



# Hayhills Farm North

## Silsden, Keighley



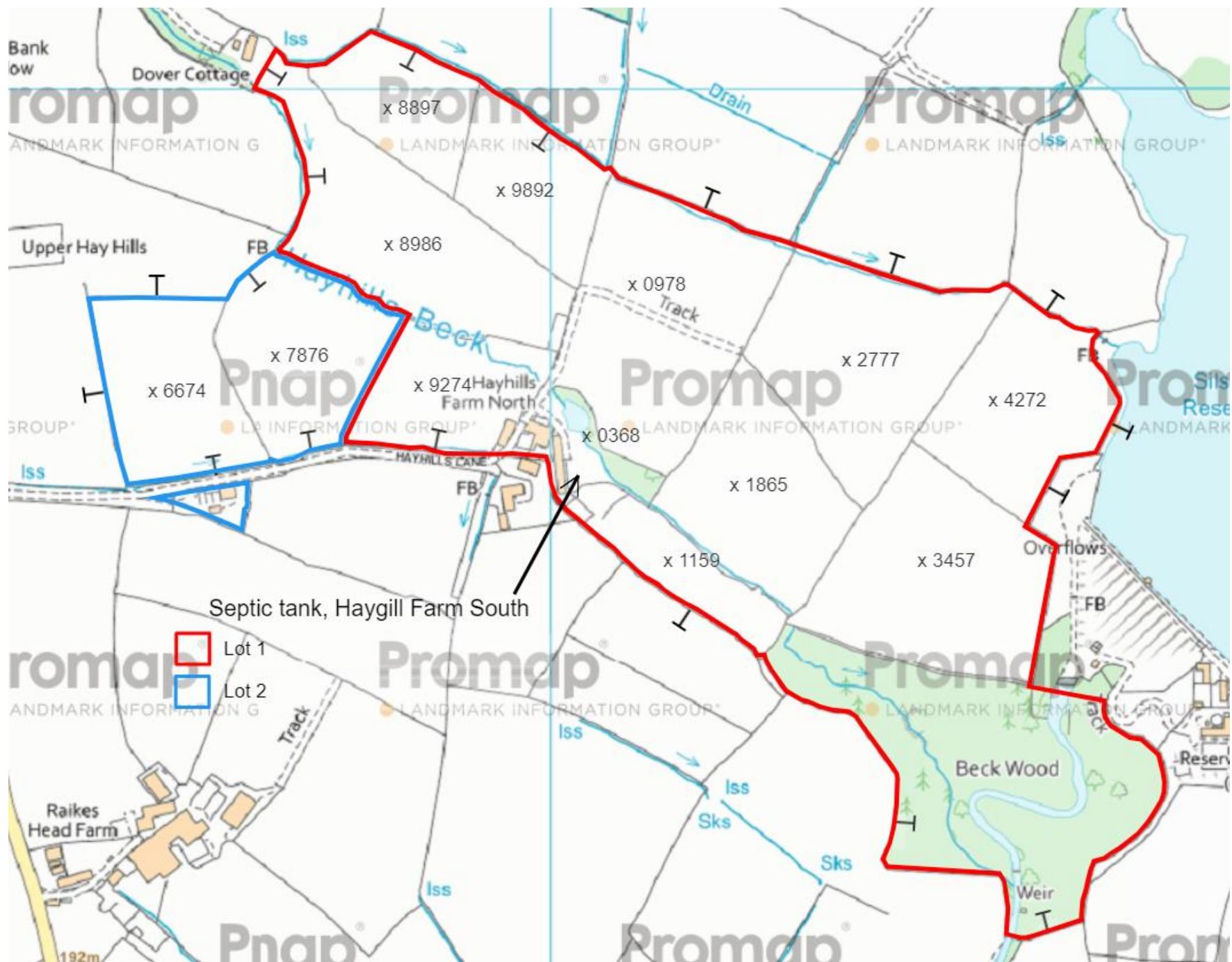


# **Hayhills Farm North, Silsden, Keighley BD20 9JL**

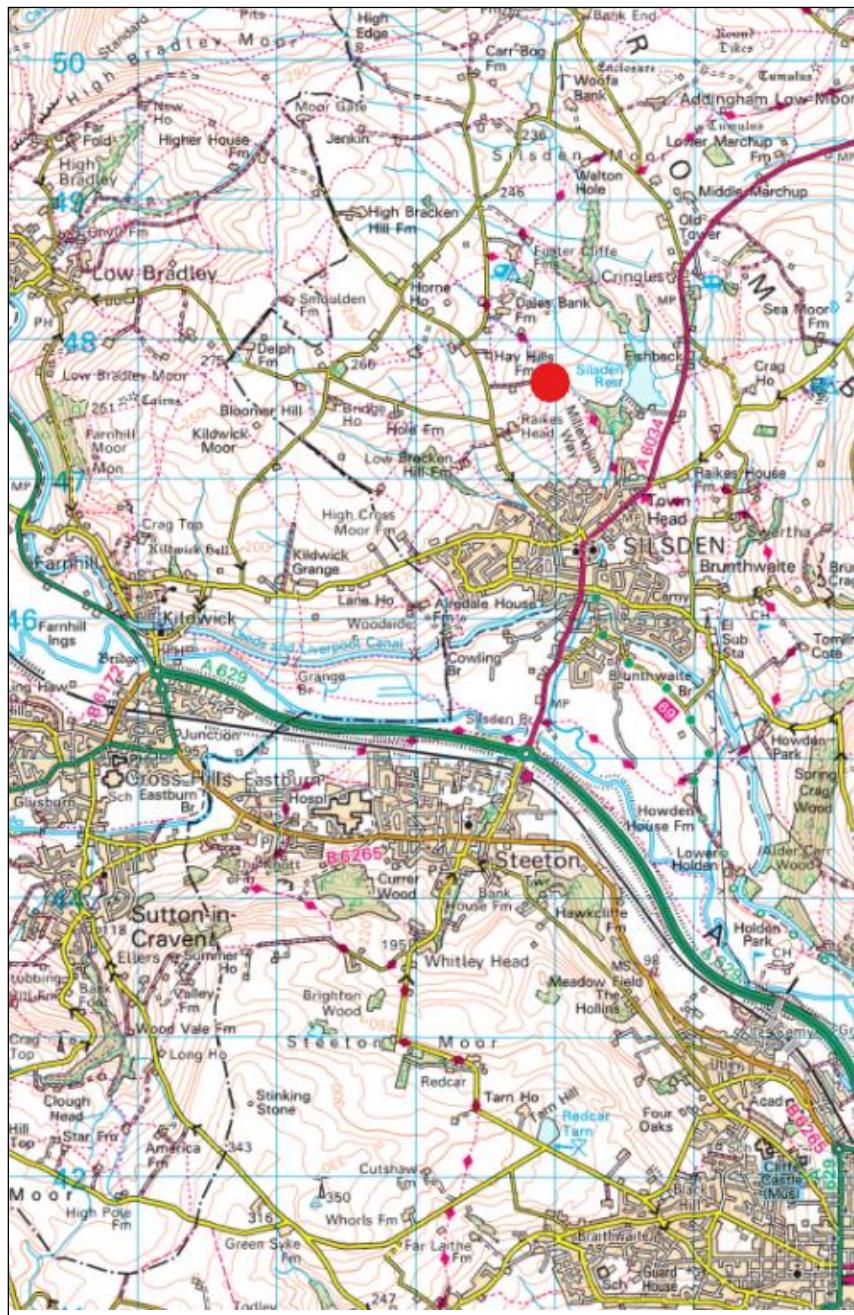
**Guide Price for the whole £1,375,000**

- A fantastic opportunity to purchase a small working farm.
- Stone built farmhouse with three bedrooms and self-contained annex.
- A large stone barn with extant planning permission to create five bedroom family accommodation.
- A mixture of meadow and pasture land extending to approximately 62.44 acres (25.27 hectares).
- Mature woodland extending to circa 12 acres (4.86 hectares).
- A range of existing outbuildings around the farmstead including an open fronted machinery store and cubicle housing for approximately 60 cattle.
- Open fronted sheep building, concrete yard and storage area separate from the main farmstead including a dedicated mains electricity supply.
- Available as a whole or in lots.

## Plan of the Land



## LOCATION PLAN



## SCHEDULE OF LAND

Field No.	Area (ha)	Area (acres)	Description
<b>Lot 1</b>			
			Main farmstead with associated buildings and a mix of meadow, pasture and wood-
8897	1.21	3.00	Meadow
8986	2.92	7.22	Meadow
9892	1.39	3.43	Meadow
9274	1.45	3.58	Meadow
0978	3.25	8.03	Meadow
0368	0.40	0.99	Stream & Semi Woodland
2777	2.77	6.85	Meadow
1865	2.15	5.31	Meadow
1159	0.88	2.17	Pasture
4272	2.11	5.21	Meadow
3457	2.97	7.34	Pasture
Beck Wood	4.85	11.98	Mixed Mature Woodland
<b>TOTAL</b>	<b>26.35</b>	<b>65.11</b>	
<b>Lot 2</b>			
			Buildings & yard with meadow land edged BLUE
6674	1.84	4.55	Meadow
7876	1.94	4.79	Meadow
<b>TOTAL</b>	<b>3.78</b>	<b>9.34</b>	

## DESCRIPTION

The property is a traditional farmstead comprising a characterful stone farmhouse which would benefit from some modernisation together with an attached stone barn with extant planning permission for a five bedrooomed family home set in a total of circa 74.44 acres (30.12 hectares) of meadow, pasture and mixed mature woodland.

### LOT 1 (edged red on the attached plan)

The farmhouse offers three bedrooomed accommodation with separate self-contained ground floor annex. Heating is provided by an oil fired boiler and open fires. An Aga in the main kitchen provides cooking and hot water together with a hot water tank with immersion heater. Foul drainage is to a private septic tank.

Attached stone barn extending to approximately 2,574 square feet (240 square metres) with extant planning permission (Planning Approval No 07/06432/0THBNH) to create a five bedrooomed family home.

Single storey portal framed cubicle house with standing for approximately 60 cattle.

Earth bank slurry lagoon and concrete panelled walled silage clamp and associated yard and external feed areas.

Open fronted tractor/machinery building and yard area

Meadow and pasture land extending to approximately 53.1 acres (21.49 hectares) together with 12 acres (4.86 hectares) of mixed mature woodland.

There is an overage clause on the tractor/machinery building and cubicle house should residential planning permission be achieved on either building of 40% of any uplift in value for a period of 20 years from the day of purchase.

**Guide Price: £1,175,000**

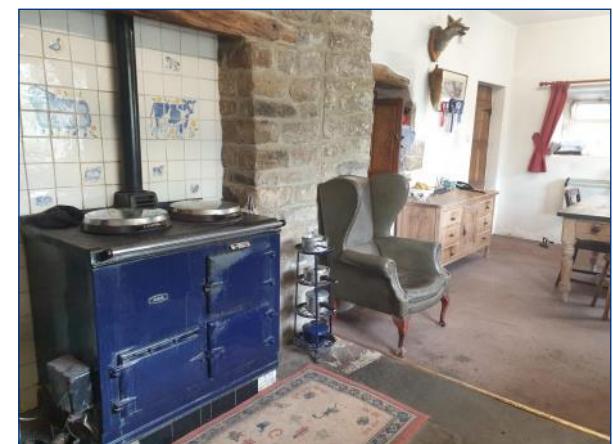
### LOT 2 (edged blue on the attached plan)

Separated from the farmstead there is an existing open fronted agricultural building approximately 45ft x 20ft (13.71 m x 6.09 m) together with an enclosed concrete structure set within a concreted yard area.

Meadow land extending to circa 9.34 acres (3.78 hectares) located across the access drive.

There is an overage clause on this building should residential permission which reserves the sellers to be granted 40% of any uplift in value for 20 years from the day of purchase.

**Guide Price: £200,000**



## SERVICES

The farmhouse has mains electricity connection and water to the farmstead is supplied by the Silsden Moor Water Committee from a borehole located remotely to the farmstead. All field troughs are supplied from the same source and there are also a number of streams and springs on the property that provide water for livestock.

There is a separate mains electricity supply serving the buildings identified in Lot 2.

Interested parties should note that the septic tank for Hayhills Farm South is located to the east of the cubicle house.

## BASIC PAYMENT SCHEME (BPS)

The land is registered for the Basic Payment Scheme and is classified as being Non SDA.

There are no entitlements included with the sale and the land is not registered for any Countryside Stewardship Schemes.

## RESTRICTIONS

Please note the overage clause on the agricultural buildings as detailed for each Lot.

## 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.

There are public footpaths crossing the land and interested parties should ensure that they are aware of the routes and how they may affect the property.

## TENURE

We understand the property is held freehold and vacant possession will be given upon completion.

## VIEWING

Viewings are strictly by appointment only. Please contact the WBW office to book an appointment to view the property.

## METHOD OF SALE & OFFERS

The property is offered for sale by private treaty as a whole or in lots and the Vendors, through their Agents, reserve the right to conclude the sale by all appropriate means.

To make an offer or to discuss the property further please contact David Claxton on 01756 692900 or by email;

[david.claxton@wbwsurveyors.co.uk](mailto:david.claxton@wbwsurveyors.co.uk)

## GENERAL NOTE

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

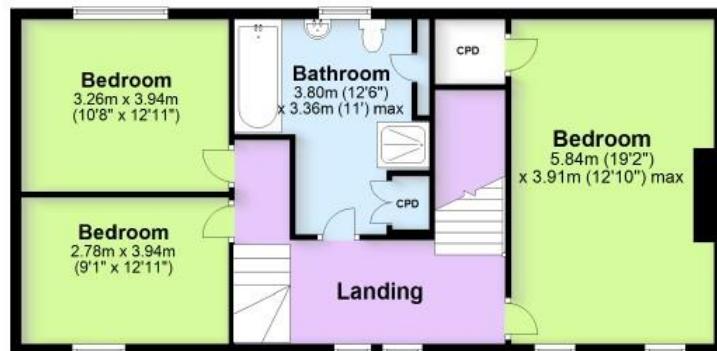
Details Prepared: May 2023



# FLOOR PLAN



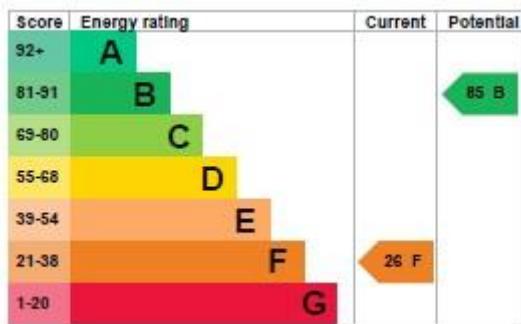
**First Floor**  
Approx 55.8 sq m (600.5 sq ft)



The Floor Plan is for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.

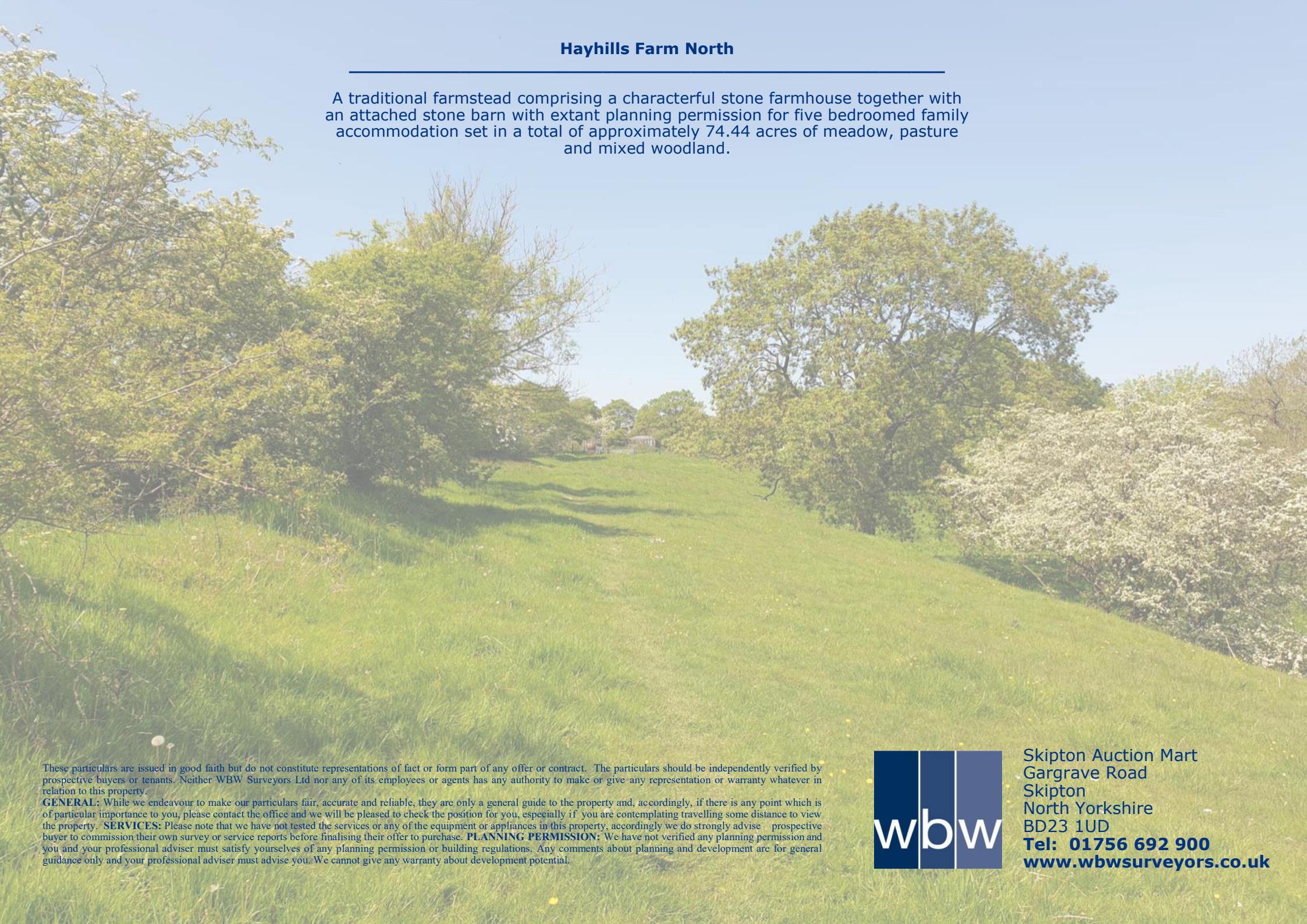
# EPC



## Hayhills Farm North

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A traditional farmstead comprising a characterful stone farmhouse together with an attached stone barn with extant planning permission for five bedroomed family accommodation set in a total of approximately 74.44 acres of meadow, pasture and mixed woodland.



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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.



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Skipton  
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