



# Woodside Farm Cowling



## **Woodside Farm Cowling, Keighley, BD22 0AE**

**Guide Price: £795,000 for the whole**

**Offers are invited on the whole or part thereof  
subject to matched bidders for the remaining lots.**

- A fantastic opportunity to purchase a smallholding
- A substantial stone built farmhouse offering development potential subject to any necessary consents
- Detached stone barn with planning approval to create a generous four bedroom family home over two floors
- Farmland extending to approximately 13.4 acres (5.42 hectares) including a mixture of meadows, pasture land and semi wooded areas with natural watercourses.



# FLOOR PLAN & EPC

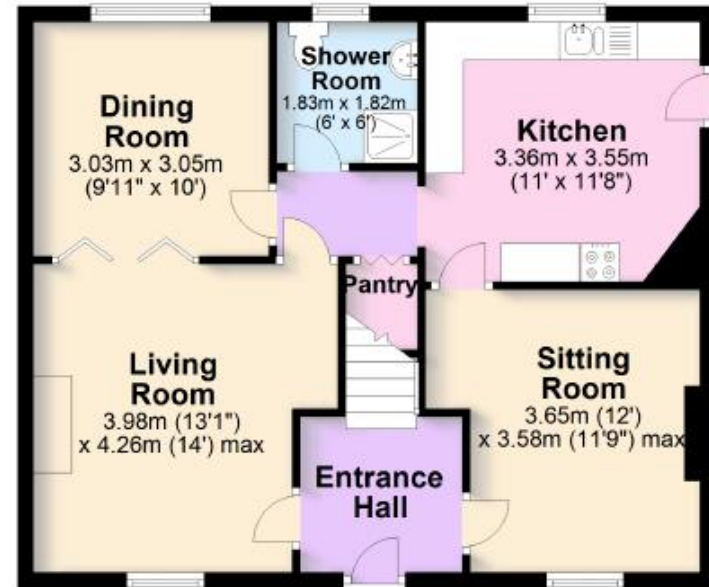
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82 B
69-80	<b>C</b>		
55-68	<b>D</b>	57 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



Not to scale for identification purposes only

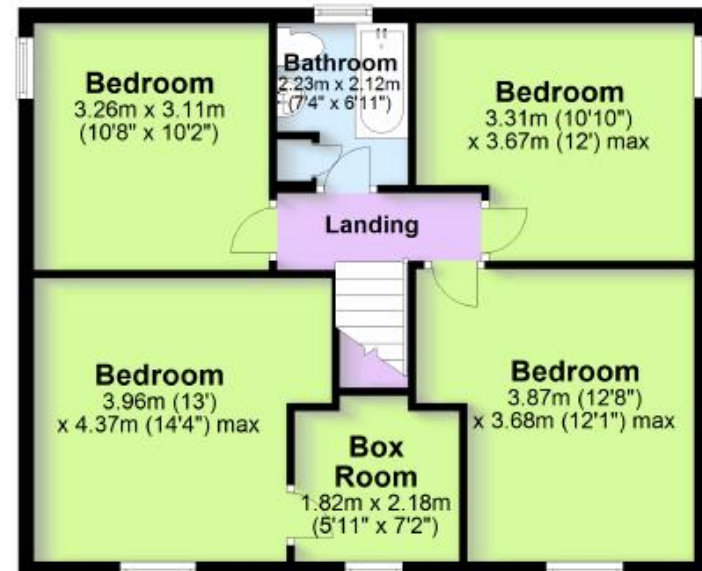
## Ground Floor

Approx. 62.4 sq. metres (671.8 sq. feet)

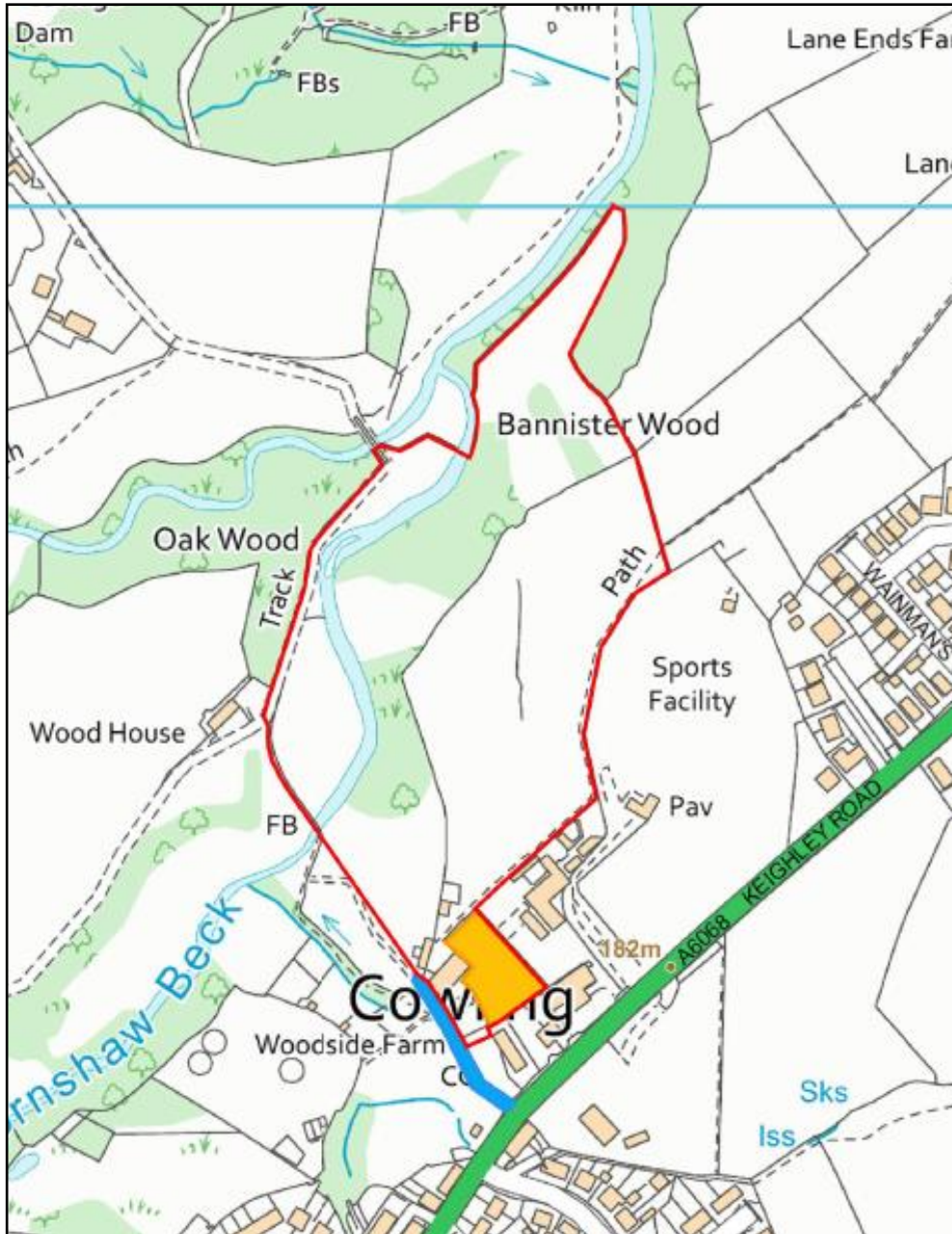


## First Floor

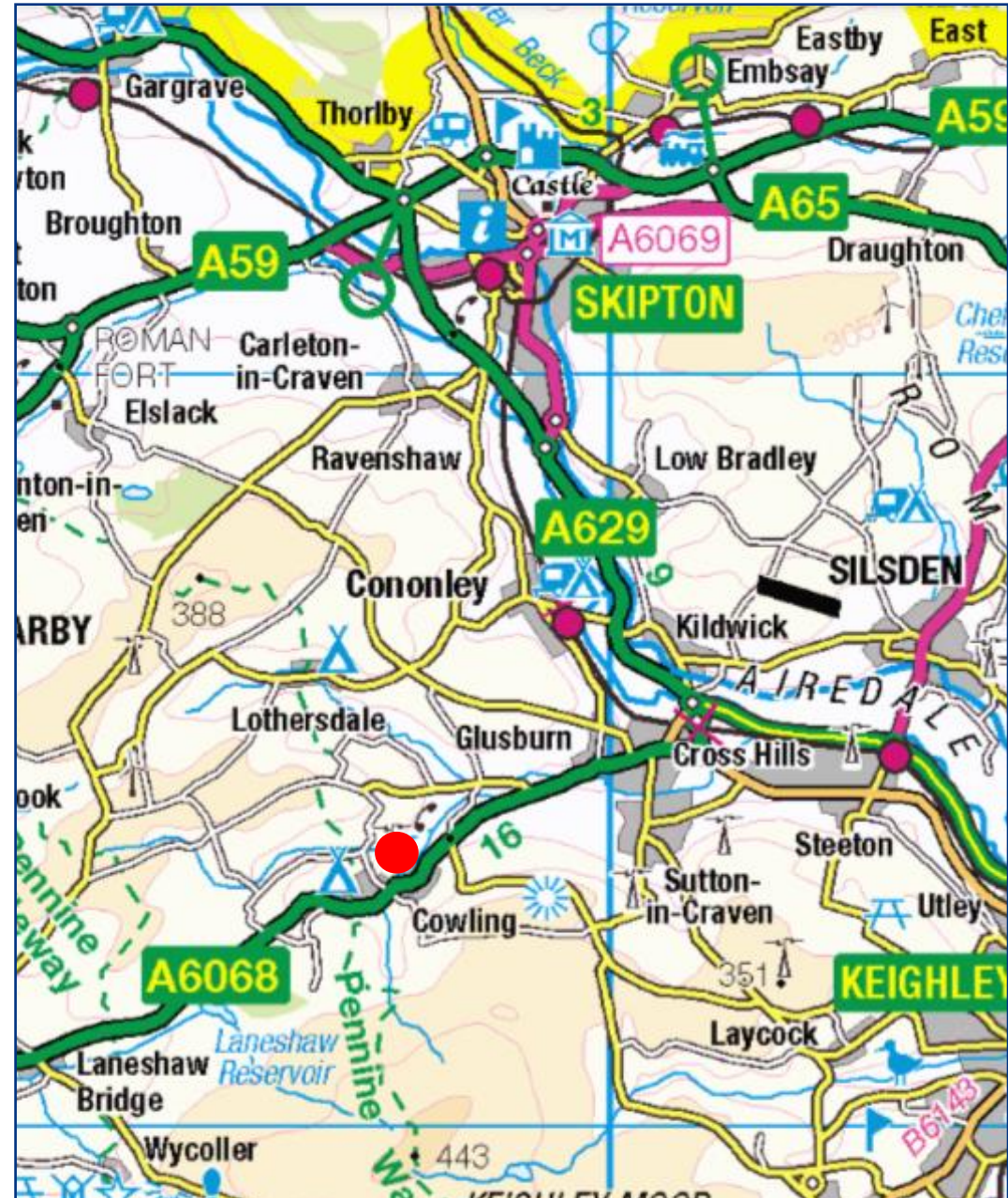
Approx. 64.6 sq. metres (695.7 sq. feet)



## FIELD PLAN



## LOCATION PLAN



Not to scale—for identification purposes only

## DESCRIPTION

An increasingly rare opportunity to purchase a smallholding including approximately 13.4 acres (5.42 ha) of mixed farmland along with a farm stead including a stone built detached farmhouse, detached stone barn with planning consent for a four bedroom family accommodation and a variety of outbuildings and shelters.

## THE FARMHOUSE

Extending to approximately 135 m<sup>2</sup> (1,460 ft<sup>2</sup>). The farmhouse offers four bedroom accommodation over two floors. The property would benefit from refurbishment which, subject to any necessary consents, will provide the future owner with enviable residential accommodation close to the centre of the popular village of Cowling.

## STONE BARN

Planning approval was granted under Application No. ZA234/25400/FUL for the conversion of the existing agricultural building to a residential dwelling. Set over two floors the accommodation extends to approximately 265m<sup>2</sup> (2,860 ft<sup>2</sup>). Copies of the plans and associated documents are available on our website.

## THE LAND

Set within a ring fence, the land (shown edged red on the plan) offered for sale extends to approximately 13.4 acres (5.42 hectares). It is a mixture of meadow and pasture land together with a semi-wooded

area with a natural stream which provides a haven for wildlife.

Woodside Farm offers an increasingly rare opportunity to start a small farming enterprise with a mix of land types. It presents a number of opportunities for both agricultural and/or equestrian use as well as interest for individuals who may wish to develop and enhance the property from an environmental perspective subject to any necessary consents.

## OVERAGE

Interested parties must note that at an overage clause is to be placed on the area shown highlighted orange on the accompanying plan should the future owner be successful in acquiring planning approval for any residential property. The overage will be for 50% in the uplift in value and will last for a period of 25 years from the date of the purchase.

## SERVICES

The farmhouse benefits from main electricity, gas, water and sewage connections. None of the supplies have been tested and interested parties should ensure they carry out all necessary investigations themselves as part of their due diligence. There are no service connections to the barn and the land is served by natural water supplies.





### ACCESS

All necessary rights will be granted over the access to the public highway shown in blue on the accompanying plan but this does not form part of the sale.

### WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold with the benefit of all easements and wayleaves, both public and private, whether mentioned in these particulars or not.

There are a number of public footpaths crossing the property and interested parties should familiarise themselves with their location and how it may affect their intended use of the land.

### BASIC PAYMENT SCHEME & COUNTRYSIDE STEWARDSHIP

The land is registered with the Rural Payments Agency. The Vendor has claimed for the BPS for the 2023 scheme year and will retain all delinked payments.

The land is included in a Mid-Tier Countryside Stewardship scheme which commenced in 2023. Should it be appropriate then this scheme can be transferred to the new owners provided they are registered with the RPA and are eligible to make the future claims. Further details are available at the WBW office.

### SPORTING RIGHTS

All sporting rights are included with the sale of the property so far as they exist.

## COUNCIL TAX

Woodside Farm is currently in Council Tax Band E with an annual payment for 2023/2024 of £2,671.40 payable to North Yorkshire Council.

## FURTHER INFORMATION

Copies of the planning approval notice, planning drawings, both existing and approved, as well as all information regarding Planning Application No. Z823/25400/FUL are available either on the WBW website or at the office.

## LOCAL PLANNING AUTHORITY

North Yorkshire Council

T: 0300 131 2 131

E: [planning.cra@northyorks.gov.uk](mailto:planning.cra@northyorks.gov.uk)

## OFFERS AND ENQUIRIES

The property is available for sale by private treaty and the Vendor reserves the right to conclude the sale by any means deemed appropriate.

To make an offer or for further information please contact David Claxton or Jeff Crabtree on 01756 692900 or by email:

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

[Jeff.crabtree@wbwsurveyors.co.uk](mailto:Jeff.crabtree@wbwsurveyors.co.uk)

## VIEWINGS

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

Details prepared March 2024



## Woodside Farm, Cowling

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A fantastic opportunity to purchase a smallholding with a charming farmhouse and detached stone barn with planning consent to create a 4 bedroom family home together with approximately 13.4 acres (5.42 hectares) of land.



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