



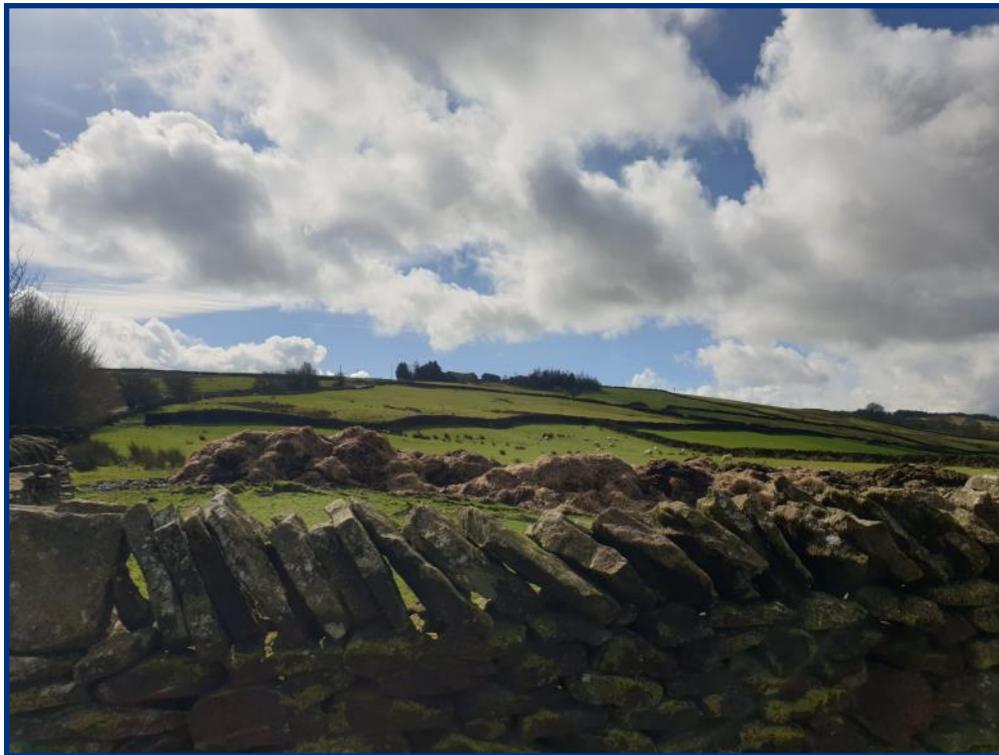
Draughton Heights Farm Draughton



Draughton Heights Farm, Draughton, Skipton North Yorkshire BD23 6DU

Guide Price for the whole £975,000

- A valuable smallholding with existing infrastructure for riding stables and schooling set in circa 9.9 acres (4.00 hectares) of mixed grassland.
- Substantial detached stone built farmhouse in need of modernisation.
- A range of traditional stone barns set around a pleasant level courtyard.
- A variety of stables and a large indoor arena measuring approximately 25m x 30m.
- General associated agricultural and equestrian buildings for storage readily adaptable for other uses.
- Excellent location with good access and far reaching views.



Skipton: approx. 3.5 miles Ilkley: approx. 6.5 miles Keighley: approx. 9.5 miles Bradford: approx. 18 miles Leeds: approx. 23 miles

DESCRIPTION

The property is a traditional farmstead previously developed and run as a successful riding stables and school. Draughton Heights Farm is set in a pleasant elevated rural location readily accessible to the A65 with the popular market town of Skipton and the spa town of Ilkley being within comfortable reach. The farmstead includes a variety of traditional and modern buildings as detailed below;

1. FARMHOUSE

Set over two floors and offering extensive living accommodation, the farmhouse on the first floor has four bedrooms and a house bathroom together with two living rooms, a snug and kitchen on the ground floor. The house would benefit from sympathetic modernisation and offers approximately 158 sqm (1,705 sqft) of residential floor space.

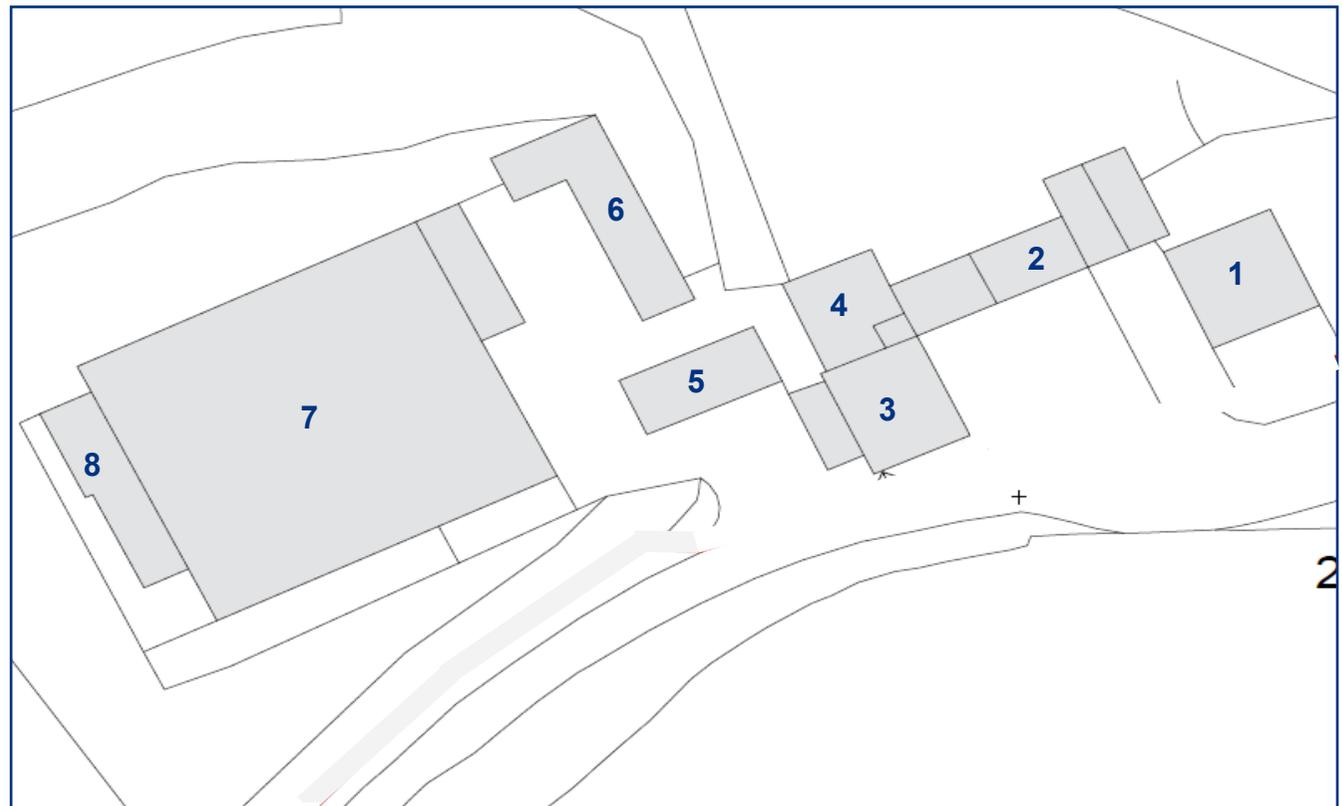
2. STONE BARN WITH STABLES AND LOFT AREA

This traditional stone building with stone slate roof offers approximately 121 sqm (1,313 sqft) of ground floor area. Historically it has been used for stabling on the ground floor and secure storage of tack and equipment above but has the potential for conversion to a substantial family home subject to appropriate planning approval.

3. STONE BARN

This traditional agricultural barn with large cart doorway offers a ground floor area of approximately 77.75 sqm (863 sqft). It has been used as stabling and general storage and subject to planning application it would create a fantastic residential property.

4. CONCRETE BLOCK BUILDING
5. TWO STOREY BARN WITH STABLING ON GROUND FLOOR AND LOFT ABOVE
6. TEN TIMBER STABLES SET AROUND A CONCRETED COURTYARD
7. COVERED INDOOR ARENA
Measuring approximately 25m x 30m with internal stabling to one side.
8. TIMBER STABLES AND YARD AREA

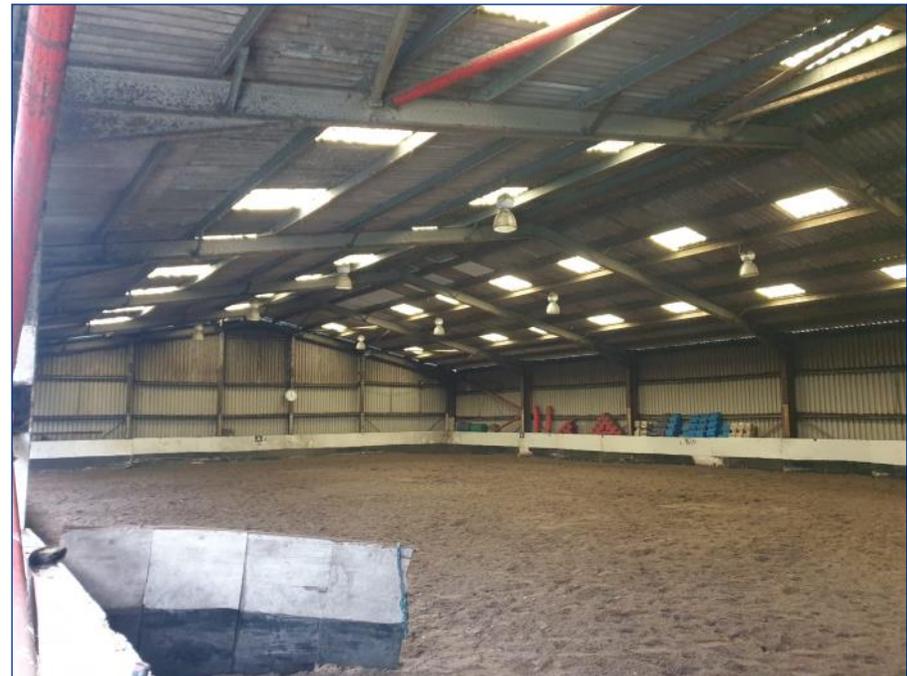


OVERAGE

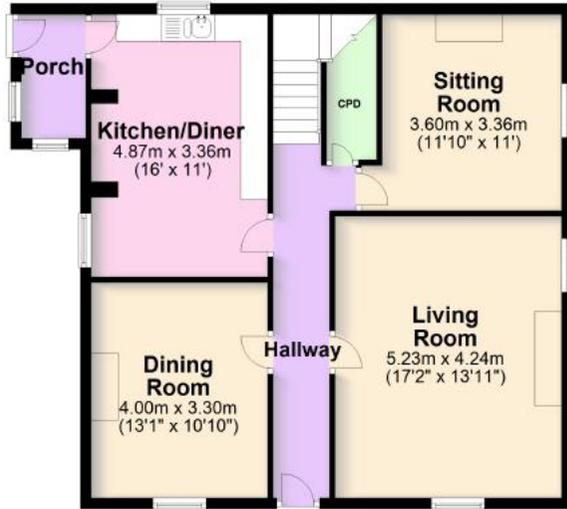
The Vendors request that an overage is placed on all buildings including the two stone barns that in the event of planning permission being granted for residential development 50% of the uplift in value is paid to the Vendor and that this will be in place for a period of 25 years from the date of completion of the sale.

THE LAND

Set within a ring fence the land extends to approximately 9.9 acres (4.0 ha) includes a mix of meadow and pasture land that has previously been used for grazing horses. Both fields are accessible from the farmstead and also directly of the adjacent highway. Water to field troughs is supplied by the farm borehole.

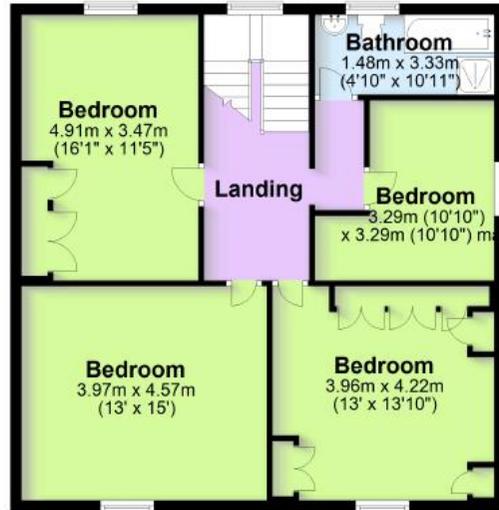


FLOOR PLAN



Ground Floor
Approx 81.8 sq m (880.6 sq ft)

First Floor
Approx 80.2 sq m (862.8 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

TELECOMMUNICATIONS MAST

The land occupied by the mast is leased to a third party provider with an annual rent being paid to the owner of the farm. The Lease will be transferred to the new owner of Draughton Heights Farm and further details including the term and rental income are available on the website.

SERVICES

The farmhouse benefits from mains electricity along with an oil fired boiler and external oil tank. Waste water is piped to a septic tank and water comes from a bore hole located in the farm curtilage. Any services to the buildings and stables comes from the farmhouse. None of the services have been tested and interested parties should make their own enquiries as part of their own due diligence.

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 is a public footpath crossing the land and interested parties should ensure that they are aware of its location and how it may affect their intended use of 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.

LOCAL PLANNING AUTHORITY

North Yorkshire Council
Belle Vue Square
1 Broughton Road
Skipton
BD23 1FJ
Tel: 0300 131 2 131
Email: planning.cra@northyorks.gov.uk

METHOD OF SALE & OFFERS

The property is offered for sale by private treaty as a whole 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 or Jeff Crabtree on 01756 692900 or by email;

david.claxton@wbwsurveyors.co.uk

jeff.crabtree@wbwsurveyors.co.uk

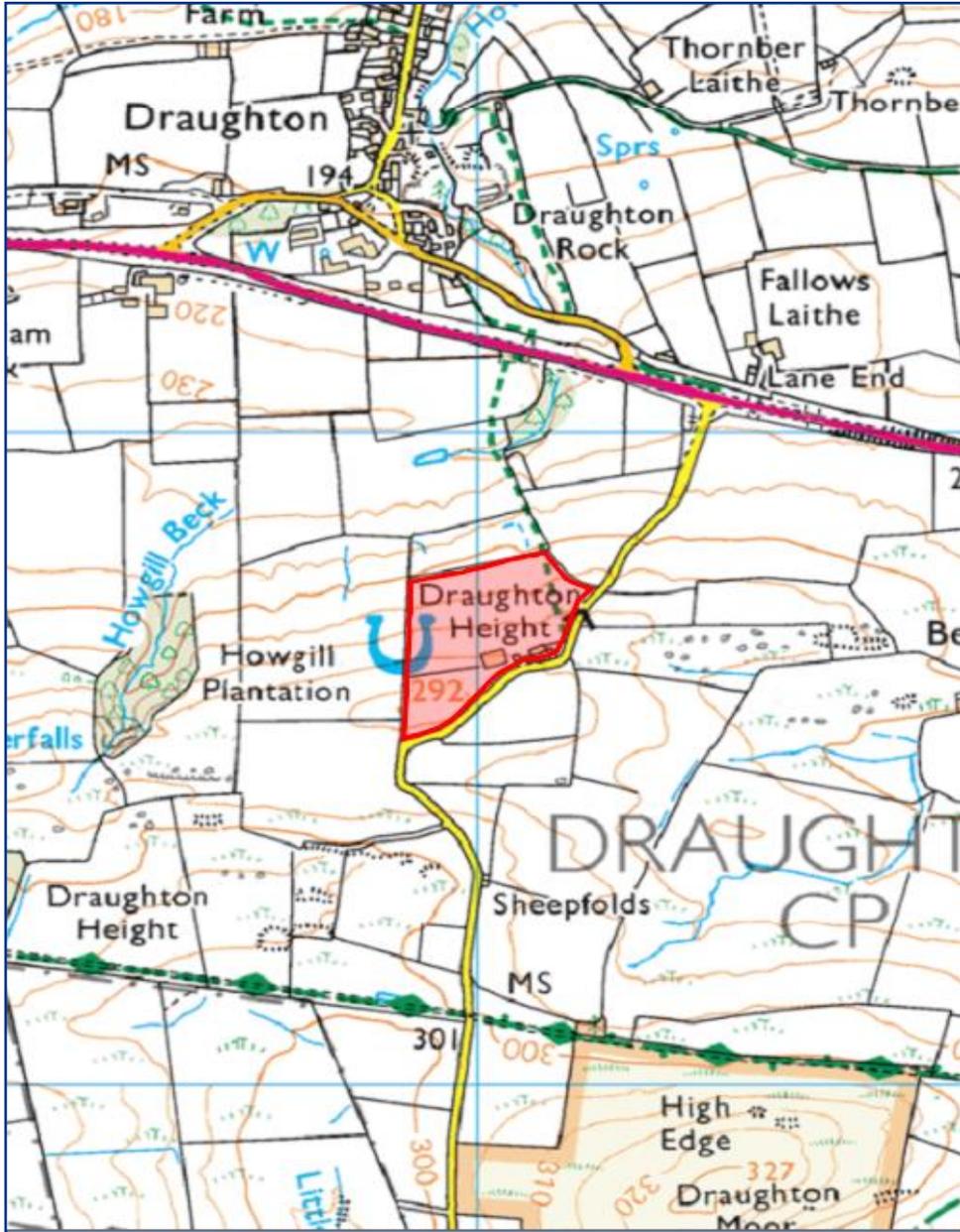
GENERAL NOTE

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

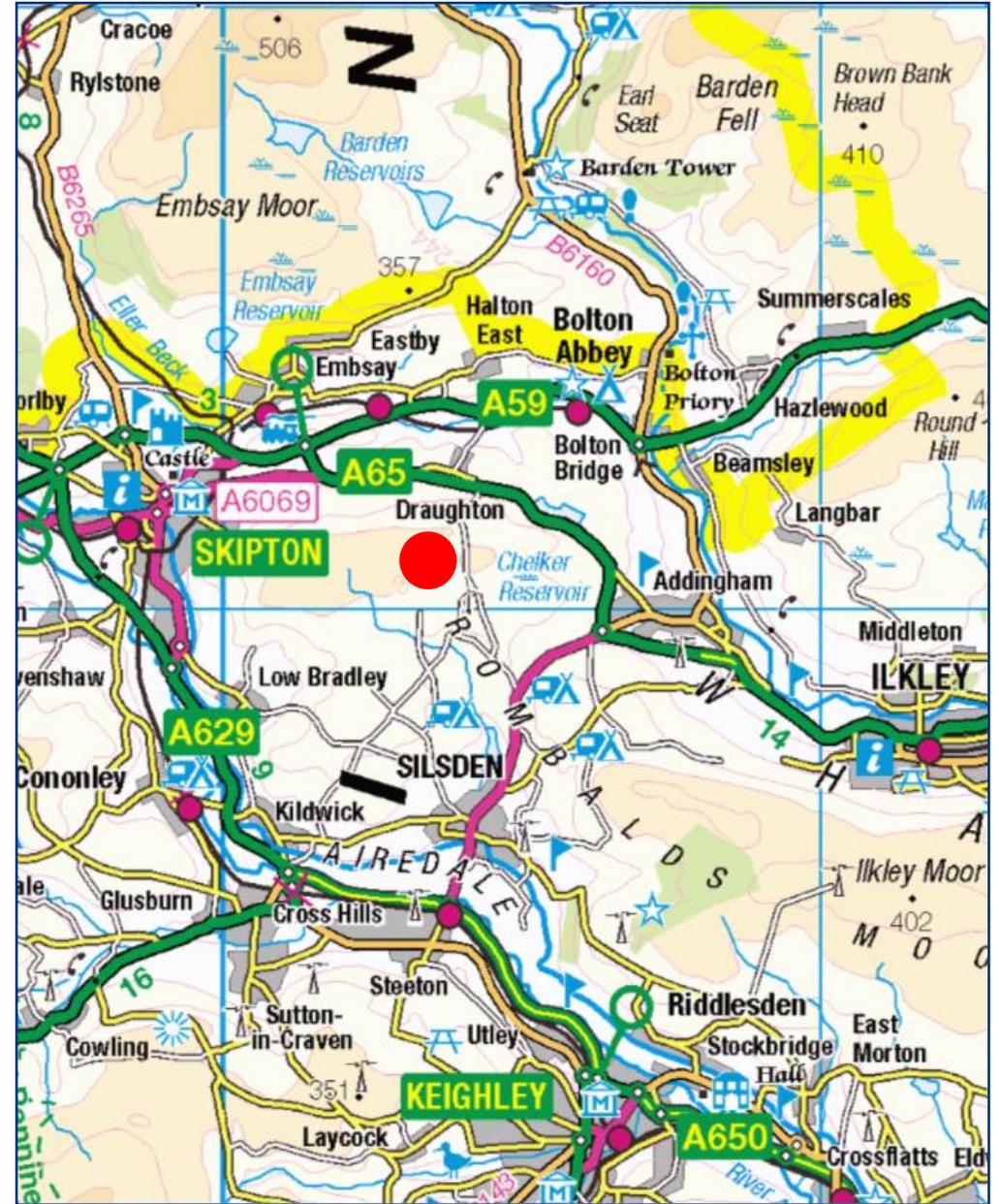
Details prepared: March 2024



PLAN OF THE LAND



LOCATION PLAN



Draughton Heights Farm, Draughton, Nr Skipton

A fantastic opportunity to purchase a smallholding located on the edge of the Yorkshire Dales between the popular towns of Skipton and Ilkley, comprising a stone built farmhouse, stone barns and equestrian facilities along with 9.9 acres of land.



Skipton Auction Mart
Gargrave Road
Skipton
North Yorkshire
BD23 1UD
Tel: 01756 692 900
www.wbwsurveyors.co.uk

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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 a 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.