

Higher Aigden Farm Wigglesworth





Higher Aigden Farm

Wigglesworth, Skipton, North Yorkshire BD23 4SL

Guide Price: £950,000 for the whole

- Exciting opportunity to purchase a lifestyle farm in an idyllic setting within the Ribble Valley and close to the Yorkshire Dales National Park.
- A traditional farmhouse offering 115 sqm (1,240 sqft) of residential accommodation that will benefit from modernisation subject to any necessary consents.
- Attached stone barn offering potential development opportunity or extension of the existing residential accommodation subject to planning approval.
- 62.91 acres (25.46 hectares) of productive mixed pasture and meadow land set within a ring fence.
- A variety of general purpose agricultural buildings located close to the farmhouse.
- Splendid isolation yet close to the A65 and the market towns of Skipton, Settle and Clitheroe.
- Will be of interest to existing landowners as well as those looking for a lifestyle property or small holding.



PLAN OF THE LAND



Not to scale—for identification purposes only



Settle: approx. 8 miles

Clitheroe: approx. 10 miles

Skipton: approx. 16 miles

DESCRIPTION

Located in the Ribble Valley yet close to the Yorkshire Dales National Park, Higher Aigden Farm presents an exciting opportunity to purchase a small farm including a farmhouse, attached stone barn, a variety of agricultural buildings and a mixture of meadow and pasture land extending to approximately 62.91 acres (25.46 hectares) set within a ring fence.

Access to the farm, shown in brown on the plan is via a shared driveway off Forest Becks Brow approximately 1 mile to the south of Wigglesworth.

THE FARMHOUSE

A traditional stone built farmhouse offers residential accommodation over two floors extending to approximately 115.22 sqm (1,240 sqft). The house is attached to a substantial stone barn which offers potential to extend the existing house subject to any necessary consents.

The farmhouse briefly comprises;

Ground Floor - Entrance Hall; Living Room; Ground floor Bathroom; Pantry and Kitchen;

First Floor - Three bedrooms and separate w/c.

Subject to any necessary planning approval the property would benefit from modernisation and possible extension into the adjacent barn.

AGRICULTURAL BUILDINGS

In addition to the attached stone barn there are a variety of general purpose agricultural buildings located close to the farmhouse and these include a mono pitched block built cattle loose house; former piggery; lean to lambing shed; Dutch barn with lean to machinery store; cow shed with lean to feed area; mono pitched pole barn tractor shed; stone built workshop with rear extension and lean to cattle housing. The buildings are of a substantial vintage although are functional in nature.

LAND

The land at Higher Aigden Farm extends to approximately 62.91 acres (25.46 hectares) and has previously been used for sheep, cattle and horse grazing as well as the production of hay and silage. The fields are bounded by fences and hedges and all are set within a ring fence.



SERVICES

The property has mains electricity, water is supplied from a spring and drainage is to a septic tank. None of the services have been tested and interested parties should make their own enquiries as part of their due diligence.

BASIC PAYMENT SCHEME & COUNTRYSIDE STEWARDSHIP SCHEMES

The land is registered with the Rural Payments Agency and the Vendor has claimed the BPS for 2023 scheme year and will retain all delinked payments. The land is not part of any Countryside Stewardship schemes.

WAYLEAVE, EASEMENTS AND RIGHTS OF WAY

The property is sold with the benefit of all Easements, Wayleaves and Rights of Way whether mentioned in these particulars or not. There are public footpaths that cross through the property and interested parties should familiarise themselves with their location and how they may affect their intended use of the land.

SPORTING RIGHTS

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

COUNCIL TAX

Higher Aigden Farm is in Band D with an annual payment to Ribble Valley Borough Council.

LOCAL PLANNING AUTHORITY

Ribble Valley Borough Council
Council Offices, Church Walk
Clitheroe
Lancashire
BB7 2RA

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 on 01756 692900 or by email;

david.claxton@wbwsurveyors.co.uk



TENURE

The property is held freehold and vacant possession will be provided upon completion of the sale.

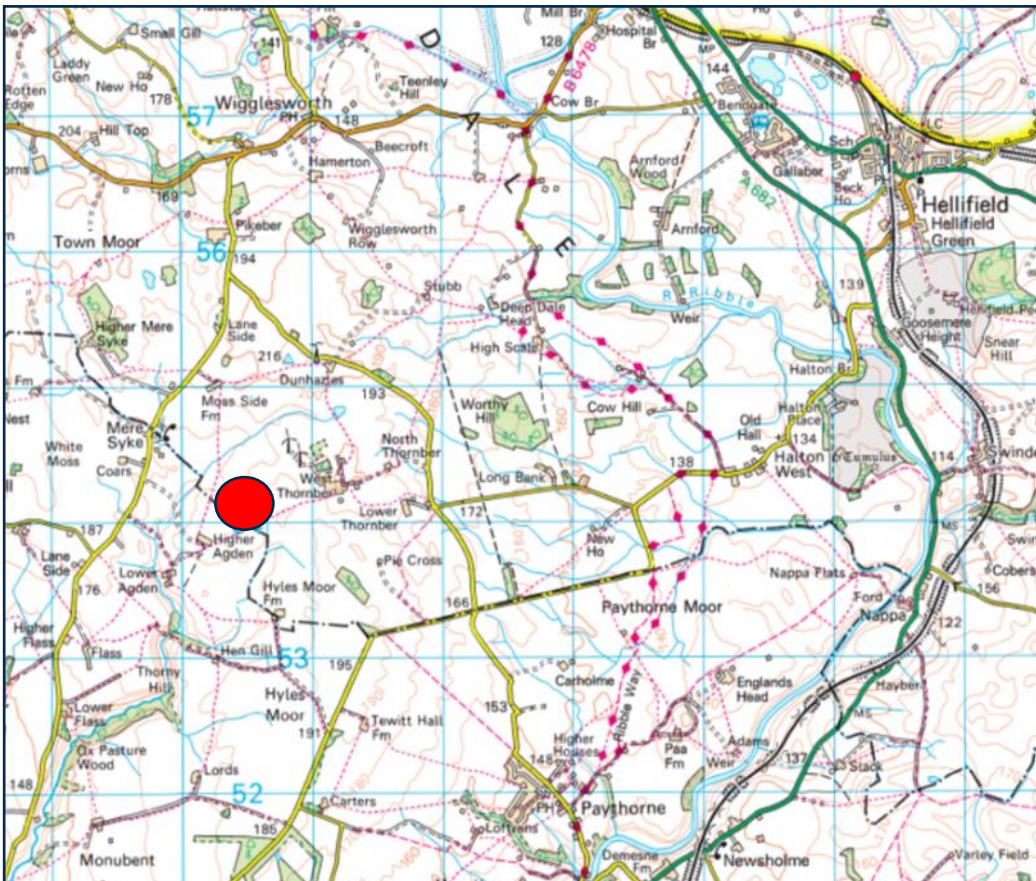
VIEWINGS

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

WHAT3WORDS

[///drawn.campsites.punctuate](https://www.what3words.com/@@@drawn.campsites.punctuate)

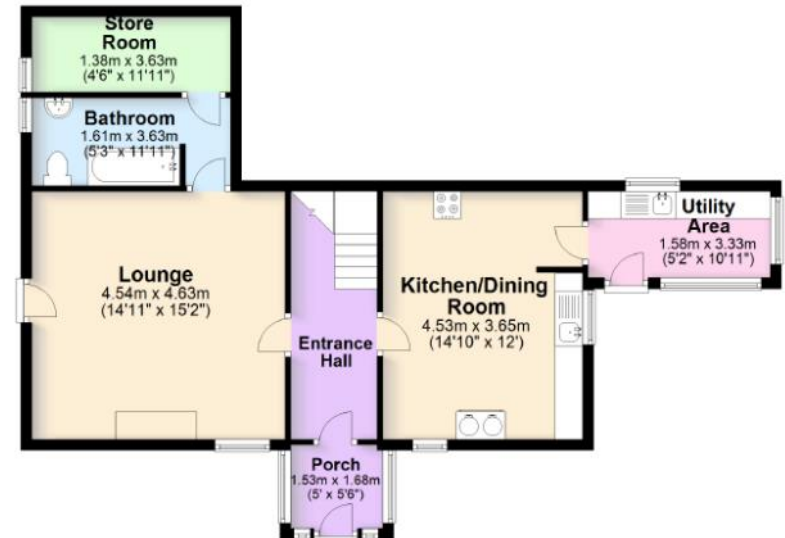
LOCATION PLAN



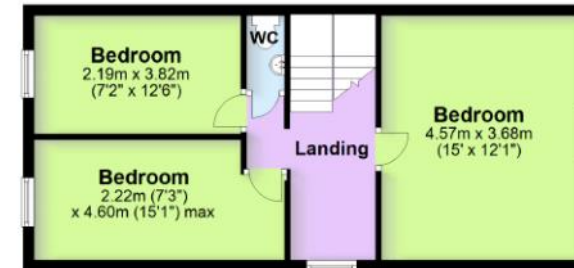
Details prepared: June 2024

Not to scale—for identification purposes only

Ground Floor
Approx. 65.4 sq. metres (703.5 sq. feet)



First Floor
Approx. 45.4 sq. metres (489.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



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

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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.