



UPPER COBBY SYKE FARM

9.16 ACRES (3.71HA) APPROX

**COBBY SYKE ROAD, FEWSTON, HARROGATE,
NORTH YORKSHIRE HG3 1SR**

An attractive smallholding set within a ring fence and enjoying far reaching views over the lower Washburn valley. Comprising a substantial new-build 3 bedroom farmhouse nearing completion, an extensive range of modern agricultural buildings and surrounding meadow grassland with good access.

The Farmhouse is subject to an Agricultural Occupancy Restriction

GUIDE PRICE: £495,000

FOR SALE BY PRIVATE TREATY



LOCATION

The property is situated immediately south of the A59 approximately 7 miles to the west of Harrogate, 13 miles east of Skipton and ¾ miles north of the village of Fewston. The farm is located at the junction between the A59 and Cobby Syke Road and enjoys far reaching views over the lower Washburn valley.

DESCRIPTION

Upper Cobby Syke Farm comprises a substantial stone built 3-bedroom farmhouse enjoying a southerly aspect with a useful range of modern farm buildings to the rear and all set within approximately 9.16 acres (3.71Ha) of productive meadowland. The Farmhouse is nearing completion of the build.

FARMHOUSE

The Farmhouse was constructed in 2010/2011 and has been finished to include first and second fixings. The property includes central heating systems (under floor heating to the ground floor), alarm system and bathrooms but requires a kitchen, floor coverings and internal decoration allowing purchasers to add their mark to the property. The accommodation comprises:

Ground Floor:

Front Porch 2.13m x 1.74m (7' x 5'9")

With timber panel door leading to:

Entrance Hall 4.43m x 1.97m (14'6" x 6'6")

Including stairs to first floor and alarm system keypad.

Living Room 8.73m x 3.90m (28'8" x 12'10")

With large double glazed windows to front, side and rear. Fire place.

Kitchen Max 6.80m x 4.25m (22'4" x 13'11")

With French doors to front and double glazed windows to side and rear.

Utility 2.25m x 1.95m (7'5" x 6'5")

Including electricity control board and heating controls.

WC and Rear Porch

Housing boiler

First Floor

Master Bedroom 4.77m x 4.30m (15'8" x 14'1")

With double glazed windows to front and side, including:

En Suite 2.47m x 1.94m (8'1" x 6'4")

Bedroom 2 3.90m x 4.39m (12'10" x 14'5")

Windows to side and rear.

Bedroom 3 3.92m x 4.23m (12'10" x 13'11")

Windows to front and side.

House Bathroom 3.82m x 1.94m (12'6" x 6'4")

Second Floor

2 Storage Rooms

BUILDINGS

The farm includes a useful range of modern agricultural buildings comprising the following:

General Purposes 18.29m x 13.72m (60' x 45')

Timber frame building with fibre cement roof covering and block walls to 6', Yorkshire boarding above, concrete floor and roller shutter door.

Lean-to 3.66m x 13.72m (12' x 45')

Timber frame and fibre cement roof forming feed passage with concrete floor.

Fold Yard 22.86m x 13.72m (75' x 45')

Steel frame shed with fibre cement roof with part block walls and Yorkshire boarding above. Part concrete floor and one swing door.

Lean-to 3.66m x 18.29m (12' x 60')

Timber frame and fibre cement roof forming feed passage with concrete floor.

Fold Yard 18.29m x 9.41m (60' x 30')

Timber frame with fibre cement roof, part block walls and Yorkshire boarding above. One swing door.

Store Shed 13.72m x 7.62m (45' x 25')

Timber frame with fibre cement roof, open fronted with earth floor and Yorkshire boarding to one side and end.

FARMLAND

The land is within a ring fence and comprises 4 parcels of good quality south facing meadow grassland bounded by stock proof stonewalls and fences. The land fronts onto Cobby Syke Road and the A59.



GENERAL MATTERS

ACCESS & RIGHTS OF WAY

The property has access directly off the public highway known as Cobby Syke Lane.

SERVICES

The property benefits from mains water and mains single phase electricity. A septic tank is connected to the farmhouse.

TENURE & OCCUPATION

The property is sold Freehold and vacant possession will be available upon completion.

EASEMENTS & WAYLEAVES

The land is sold subject to and with the benefit of all easements, wayleaves and rights of way both public and private, whether mentioned in these particulars or not which may affect the property.

SINGLE PAYMENT SCHEME

The land is registered on the RPA Rural Land Register and under the Single Payment Scheme. The SPS Entitlements relating to the land are NOT included in the sale.

ENVIRONMENTAL STEWARDSHIP

The land is currently not entered into any Stewardship Scheme.

SPORTING & MINERAL RIGHTS

The mineral and sporting rights are included in the sale so far as they are owned or exist.

RESTRICTIVE COVENANTS

The property is sold subject to and with the benefit of all restrictive covenants, both public and private whether mentioned in these particulars or not.

PLANNING CONSENTS

Permission was granted for the erecting of the dwelling under application reference 04/05036/FUL. The consent limits the occupation of the dwelling to:

“Persons solely or mainly employed or last employed but now permanently retired in the locality in agriculture, as defined by Section 336 of the Town and Country Planning Act 1990, or in forestry (including dependants of such a person residing with him) or a widow or widower of such a person”.

A copy of this consent is available from the agents Knaresborough office.

LOCAL AUTHORITY

Harrogate Borough Council, Crescent Gardens, Council Offices, Harrogate HG1 2SG. Tel: 01423 500600.
www.harrogate.gov.uk



VIEWING

Strictly by appointment only with the agents: Lister Haigh (Knaresborough) Limited 01423 860322

DIRECTIONS

From Harrogate take the A59 west towards Skipton. Continue past Menwith Hill and straight over the cross roads with the B6451 (Summer Bridge – Otley road) proceed for approximately ¼ mile and turn left onto Cobby Syke Road and the property is located on the left hand side identified by a for sale board.

IMPORTANT NOTE

If you have downloaded these particulars from our website you must contact our office to register your interest to ensure you are kept up to date with the progress of the sale.

PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey Promap Plan. The areas given may vary from the Rural Land Register plans and previous Ordnance Survey Sheets, Field Data Sheets and Deed Plans. All plans in these particulars are for identification purposes only. All boundaries, dimensions, room sizes and areas are approximate, for indication only and subject to verification in the Title Deeds.

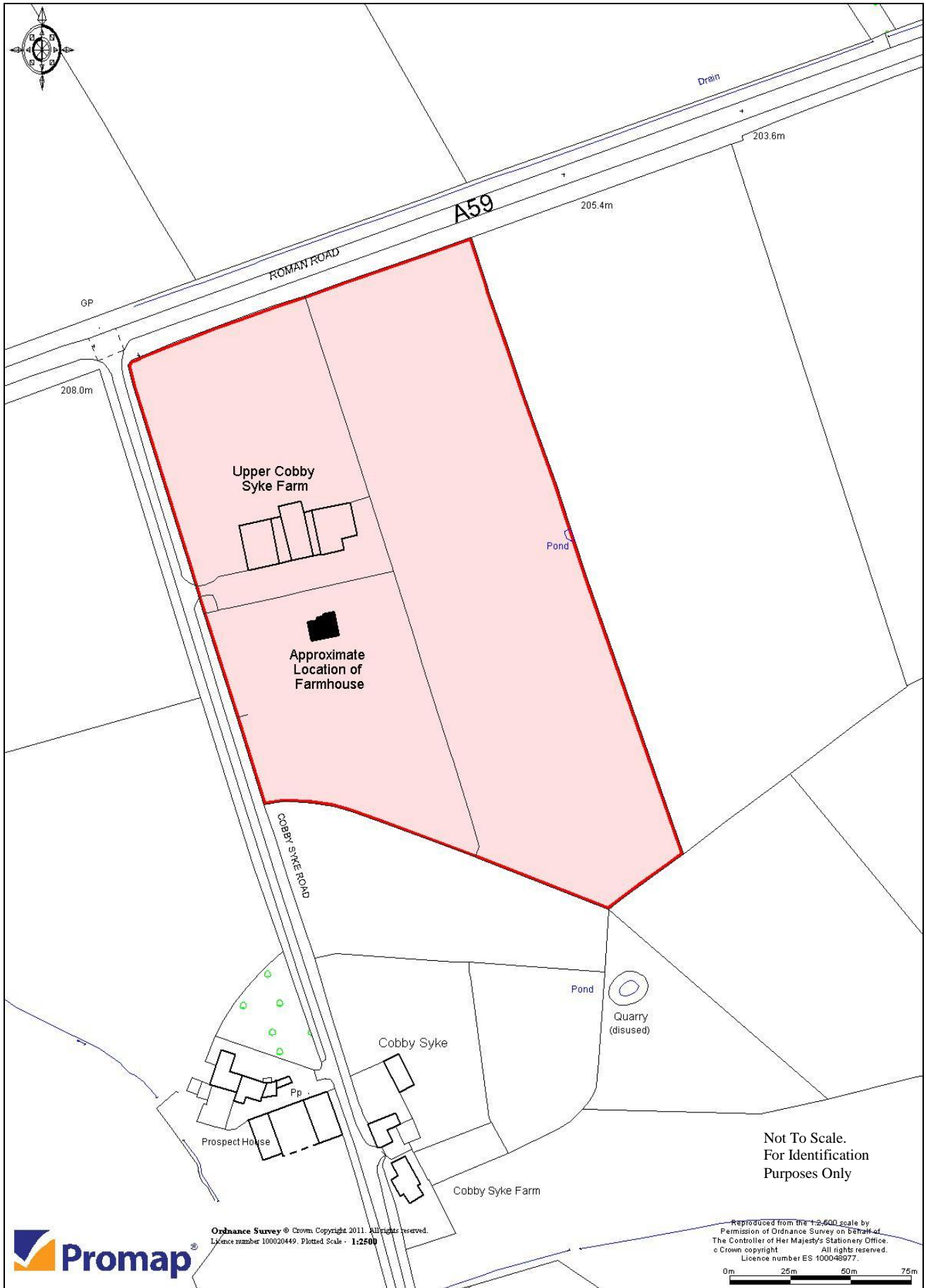
METHOD OF SALE

The property is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method.



Energy Performance Certificate Graphs

The EPC has been commissioned prior to marketing.
We are still awaiting the completed EPC for insertion into these particulars.
For further details please contact the agent.



SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

Paul Johnston (Boroughbridge Office) on **01423 322382**

Richard Lister (Harrogate Office) on **01423 730700**

John Haigh (Knaresborough Office) on **01423 860322**

Andrew Hardcastle (Knaresborough Office) on **01423 860322**

SURVEYS AND VALUATIONS

Our team of Chartered Surveyors can carry out:

- RICS Homebuyers Survey & Valuations
- Full Building Surveys
- Record of Condition
- Dilapidation Reports
- Formal Valuations for all purposes.



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Details Produced 23/9/11

PROPERTY MISDESCRIPTIONS ACT 1991

"Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them;
3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property."

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