



Low Hall Farm

Kettlewell

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Kettlewell, Skipton, BD23 5RB

Grade II Listed Hall, Spacious Bungalow, Commercial Building together with 4.31 acres

Guide Price: £1,100,000 for the whole

HISTORY

Low Hall Farm has not been offered for sale publicly since 1965.

The property has for many years been occupied as one unit providing separate dwellings for two generations in the same family, a business use in Low Hall House, farm fabrication unit and auto repair centre in the industrial buildings, commercial vehicle operator's licence from the yard and a camping/caravan site on the land through the summer months.

As a whole, subject to consents, the property offers the opportunity to provide housing and employment for at least two families.

DESCRIPTION

Offered for sale as a whole or in lots, the package offers the ability to provide two separate houses and a number of business opportunities.

Low Hall Farm commands the centre stage when you view Kettlewell from the B6160 heading north. The meadows offered as part of the property provide the immediate setting to the property and Low Hall looks south onto Knipewood and Middlesmoor Pasture above.

Low Hall is a Grade II Listed property which provides both spacious family living and an established commercial unit which has been used as a shop and a laundry in recent years.

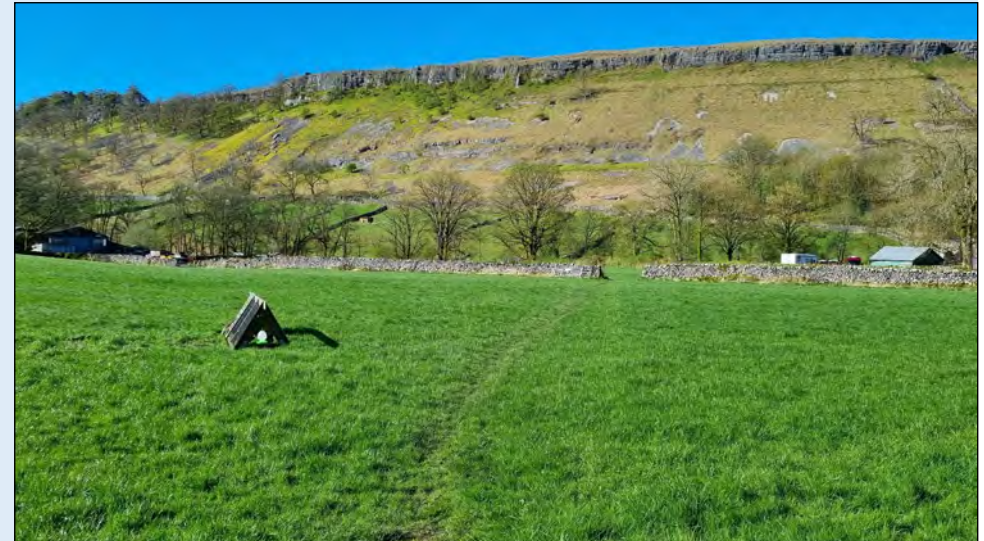
The grounds of Low Hall open up to Foundry Cottage which is a very well appointed bungalow of generous proportions enjoying independent access.

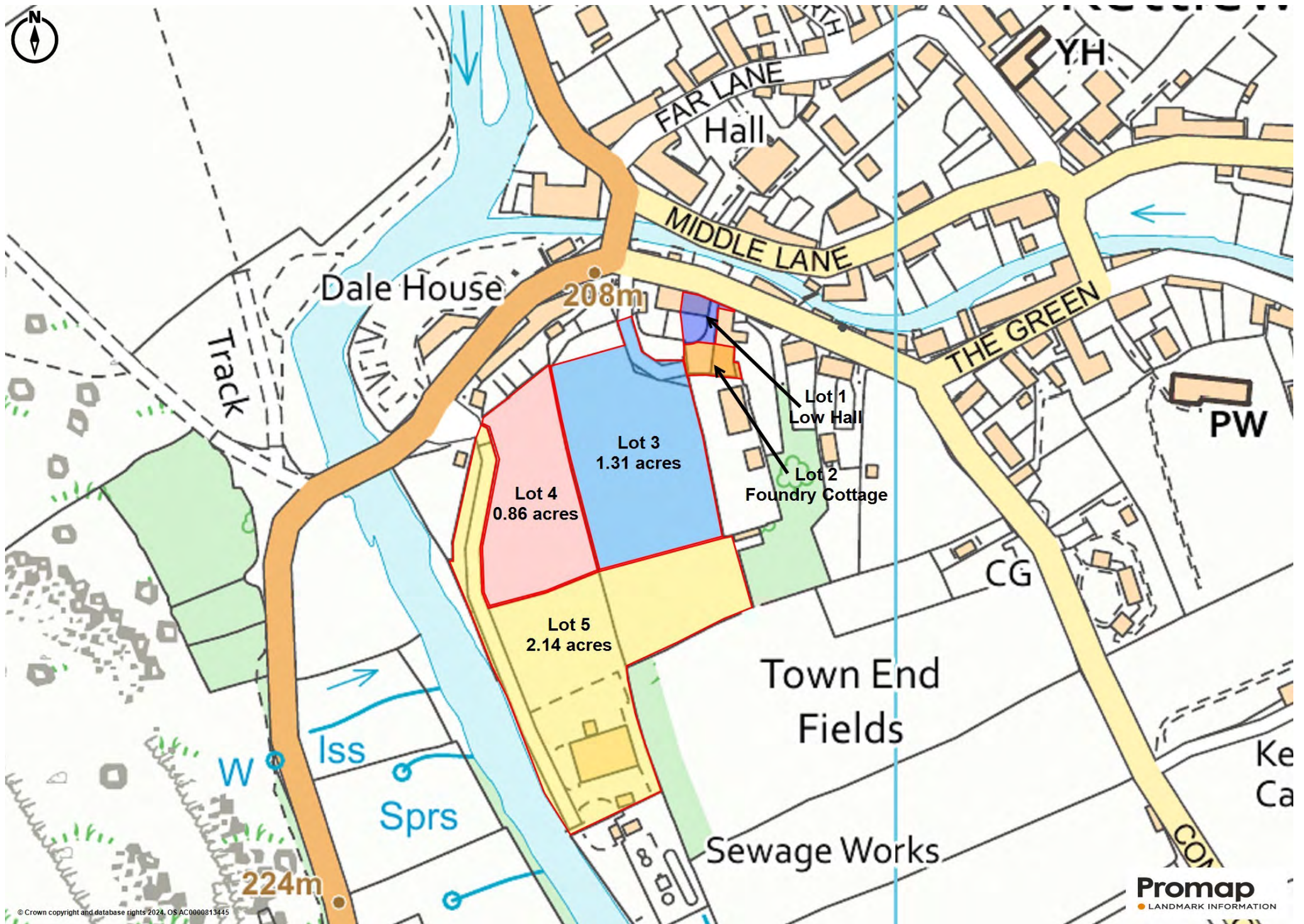
The 4.31 acres to the south of the residential properties have been operated as a successful camping and caravanning site serviced by mains water.

At the extreme south of the property, again served by a separate tarmac road, stands the engineering workshop and yard. These premises are equipped with crane and a full range of metal working machinery all served by three phase electric and mains water. Planning permission was granted on 17 August 2022 to extend the fabrication workshop providing an extra 4,000 square foot of floor space. This consent has been

partially implemented extending the original workshop of 4,260 square foot to 6,260 square foot presently. The permission to add a further 2,000 square feet is now preserved in perpetuity.

The land is all level meadowland with a slightly south facing aspect. Characterfully enclosed by drystone walls, the land is split into three separate fields with two principle access points. The land has been used for camping and caravanning and there is currently a Lawful Development application pending determination by appeal to regularise this use. The land also lends itself for use for hobby farming, recreation and potentially one day, development of the settlement of Kettlewell.





Lot 1 - Low Hall Farmhouse

Guide Price: £425,000

- A substantial Grade II Listed Property
- Superb Village Location
- Four bedroom family home
- Scope for remodelling

DESCRIPTION

This spacious stone built semi-detached listed house commands a prime position in the sought after village of Kettlewell. With extensive south facing views down Wharfedale and full exposure to the morning sun this is an uncharacteristically light and spacious Dales farmhouse comprising Entrance Hall, Dining Kitchen with built in units, breakfast bar, dishwasher and space for cooker. Inner Hall, WC with original beehive oven. Spacious Living Room with traditional open fire. Four Double Bedrooms, Three piece Family Bathroom with bath and shower overhead. Oil central heating throughout. Scope to extend into the Loft with the necessary planning consent.

Low Hall has a commercial unit at the north side of the house fronting directly onto Middle Lane. It has an original feature fireplace and stone dairy shelves. It can be accessed internally from the Inner Hall or externally from Middle Lane. It has been used as an outdoor clothing shop and a laundry in recent times. The house had also hosted the Post Office and Village Store.

The size and layout of this property means that it already provides a spacious four bedroom family home, and still accommodates commercial use on part of the ground floor. Whilst it has historically been used for retail, there is obvious potential to create a self-contained holiday let, annex or B&B as part of the main house.

Externally the property has parking for a number of cars to the side of the building and a good size paved garden to the front providing an attractive sun trap.

Kettlewell enjoys three public houses, a well regarded primary school, an active village hall, and local store. With Grassington only 7 miles away and Skipton 14 miles the property is well located to take full advantage of the local amenities in an area popular for walking and cycling.

TENURE

Freehold with vacant possession upon completion.

LOCAL OCCUPANCY RESTRICTION

A copy of the Section 106 Planning Agreement setting out the Local Occupancy criteria is available on request.

COUNCIL TAX

From website enquiry only, the house is in Band D and the commercial premises has a Rateable Value is £3,000. Small Business Rate Relief may be available.



Lot 2

Foundry Cottage, Kettlewell

Guide Price: £375,000

- Cosy cottage feel
- Superb village location
- Well appointed family house
- Scope to extend into garage

Living Dining Kitchen · 2 Bedrooms · 2 Bathrooms · Spacious Mezzanine · Attached Garage
· Shared Private Driveway.

DESCRIPTION

Foundry Cottage is a very well appointed comfortable home with underfloor heating and large dining living kitchen making it warm and welcoming. Master Bedroom with En-suite, further Double bedroom (both with fitted wardrobes) and large Family Bathroom complete the ground floor.

A substantial mezzanine offers the potential for a study or third bedroom depending on requirements. A large garage offers potential to extend the property and generous outside parking means that this can be done without compromise. The property enjoys its own shared private drive off Middle Lane.

Newly built in 2010 to a high standard, the property offers cosy accommodation at low running costs. This is a property that can be moved into tomorrow with no works required.

The prime 'village' location and low maintenance characteristics of this property makes it an obvious choice for a successful holiday let.

The Vendors have used an Everhot range cooker. This can be made available by separate negotiation.

Kettlewell enjoys three public houses, a well regarded primary school, an active village hall, post office and local store. With Grassington only 7 miles away and Skipton 14 miles the property is well located to take full advantage of the local amenities popular for walking and cycling.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

From website enquiry only, the house is in Band D.



Lot 3

1.31 acres

Guide Price: £35,000

DESCRIPTION

This level meadow enjoys access along a shared private driveway from Middle Lane.

The field has been used as amenity land and as part of a camping and caravanning site during the summer months.

The land has access to mains water and mains sewer and is a strategic piece of land on the village boundary.

This land will be subject to an overage clause which reserves for the benefit of the Vendor 40% of the uplift in value arising from the grant of planning permission for residential development. The term of the overage will be 25 years.



Lot 4

0.86 acres

Guide Price: £35,000

DESCRIPTION

With direct access off the B6160 this level meadow will appeal to a multitude of purchasers.

Used as amenity land and as part of a camping and caravanning site in the summer months, this field has mains water and sewer connections.

Again, in a strategic location on the settlement boundary this Lot will be subject to an overage clause which reserves for the benefit of the Vendor 40% of the uplift in value arising from the grant of planning permission for residential development. The term of the overage will be 25 years.



Lot 5

Fabrication Unit set in 2.14 acres of Land

Guide Price: £250,000

DESCRIPTION

Set within 2.14 acres this Lot comprises a substantial surfaced yard and range of commercial buildings. The land has been used as amenity land and as part of a camping and caravanning site in the summer months. The commercial buildings have been used as an agricultural workshop and fabrication premises and automotive repair centre.

In 2022 planning permission was granted to extend the building from 4,260 square feet to 8260 square feet through the addition of two extensions. The southern extension has been completed increasing the GIA to 6,260 square feet and preserving the planning permission in perpetuity.

The fabrication unit has mains water, three phase electric and a mains sewer crosses the site. The Rateable Value is £7,200.

Within the building is a range of fabrication equipment and stock, all of which can be made available by separate negotiation. The yard has an Operator's Licence for two goods vehicles and two trailers and is served by a tarmac road leading directly to the B6160. The site is fitted with security gates.

The boundary for this Lot includes a portion of land to the east which may be suitable to erect a dwelling to serve the commercial operations on the site subject to the necessary planning.

This Lot will be subject to an overage clause which reserves for the benefit of the Vendor 40% of the uplift in value arising from the grant of planning permission for residential development. The term of the overage will be for 25 years.



PLANNING

Planning permission has been secured and implemented under C/46/155B for the extension of the commercial buildings on the site. Copies of this permission is available to prospective purchasers.

The camping and caravanning operations operated on the site have become subject to a Planning Enforcement Notice seeking to control the activities. This Notice has been appealed by the Vendor and is pending determination.

There is also a Lawful Development Application seeking to regularise long established use of the site which is also subject to determination by Appeal.

METHOD OF SALE

The property is offered for sale by private treaty. The Vendor reserves the right to conclude the sale by any other means.

VIEWING

The property may be viewed strictly by appointment with the Selling Agents. To make an appointment please contact 01756 692900.

WHAT3WORDS

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OFFERS & ENQUIRIES

For further enquiries or to make an offer, please contact Jeff Crabtree or Owain Turvill at WBW Surveyors on 01756 692900 or email:

jeff.crabtree@wbwsurveyors.co.uk

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Details Prepared: April 2024



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