

# OATLANDS FARMHOUSE AND BUILDINGS

Haverah Park | Beckwithshaw | Harrogate



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Haverah Park, Beckwithshaw, HG3 1SG

Harrogate 3.4 miles, Leeds Bradford Airport 10.9 miles  
Ripon 12.2 miles, A1(M) Junction 14.5 miles, Leeds 17.5 miles

**A TRADITIONAL STONE-BUILT FARMHOUSE AND FARM BUILDINGS REQUIRING REFURBISHMENT TOGETHER WITH THE POTENTIAL TO DEVELOP (SUBJECT TO PLANNING PERMISSION) WITH LAND AND WOODLAND, ALL EXTENDING TO 3.72 ACRES (1.5 HA) APPROX.**

For sale as a whole or as two separate plots

#### Guide price

As a whole - £1,250,000

Plot A - Offers invited

Plot B - Offers invited



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## Location

Oatlands Farmhouse and Farmstead are located between Beckwithshaw and Killinghall in an elevated position providing long distance southerly views over the surrounding countryside. The local village of Beckwithshaw allows for local amenities associated with village life such as a primary school, village pub and church. Harrogate is approximately 3.4 miles away, a renowned spa town with a wealth of amenities and facilities, with highly regarded schools including both primary and secondary. Harrogate station has regular links through to Leeds and York which in turn have connections to London Kings Cross. Leeds Bradford International Airport is approximately 10.9 miles away. The location is also ideal for those who wish to commute to Harrogate, Leeds and Bradford.

## Description

Oatlands House and farm buildings, as a whole has the potential to create a single large lifestyle home with ancillary accommodation. Alternatively, it is available as two separate plots.

### Farm House (Plot A)

A traditional detached stone-built farmhouse now requiring modernisation, a rare and exciting opportunity to create a stunning family home in a highly sought after location.

The current living accommodation briefly consists: Entrance hall with traditional stone flagged floor, Large store room, Cellar, Breakfast kitchen, dining/living room with fire place, further reception room currently being used as a bedroom with ensuite shower, inner hallway with stairs to the first floor as well as an exterior door directly out to the south facing garden.

To the first floor, there are 4 bedrooms and a large bathroom which would lend itself to being split into two rooms, creating a further bedroom whilst retaining a spacious bathroom. Outside, there is a stone outbuilding and greenhouse adjacent to the house.



To the front of the property is a south facing garden with open countryside views. Separate paddock/land extends to the both the southerly and easterly aspect of the house extending to 1.17 acres (0.47 Ha) approx.

Extensions to the existing dwelling may be possible in the form of single and double story extension. It is envisaged that there may be scope to erect garaging within a courtyard setting. (Subject to the necessary planning consent(s).

## Farm Buildings (Plot B)

A typical dales farmstead with a range of existing farm buildings which have potential for conversion to residential or alternative uses, subject to the necessary planning consent(s).

Paddock and amenity woodland copse in all extending to 2.55 acres (1.03 Ha) approx.

## Additional Information

**Tenure:** Freehold with vacant possession on completion.

**Access:** The current access will be via a right of way over the existing farm track. It is the intention of the sellers to create a new access adjacent to the sale property. It is anticipated that should the new access be built then the existing entrance to the house and buildings will be separated from farm traffic. The buyers of the property will be required to contribute towards the cost of maintenance and repair of the existing and any future access tracks to the property.

**Boundaries:** The buyer of Plot A, will be required to erect a stock proof fence on the Eastern and Northern boundary of Plot A, as well as a boundary wall and fence on the boundary to Plot B.

**Planning and Development:** There is the potential to develop both plots (subject to necessary planning consents). Currently no planning applications have been submitted. Drawings for an indicative scheme are available through the agent.

**Services:** Oatlands Farmhouse has mains water, electricity and private septic tank drainage. The farm buildings have mains water and electricity. Purchasers are advised to make their own enquiries as necessary to satisfy themselves about the availability and adequacy.

**Council Tax:** Band D (Farmhouse)

**Health and safety:** All viewers must take extreme care when viewing the property and any children must be kept under close supervision whilst viewing.

Given the potential hazards of working farms and farmland we ask you to be vigilant and all viewings taken under your own risk.

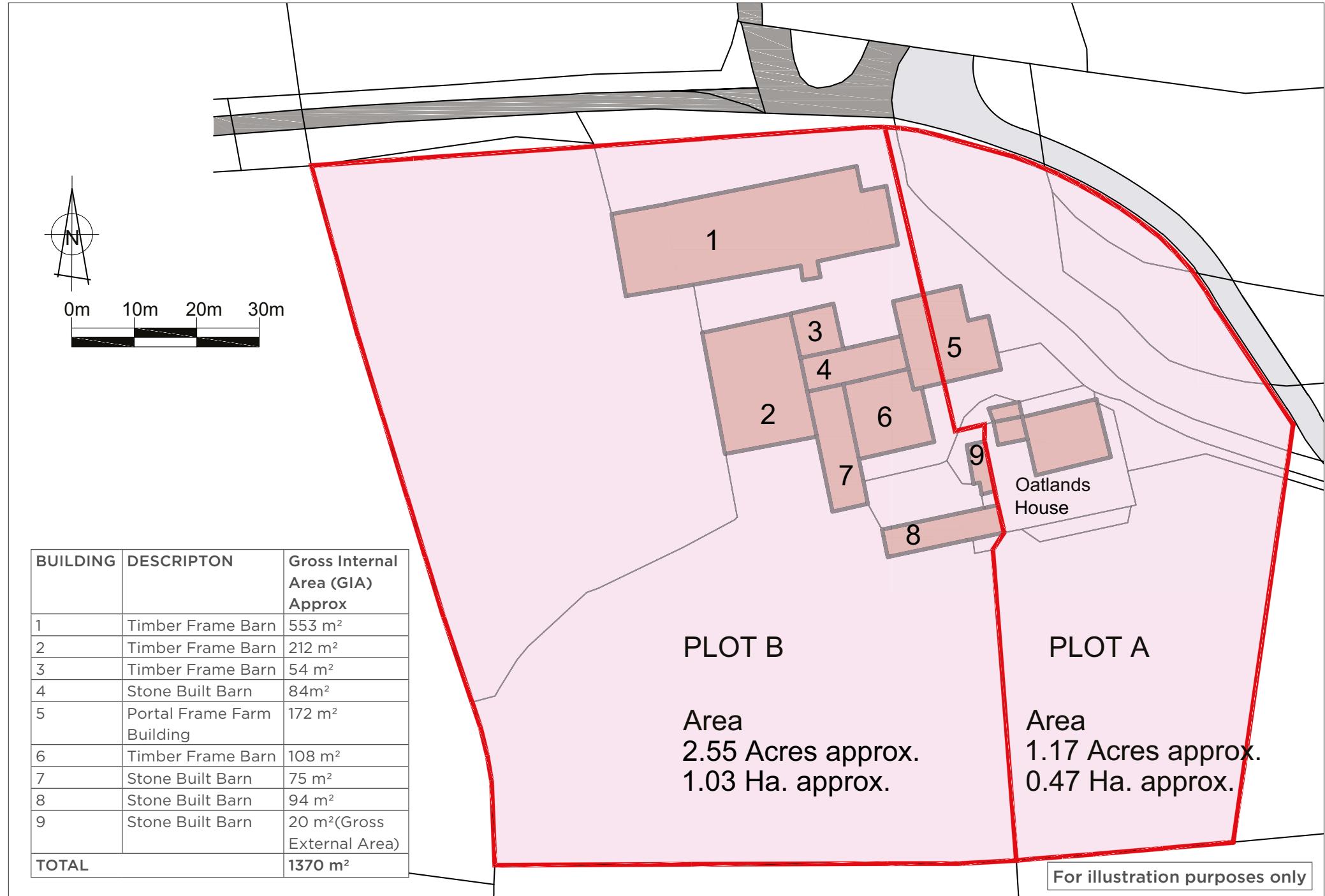
**Wayleaves & Easements:** The property is sold subject to all Rights of Way, public and private, which may affect the property. There is a public footpath through the property.

**Mineral Rights:** The mineral rights are included in the sale so far as they are owned or exist.

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

**Directions:** From Harrogate proceed out of the town on the Otley Road towards Beckwithshaw. At the T-Junction mini roundabout, turn right onto the B6161. Proceed along this road down the hill and over Pot Bridge and take the next turning left just over the brow of the hill. Continue down the track and you will find Oatlands House on the left-hand side.





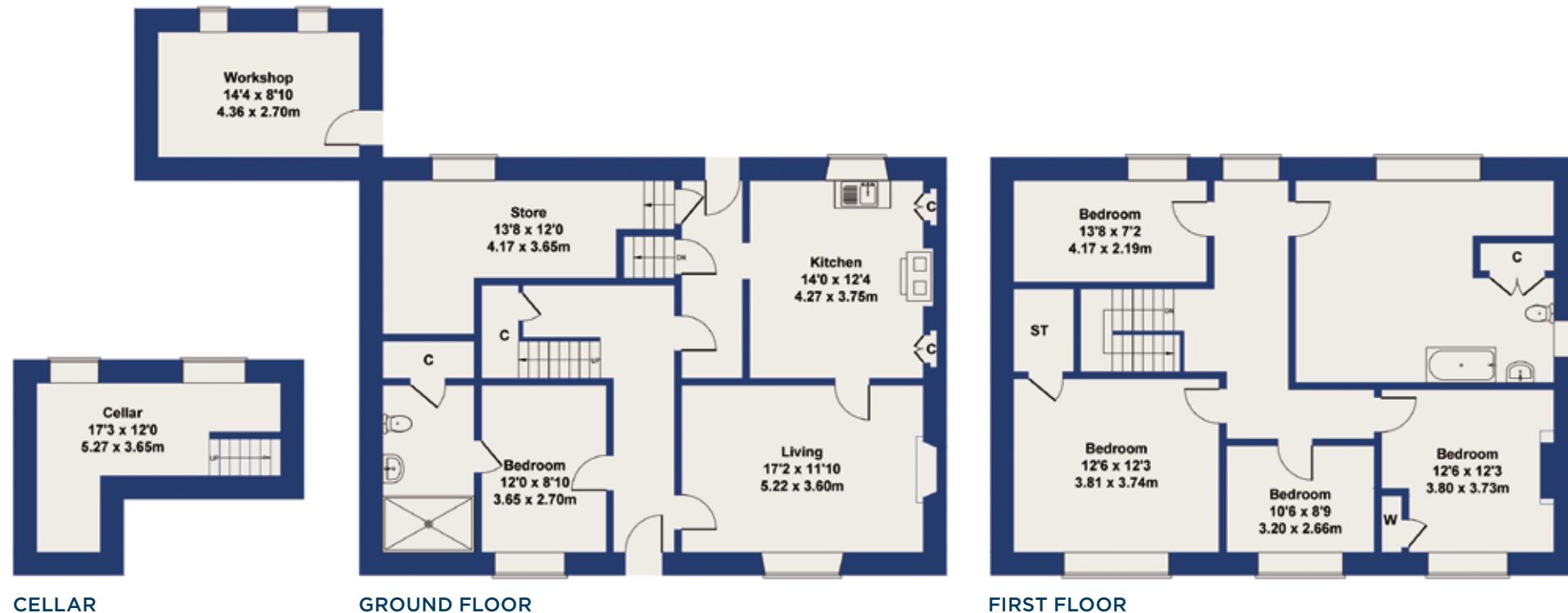
Approximate Gross Internal Floor Area:

Main House - 2153 sq ft - 200 sq m

Workshop - 130 sq ft - 12 sq m

Total - 2283 sq ft - 212 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.



**Disclaimer** "The joint agents 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 the joint agents 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

