



STONEHAVEN
Heyshaw | Harrogate



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Heyshaw, Harrogate HG3 4HD

Pateley Bridge 3 miles, Harrogate 12 miles, Leeds 23 miles

A SUPERBLY SITUATED PROPERTY WITH SOUTH FACING VIEWS OVER ITS OWN LAND THAT EXTENDS IN TOTAL TO 47.64 ACRES, SITUATED IN THE NIDDERDALE AONB. THE RESIDENTIAL FARM INCORPORATES A 4-BEDROOM FAMILY HOME, FARM BUILDINGS WITH POSSIBLE DEVELOPMENT POTENTIAL AND LAND SUITABLE FOR GRAZING AND MOWING.

Lot 1: Farmhouse Buildings and paddocks
(3.44 acres approx.)

Lot 2: A ring-fenced block of grassland and pasture
extending to 44.20 acres

Available as a whole or in 2 lots

Lister Haigh

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Situation

Stonehaven is located in a quiet hamlet within the Nidderdale Area of Outstanding Natural Beauty close to the Yorkshire Dales National Park. This traditional stone built property commands south facing panoramic views of Nidderdale, with close proximity to charming towns and villages, including the market town of Pateley Bridge, with a range of amenities from retail shops to quaint tea rooms, traditional pubs, schools and leisure facilities. Further afield is the spa town of Harrogate being approx 12 miles away, offering a wider range of retail opportunities, restaurants, cafés, cultural attractions and Harrogate train station providing access to the national rail network.

Lot 1: Farmhouse, Buildings and Paddocks

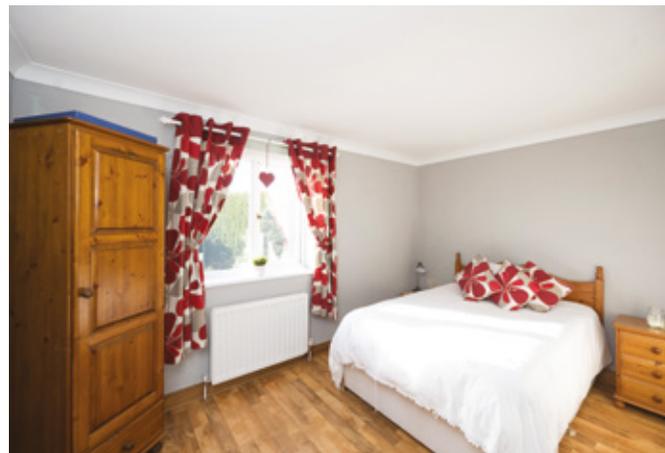
Stonehaven offers the market a well finished and furnished property that extends to 4/5 bedrooms, spread over two floors.





The property's configuration offers ease of use and functionality with the entrance leading straight into a large utility, with WC, perfect for dogs and muddy wellies. From there, the house opens into the lounge and open plan kitchen that forms the heart of the home, with all aspects of the property such as bedrooms, living rooms and snug leading from here.

Externally the dwelling offers some truly breath-taking views over Nidderdale and its own land; the stunning views can be seen and enjoyed with family and friends from the south facing balcony. Lot 1 will benefit from a total site of 3.44 acres approx. of which approx. 2.37 acres will be grass pasture split in two paddocks.



Farm Buildings

The steading comprises a range of traditional stone buildings, steel portal framed buildings and silage clamp. The yard is currently used for the wintering of livestock, feed storage and servicing the farming enterprise. The farmstead with its diverse range of existing buildings may have potential for conversion to residential or alternative uses, subject to the necessary planning consent(s). As the property is in the Nidderdale AONB utilisation of Class Q and R will not be applicable and a full planning application would have to be submitted.



Lot 2: 44.20 acres of grassland/pasture

The lot comprises a ring fenced parcel of grassland and pasture capable of mowing and grazing. The land has grown good silage crops and hay crops, dependant on the farms grazing and mowing needs. The majority of the land is bounded by stone walls with the remainder being stock proof fencing for both cattle and sheep. The land is classed as Grade 4 according to the Provisional Land Classification and soilscape describes it as “ Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils”. The land will be suitable for a range of uses from traditional agriculture to newer and emerging practices of re-wilding, carbon offsetting and eco-tourism.

General Information

Tenure

Freehold with vacant possession on completion.

Council Tax

Band C

Services

Mains water, Mains electric, Oil fired central heating and private drainage.

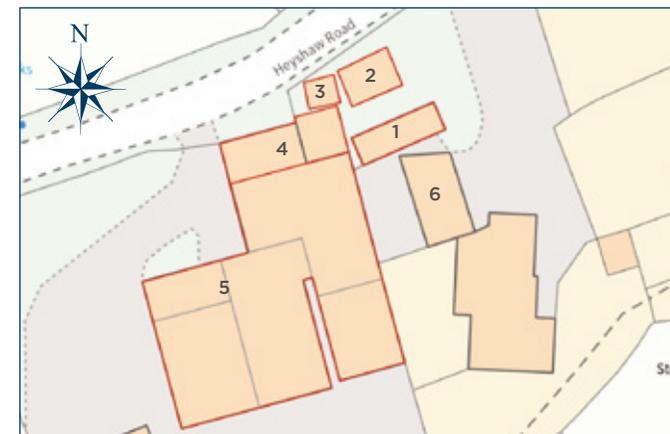
Agricultural Occupancy Restriction

The property is subject to an agricultural occupancy restriction (88/04295/OUT) and a certificate of lawful use (20/00701/CLEUD) has been issued. At the time of writing these particulars an application has been submitted to remove the occupancy condition.

Subsidies and Grants

Lot 2 benefits from a Countryside Stewardship Capital Grant for re walling and fencing. Further details are available upon request.





Building	Gross Internal Area GIA m ² / sq ft
1. Storage Shed	31.2 m ² / 336 sq ft
2. Chicken Shed	35.04 m ² / 377 sq ft
3. General Storage	11.78 m ² / 127 sq ft
4. Traditional Stone Barns	50.61 m ² / 545 sq ft
5. General Purpose Agricultural Buildings	657.87 m ² / 7081 sq ft
6. Car Port	64.7 m ² / 696 sq ft

Wayleaves, Easements and Rights of Way

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

Sporting Rights

The sporting rights are included in the sale so far as they are owned or exist.

Mineral Rights

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

Viewing

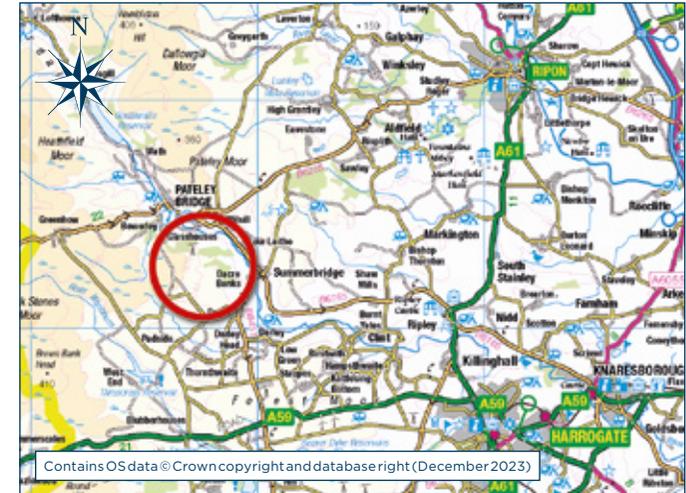
Strictly through the selling agents. Lister Haigh, Knaresborough 01423 860322

Directions

From Harrogate town centre proceed north for approximately 1 mile on the A61 until the roundabout with the A59 (Skipton Road), take the first exit left and head west for approximately 5.8 miles on the A59. At the crossroads with the B6451 turn right and proceed north for approximately 5.5 miles, RAF Menwith Hill will be on your right-hand side. Passing through Darley Head and Dacre turn left on to Dacre Lane. Proceed for just under a mile up the hill and turn right onto Dike Lane. Continue north for 1 mile and turn right onto Heyshaw Road. The property will be the first on your right and marked with a Lister Haigh for sale board.

Approximate Gross Internal Floor Area:
2234 sqft. (207.6 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 "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 December 2023. Brochure by wordperfectprint.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

