



**A Substantial Range of Agricultural Buildings
& Land off Otley Road,
East Morton**

Buildings & Land at The Craggs

Otley Road, East Morton

BD16 3JT

Extending to circa 56.44 acres (22.84 hectares)

Guide Price: £500,000

DESCRIPTION

A characterful block of farmland set within a ring fence with access off Otley Road. There is a farmyard with a collection of farm buildings and associated animal handling and storage areas. The land comprises approximately 56.44 acres (22.84 hectares) of mixed land including pastures and rough grazing as well as an historic quarry area.

The buildings are set around a hardcore yard and includes an impressive range of concrete block structures including a large barn, covered storage areas, stables, animal handling facilities a race and below ground sheep dipping tank and a muck storage area. At the entrance to the farmyard there is a gatehouse building which presents a range of development opportunities subject to planning approval.

The main access to the land is directly off Otley Road with a second entrance located at the end of Alma Terrace. The land extends to approximately 56.44 acres (22.84 hectares) and includes fields which have historically been used as meadows together with areas of pasture and rough grazing.

The fields are bounded by drystone walls and some areas of maintenance are required. Fencing has been used to subdivide some parcels and these are in need of replacement.

PLANNING POTENTIAL

It is anticipated that the future owners may wish to explore the planning potential of some of the farm buildings either with full planning permission or under the Permitted Development Rights and they should make their enquiries to the Planning Department at Bradford Metropolitan Council at:

Britannia House

Hall Ings

Bradford

BD1 1HX

Tel: 01274 432111

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency for BPS. The BPS was claimed for the 2023 scheme year and all the de-linked payments will be retained. The land is not subject to any Agri-Environmental Schemes.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to all wayleaves, easements and rights of way whether mentioned in these particulars or not. There are footpaths in close proximity to the land and interested parties should ensure they are familiar with their locations and how they may affect their intended use of the land.



BURIAL SITE

There is an unmarked grave located in the South West corner of field No 7931. This is the resting place of the previous landowner and a right is to be reserved to bury their surviving spouse in the same location and for family to visit the graves thereafter

SPORTING RIGHTS

We understand these are held by the Vendor and form part of the sale.

SERVICES

The land and buildings benefit from a spring water supply. The spring supply has not been tested and interested parties should carry out their own inspections as part of their due diligence. Historically a generator has been used to provide some power for the buildings but there is no mains connection.

TENURE

The property is held freehold but is currently subject to a one year Farm Business Tenancy which ends on 31st December 2024. Vacant possession will be given as of 1st January 2025.

METHOD OF SALE

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

If you would like to make an offer for the whole or any part of the property, please contact the WBW Surveyors office.

VIEWING

Viewing is permitted at any reasonable time during daylight hours when in receipt of these particulars.

Viewing is entirely at your own risk and it is requested that when visiting the property all gates remain closed at all times and that livestock is kept at a distance.

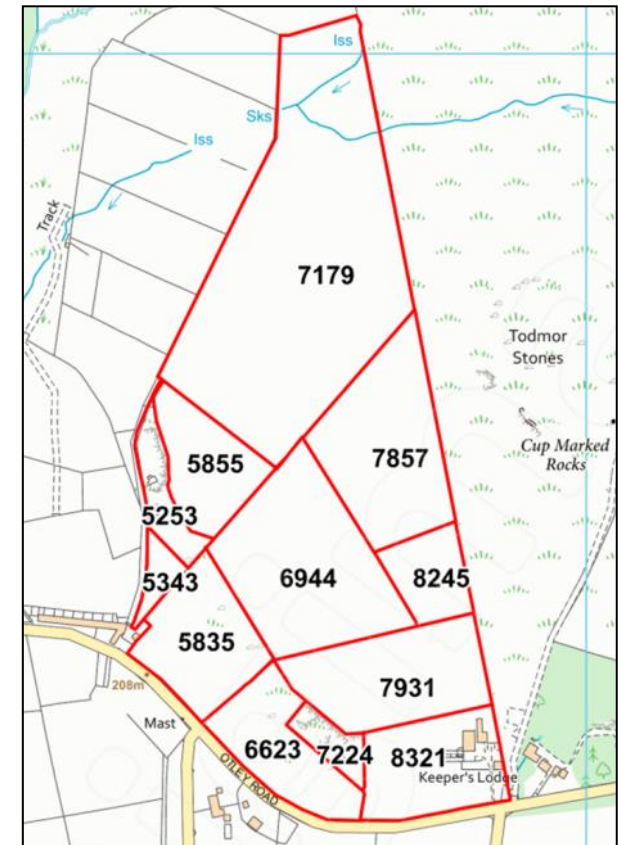
OFFERS

To make an offer or further enquiries, please contact David Claxton on 01756 692900 or by email; david.claxton@wbwsurveyors.co.uk.

Details Prepared: May 2024



Building	Dimensions	Notes
1. Main barn	22.3m x 11.8m	Block pillars and stone walls, PTC roof over wood
2. Wool & Barn store	18m x 6.4m, 1 open face	Block pillars and stone walls, PTC roof over wood
3. 2 x Stables	7.4m x 3.8m	Block construction with wooden stable doors
4. Bungalow Gatehouse	8.3m x 9m	
5. Lean to Store	11.6m x 3.2m	Large wooden doors



Field No.	Area (ha)	Area (acres)
7179	1.60	3.96
7857	1.37	3.39
8245	0.37	0.91
7931	1.58	3.90
7224	0.26	3.19
6623	0.56	1.38
6944	1.20	2.97
5835	7.56	18.68
5343	3.08	7.61
5253	0.78	1.93
8321	2.46	6.09
5855	2.02	4.98
Total	22.84	56.44

Land and Buildings at The Craggs, East Morton

A characterful block of farmland set within a ring fence with access off Otley Road into a farmyard with a collection of farm buildings and associated animal handling and storage yards. The land comprises approximately 56.44 acres (22.84 hectares) of characterful agricultural land



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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.