



MOOREND FARM

Harrogate Road | Dunkeswick | Leeds



## Moorend Farm

Harrogate Road, Dunkeswick, Leeds, LS17 9LW

Farmhouse with a range of farm buildings and in total 97.86 acres together with planning permission for a 3 bedroom barn conversion.

**Lot 1: No. 2 Moorend Farm Cottage, Barn (with planning permission) & approx. 4.45 acres**

**Lot 2: 15.40 acres of Grazing Land**

**Lot 3: Buildings & 77.88 acres of Mowing Land**

### Situation

Located adjacent to the A61 Harrogate Road, just north of Harewood Bridge. There are a number of local amenities and schools in the nearby villages, together with the spa town of Harrogate approximately 6 miles to the north which is known for its superb range of schools, excellent shops, restaurants and general amenities. For the commuter, there is quick access to Leeds (10 miles) as well as the other commercial centres and the railway station in Weeton gives direct access to mainline stations in Leeds and York

### Description

**Lot 1 – No. 2 Moorend Farm Cottage – Guide Price £800,000**

A spacious, stone built semi-detached property with stunning views over open countryside, located between Harrogate and Leeds, set within picturesque Wharfedale countryside, ideally placed for commuting being close to the nearby Weeton rail link, giving regular service to Leeds, Harrogate and York together with Leeds Bradford airport a short distance away.







The property offers spacious, well planned accommodation with the benefit of double glazing and oil fired central heating.

The accommodation comprises: entrance hall, large open plan dining kitchen with double doors to the side garden, living room with wood burner, family room with double doors onto garden, ground floor shower room, utility room and large store room. To the first floor there are three double bedrooms and a house bathroom.

**Outside** - the property is approached via a private road leading to a large, enclosed courtyard with ample parking for several vehicles. To the side of the property there are lawned areas with

summerhouse and boundary hedging. To the rear are south facing gardens with a flagged area.

**Outbuilding** – the outbuildings have planning permission for conversion into a 1 bedroom annex which offers the opportunity for home office or ancillary accommodation.

**Land** – there are approximately 4.45 acres of grazing land directly adjoining, to the south of the property.

**Barn** – The barn offers an excellent space to create a unique home, over two floors, with integral garage, garden and superb southerly views. The planning permission provides for an entrance hall, open plan dining room,

kitchen and double height living room, utility room, boot room and ground floor cloakroom, three double bedrooms, three en-suites and double integral garage.

**Lot 2 – 15.40 acres Grazing Land  
Guide Price £200,000**

A good parcel of Grade 3 grazing land with access from Weeton Lane.

There will be a reservation for access (routes to be agreed) across Lot 2 for the benefit of Lot 3.

**Lot 3 – Buildings & 77.88 acres  
Guide Price £1,200,000**

A range of steel and timber framed buildings of varying sizes, together with some small traditional stone

constructed buildings, having a footprint in total of approx. 2,300 sqm (24,748 sqft). The buildings benefit from mains electricity and water as well as a borehole water supply.

The land comprises the following Grade 3 mowing land with the borehole supplying water to troughs.

Parcel ID	Acres
3978	25.22
5693	9.42
6675	6.62
5453	16.29
7557	11.20
6738	1.89
7940	3.06
8129	2.25
Pt 8818	1.93





### **Additional Information**

#### **Tenure**

Freehold with vacant possession on completion.

#### **Services**

No. 2 Moorend Farm Cottage - We are advised that the cottage has shared private drainage, mains water and electricity. The heating is via an oil-fired boiler.

#### **Method of Sale**

The property is offered for sale by private treaty, as a whole or in 3 lots, or part lots may be considered. The vendor reserves the right to conclude the sale by any other method.

#### **Council Tax**

No.2 Moorend Cottage – Band D

#### **Planning References**

North Yorkshire Council (Harrogate Area)

Cottage Annex – 22/00975/FUL

Barn – 22/03582/FUL

#### **Development Clawback**

Lots 2 & 3 are sold subject to a development clause that should planning consent be granted for any use other than agricultural or equestrian within 40 years of completion of the sale/s the current vendor will receive an additional payment of 50% of the

increase in the value of the property as a result of the consent.

#### **Directions**

From Harrogate take the Leeds Road (A61). Pass through Pannal and over the roundabout towards Harewood. After approximately 2 miles the property is situated along a private road on the right hand side, just before Swindon Lane on the left hand side.

#### **Viewing**

Strictly through the selling agents.  
Lister Haigh, 01423 860322

#### **Plans and Areas**

The plans in these particulars are a copy of the Ordnance Survey Land App or

Promap plans. All plans are for identification purposes only and areas are approximate and subject to verification in the title documents.

#### **Important Notice**

If you have downloaded these particulars from our website or third party website, please also register your interest with our office.

Dated 19 June 2024.

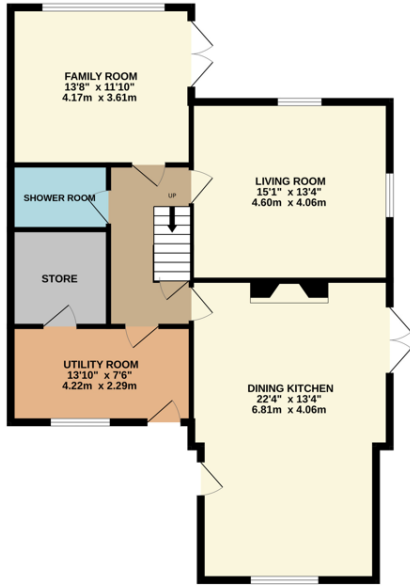




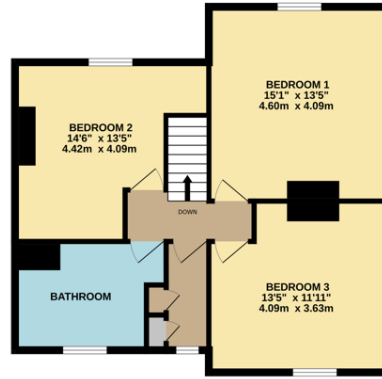
Measurements are approximate. Not to scale. Illustrative purposes only.  
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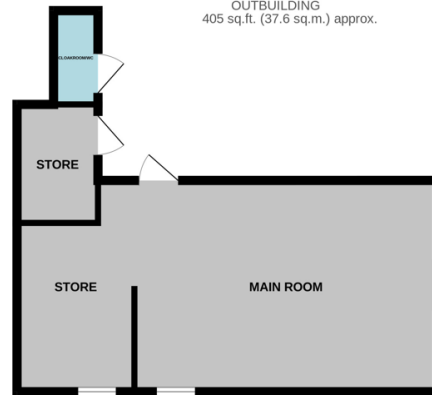
GROUND FLOOR  
937 sq.ft. (87.1 sq.m.) approx.



FIRST FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



OUTBUILDING  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 2005 sq.ft. (186.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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- Lot 1
- Lot 2
- Lot 3

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100 m  
Scale 1:3250 (at A3)

**Lister  
Haigh**

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		91   B
81-91	B		
69-80	C		
55-68	D		
39-54	E	52   E	
21-38	F		
1-20	G		

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