



34.4 acres approx. at Willow House Farm  
Cocksford | Stutton | Tadcaster

## 34.4 acres approx. at Willow House Farm

### Cocksford, Stutton, Tadcaster LS24

An excellent opportunity to purchase a secluded parcel of 34.4 acres and building benefiting from a Class Q planning permission for a 2 bedroomed property. The land could support a range of uses including equestrian, re wilding, traditional sporting, amenity, leisure as well as agricultural and residential.

Living/Dining room | Kitchen | House Bathroom| Master bedroom | Guest Bedroom | Menage| Woodland |Grazing land | Equestrian Cross Country Course|

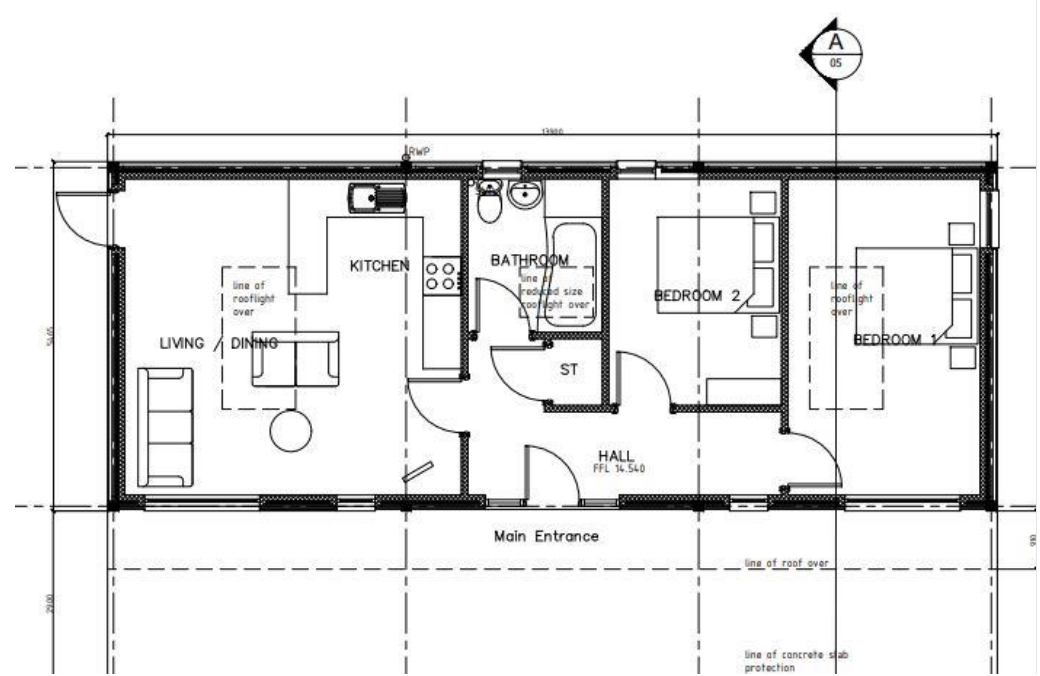
**Guide Price £425,000**

#### Situation

This secluded stunning ring-fenced block of land is strategically positioned to the south of Tadcaster and to the west of Towton village. The thriving market town of Tadcaster has a wide range of day-to-day amenities including sporting facilities, supermarket, cafes, bars and independent shops catering for all daily needs. Being conveniently situated for access to the A64 and the nearby A1M link allows quick easy access to York, Leeds, and Harrogate.

Towton village and the land share a link of historical significance to the battle of Towton. Fought on March 29, 1461, it was a pivotal engagement in the Wars of the Roses, a series of conflicts for control of the English throne between the rival houses of Lancaster and York. This battle is often referred to as one of the largest ever fought on English soil and has shaped not only the heritage of Yorkshire but British history.





## Description

The land extends to 34.4 acres of permanent pasture in a ring fence which is interspersed with woodland. The land is provisionally classed as grade 3 according to the Provisional agricultural land classification and soilscapes describes the land as “Freely draining lime-rich loamy soils”.

Currently the land is utilized for the grazing of horses with suitable stabling and a menage for training. The property has previously had an equestrian cross-country course running around the perimeter of the property. On the course are a range of jumps and features such as steps and a water

jump. The course would be roughly 1-1.4 miles long. The land is undulating and will see fit for a variety of uses be it that of traditional agricultural grazing, equestrian use, sporting use or diversification. The property would also lend itself to rewilding and eco-tourism.

The woodland on the property is of varying ages and tree type, with older well-established trees on the boundary fences complimenting the more recently planted covers/spinneys.

To the east the land adjoins Cock Beck.

## Buildings and Menage

At current the existing timber portal framed building measures 5.46m x 14.9m with the ability to be split in to 3 bays, providing general storage for feed, bedding and livery when needed.

To further the equestrian facilities there is a menage that could provide training for a varying amount of equestrian disciplines which can be incorporated by the purchaser if desired.

## Class Q Consent

The building now benefits from a planning consent to convert one of the agricultural buildings into a residential dwelling. The consent provides for a 2 bedroomed bungalow with an open plan living space and house bathroom it would utilize the existing space and steel frame to create a desirable property, The property would benefit from open plan living accommodation, views, immediate access over its own land and for livestock care the highly desirable trait of being onsite.

Decision no: 2021/1429/ATD



### **Services**

Water is from the Cocksford Community bore hole to various points across the land.  
There is no electricity.

### **Environmental Schemes**

The land is not currently subject to any environmental schemes.

### **Nitrate Vulnerable Zone**

The land lies within a Nitrate Vulnerable Zone

### **Sporting Rights**

The sporting rights are not in hand. Mineral rights are included with the sale so far as they are owned or exist.

### **Wayleaves, Easements & Rights of Way**

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.

### **Local Authority**

North Yorkshire County Council, County Hall, Northallerton, North Yorkshire DL7 8AD.0

### **Anti Money laundering**

Should successful sale term(s) be agreed, the purchaser(s) will be

required to provide full proof of funding and formal identification to comply with Anti Money Laundering Regulations.

### **Tenure and occupation**

The tenure of the property is understood to be freehold. Vacant possession will be provided upon completion.

### **METHOD OF SALE**

The property is offered for sale initially by private treaty although the vendor reserves the right to conclude the sale by any other method.

**What3words Location**  
piglets.outlast.crawling

### **Directions**

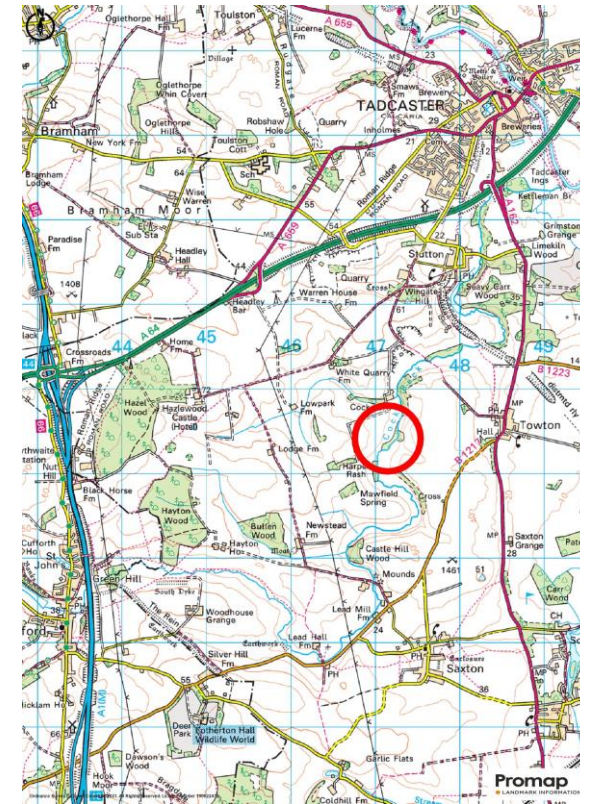
From the Centre of Tadcaster proceed west on the A659 until the road forks, turn left on to Stutton road. Then proceed south on Stutton road for approx. 0.9 miles in that time you will have crossed over the A64. Once at the crossroads with Moor Lane continue south for approximately 0.4 miles. The road will again split take the left on to the Old London Road and continue for 1.3 miles during this time there will be a sharp right-hand bend and then a sharp left-hand bend ensure you take the left-hand bend and continue south. After reaching the hamlet of Willow Beck continue through along the farm track until reaching the sale board.





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100 m  
Scale 1:5750 (at A4)



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