many period features. The living accommodation briefly comprises a porch, bright and airy kitchen dining kitchen, dining room/ living room and lounge with fireplace. Upstairs there are 3 bedrooms and a house bathroom.

Attached to the property is a workshop and storage space/garage that may offer residential extension (subject to necessary planning consent). Surrounding the property is a well-kept garden and large timber framed garage/carport offering covered parking for several vehicles.





Equestrian Facilities

The equestrian facilities on site benefit from 4 loose boxes and menage ideal for training and exercise. It also has the possibility to have horses at livery if desired. The paddocks extend to 4 acres (1.6 ha) approx. and is classed as grade 3 on the Provisional Agricultural land Classification. The land is suitable for mowing, grazing and equestrian use.



Commercial Yard

Externally the property allows for versatility through its buildings and yard. The yard has most recently been used for timber sales and storage. However, provides for a number of business opportunities (subject to the necessary planning consents). (Area edged blue on the attached plan).

Additional Information

Tenure

Freehold with vacant possession

Services

Mains water, Mains electric, Oil central heating, Private drainage

Council tax

Band F

Wayleaves & Easements

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

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.

Development Clawback

Should planning consent be granted for residential development on the commercial part of the site within 30 years of completion of this sale the previous owners will receive an additional 50% of the increase in the value of that land.

Agents Notes

A payment of £800-£900 per year is payable to Network Rail for the wayleave of the water supply over a bridge.

Directions

From Harrogate town centre head south on the A61 towards Leeds and Pannal. Once you have passed the village of Pannal continue south on the A61 until reaching the roundabout with the A658 and A61. At the roundabout take the 3rd exit onto the A658 and proceed West for approx. 0.2 miles, the property will be on the right hand side of the road marked by a Lister Haigh Sale Board.

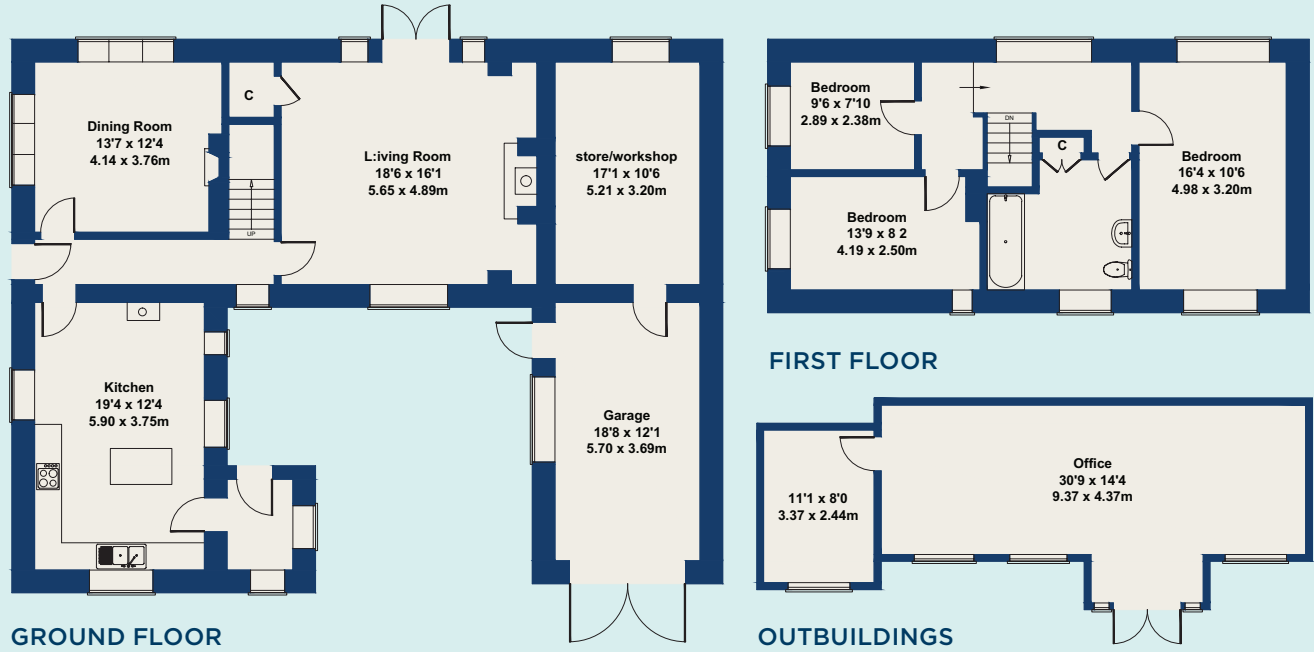
Viewing

Strictly through the selling agents. Lister Haigh, Knaresborough 01423 860322



Approximate Gross Internal Floor Area:
 Main House = 1668 sq ft - 155 sq m
 Outbuilding = 646 sq ft - 60 sq m
 Total = 2314 sq ft - 215 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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.



Disclaimer "Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; 2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them; 3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property." Regulated by the RICS. Brochure prepared May 2023. Brochure by wordperfectprint.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			