



HIGH CRAGG FARM
Ilkley, West Yorkshire

GSC GRAYS
PROPERTY • ESTATES • LAND



HIGH CRAGG FARM

ILKLEY, WEST YORKSHIRE, LS29 7BG

Ilkley 1.5 miles • Burley in Wharfedale 2 miles • Otley 5 miles • Leeds 15 miles
(all distances are approximate)

A DESIRABLE SMALLHOLDING PROPERTY COMPRISING AN ATTRACTIVE FARMHOUSE
IN NEED OF MODERNISATION, STONE-BUILT STABLE BLOCK AND ABOUT 13.76 ACRES

- Substantial and characterful five-bedroomed farmhouse in need of modernisation
 - Elevated position with superb views over Wharfedale Valley
 - Attractive stone-built stable block with four loose boxes
 - Combination of productive meadowland and upland grazing

About 13.76 acres (5.57 ha)

FOR SALE AS A WHOLE WITH VACANT POSSESSION



GSC GRAYS

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Offices also at:

Alnwick
Tel: 01665 568310

Driffield
Tel: 01377 337180

Barnard Castle
Tel: 01833 637000

Kirkby Lonsdale
Tel: 01524 880320

Chester-le-Street
Tel: 0191 303 9540

Richmond
Tel: 01748 829217

Situation

High Cragg Farm is well-located between the thriving spa town of Ilkley and village of Burley in Wharfedale in a particularly attractive part of West Yorkshire. The property is situated adjacent Burley and Ilkley Moor with stunning far-reaching views over the Wharfedale Valley.

The village of Burley in Wharfedale enjoys an accessible and desirable location roughly mid-way between the local towns of Ilkley and Otley and is surrounded by lovely open countryside which offers fabulous rural walks. The village enjoys a broad range of everyday amenities including local shops, a number of sports clubs, two primary schools, churches of a number of denominations, and even a 'Metro' railway station from where there are frequent services throughout the day into the cities of Leeds and Bradford

The cosmopolitan Spa town of Ilkley is known for its rich history, beautiful countryside and moorland views and offers its residents a tranquil escape from the hustle and bustle of city life. It offers a thriving community spirit and a variety of amenities including local shops, GP surgeries, welcoming pubs, restaurants and the infamous Bettys Cafe. Being close to the Yorkshire Dales National Park and with the River Wharfe running through it, Ilkley provides a scenic backdrop for beautiful leisurely walks and cycle routes, specifically around Bolton Abbey and along the moors. Ilkley also has a tennis and squash club together with a prestigious golf club.

The area offers a wide selection of independent primary and secondary schools including Westville House, Moorfield, Ghyll Royd, Ermysteads and The Grammar School at Leeds.

The farm is easily accessible to both the A658 (Bradford to Knaresborough Road) and A59 (Merseyside to York Road). Ilkley Railway Station provides regular services to the commercial hubs of Leeds and Bradford. The nearest airport is Leeds Bradford Airport with regular domestic and international flights.





Description

High Cragg Farm is a desirable and attractive small holding property, extending in total to about 13.76 acres (5.57 ha) and comprising a substantial five-bedroomed farmhouse in need of modernisation, a stone-built stable block with four loose boxes and a combination of productive permanent pasture and upland grazing / heather moorland.

The farm is being offered for sale as a whole.

The Farmhouse

A characterful home built of dressed stone beneath a pitched slate roof with unrivalled views to the front. The property dates back to the 1800's the house and is steeped in history and many original features remain. One notable feature that new vendors will undoubtedly retain, is part of the vaulted tunnel house that was used to transport stone from the hills and quarry to the rear of the farm to the road at the front of the house. The property currently provides bright and spacious accommodation over three storeys, however, offers the opportunity for prospective purchasers to put their own stamp on the home, extending to approximately 3,000 sq. ft. and includes:

Lower Ground Floor: Porch, open plan kitchen / dining room and a sitting room.

Ground Floor: Four bedrooms, two bathrooms, games room, office, workshop / gym and single internal garage.

First Floor: Sunroom and a bedroom.

The farmhouse has been occupied until recently and would now benefit from a schedule of modernisation throughout. It has a small area of garden ground and outstanding far-reaching views over Wharfedale Valley.



Outbuildings

A stone-built stable block and garage is located immediately northwest of the farmhouse. The building comprises four loose boxes with additional feed / tack storage facilities and a single garage. The building is generally in good order with mains service connections.

It is considered that the buildings may offer scope for alternate use, subject to obtaining the necessary consents.

Farmland

The farmland extends in total to around 13.76 acres (5.57 ha), comprising 1.50 acres of productive permanent pasture, 11.42 acres of upland grazing and heather moorland and 0.84 acres associated with the farm steading and lawned gardens.

The land is classified as Grade 4 / 5 with slowly permeable, acidic upland soils with a peaty surface. The land lies between 222m and 288m above sea level and is bound by stone walls with natural water sources for livestock.

The land has historically been occupied by a local grazier; however vacant possession will be available upon completion of sale.



GENERAL INFORMATION

Rights of Way and Easements

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

Services

The farm is supplied with mains electricity (single-phase), a private spring water supply and domestic drainage to a septic tank.

The farmhouse is heated by an oil-fired combination boiler.

Local Authorities

Bradford Metropolitan District Council
Otley Rd, Rossett House Flats, Bradford, BD3 0BX

Tel: 01274 726532

Council Tax

Farmhouse – Band H

EPC

Farmhouse – Band E

Designations

The land at High Cragg Farm is classified as Greenbelt.

Basic Payment Scheme

All future delinked BPS payments are to be retained by the Seller.

Method of Sale

High Cragg Farm is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but the Seller reserves the right to agree a sale at any point without further reference to interested parties.

Employees

There are no employees to be retained.

Fixtures, Fittings and Equipment

Only those items specially mentioned in these sale particulars are included in the sale.

Boundaries

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance responsibilities are indicated by T marks on the transfer plan.

Sporting Rights & Mineral Rights

Sporting and mineral rights are included in the sale in so far as they are owned.

Timber

All standing and fallen timber will be included in the sale.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser. No election to tax has been made in respect of the property.

Viewing

Appointments to view will be through the Selling Agents only by calling - T: 01748 829203.

Given the potential hazards of a working farm we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.





Directions

From Ilkley, head southeast on Cowpasture Road for 0.5 miles. Continue onto Hangingstone Road for 0.7 miles before taking Moor Road Lane for a further 0.8 miles. The farm is located on the righthand side and is marked with a GSC Grays sale board.

Postcode

LS29 7BG

what3words

///retailing.royally.kitchen

CONDITIONS OF SALE

Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final

Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale does not entitle either party to compensation in respect thereof.

Overseas purchasers

Any offer by a purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

Lotting

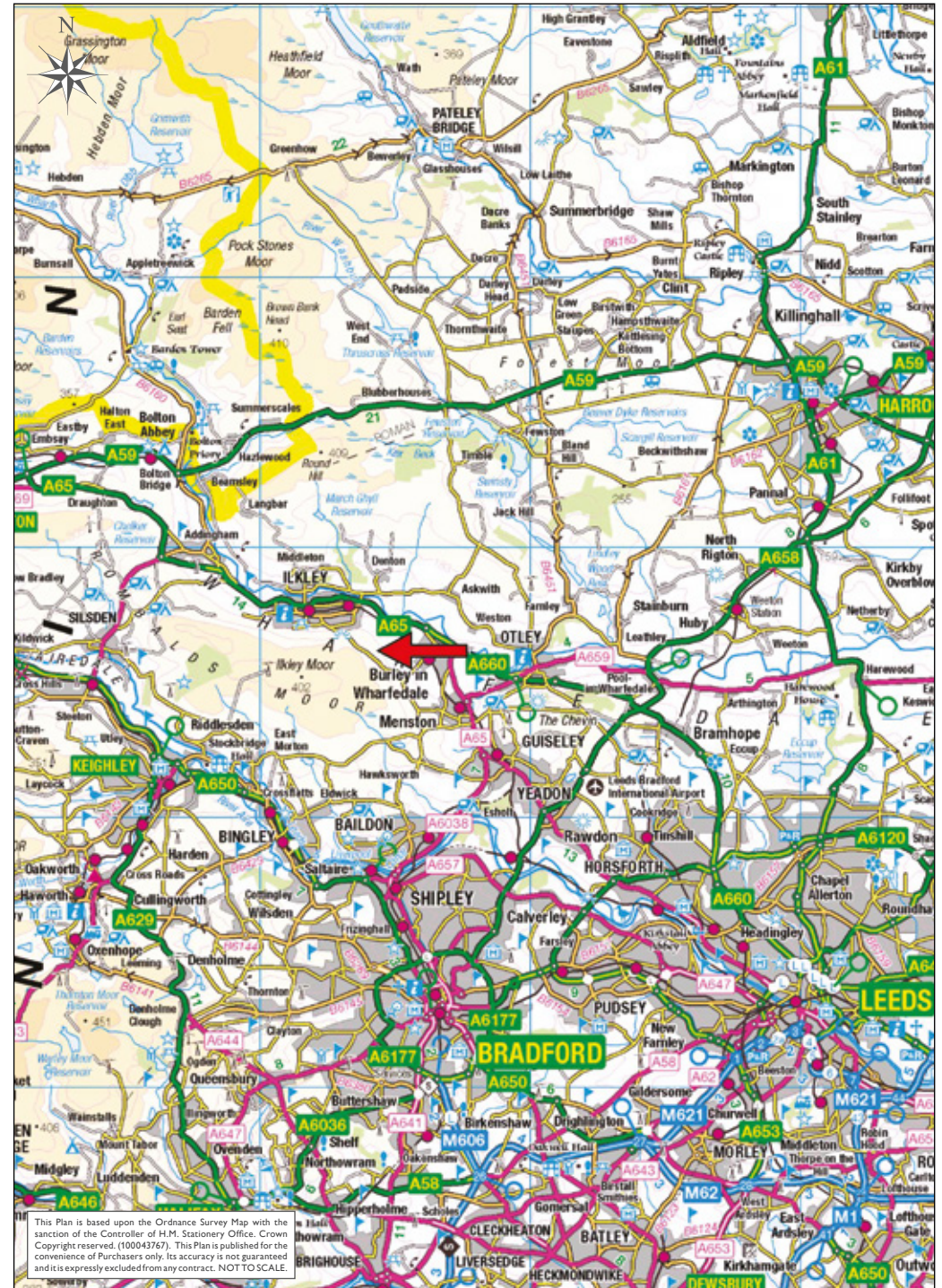
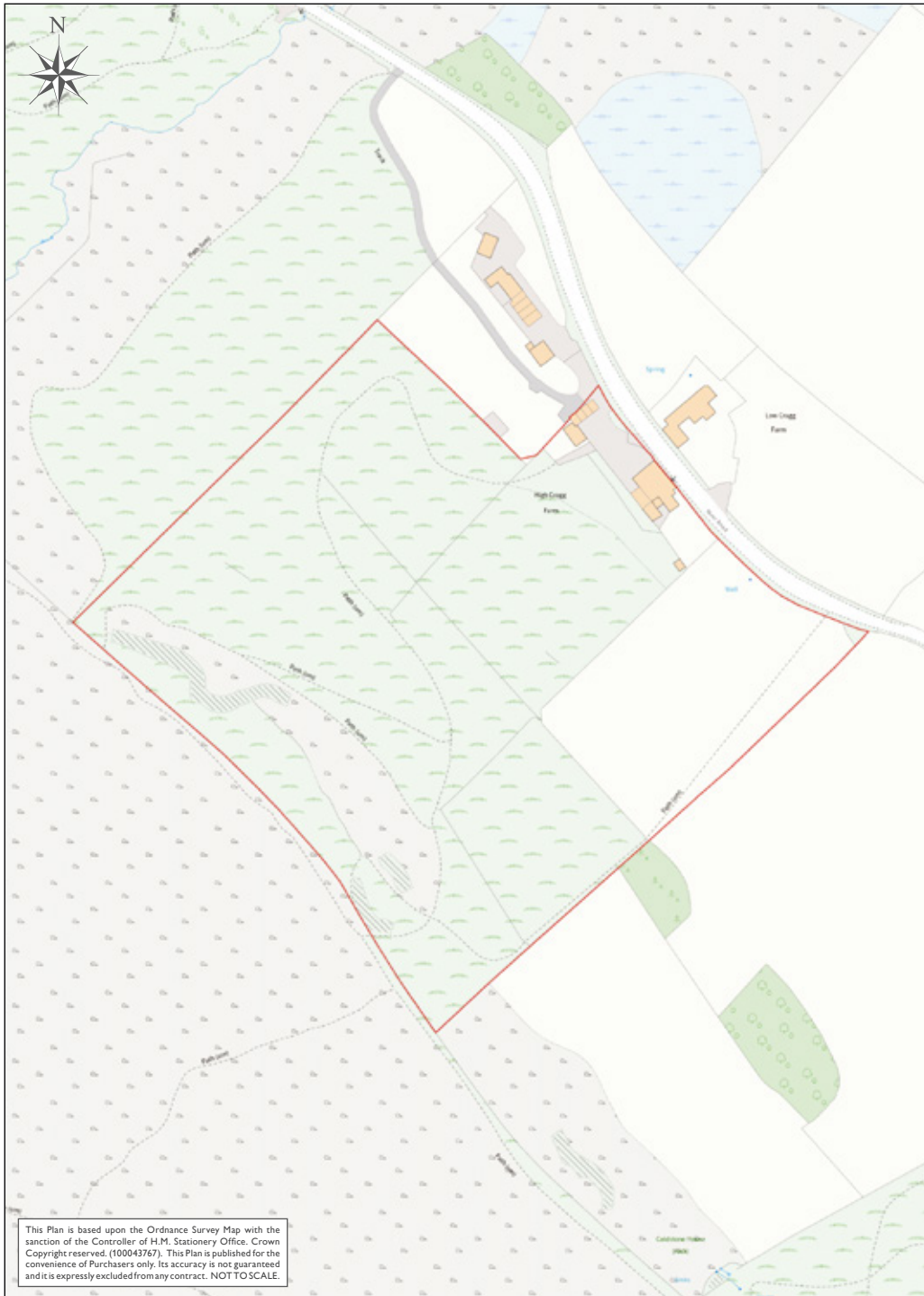
It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Purchase Price

Upon exchange of contracts, a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

Apportionments

The council tax and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of completion.

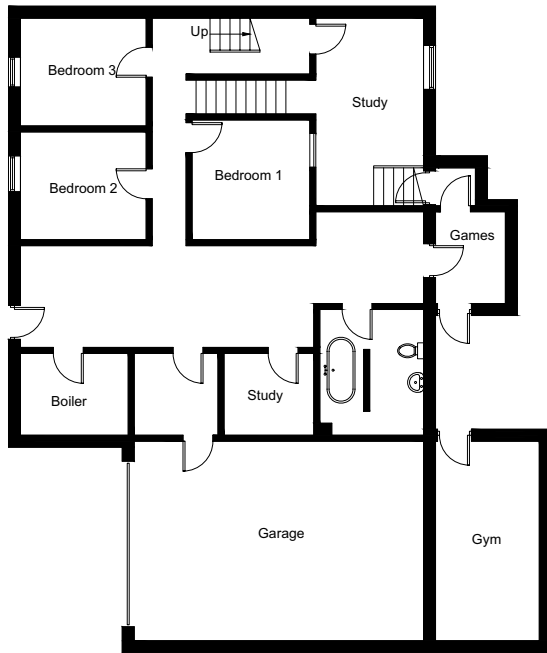


High Cragg Farm, Moor Road, Burley, LS29 7BG

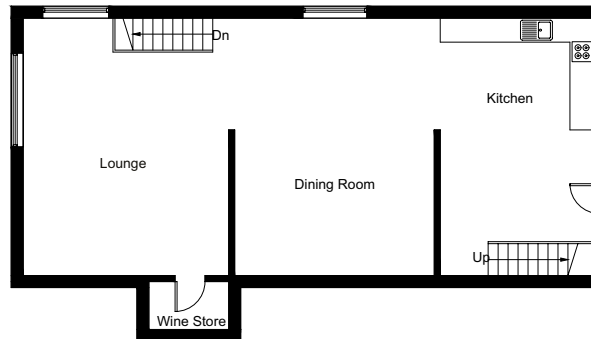
Approximate Gross Internal Area = 281.7 sq m / 3032 sq ft (Including Garage)

Outbuildings = 125.4 sq m / 1350 sq ft

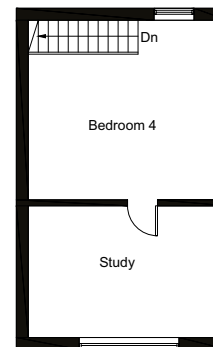
Total = 407.1 sq m / 4382 sq ft



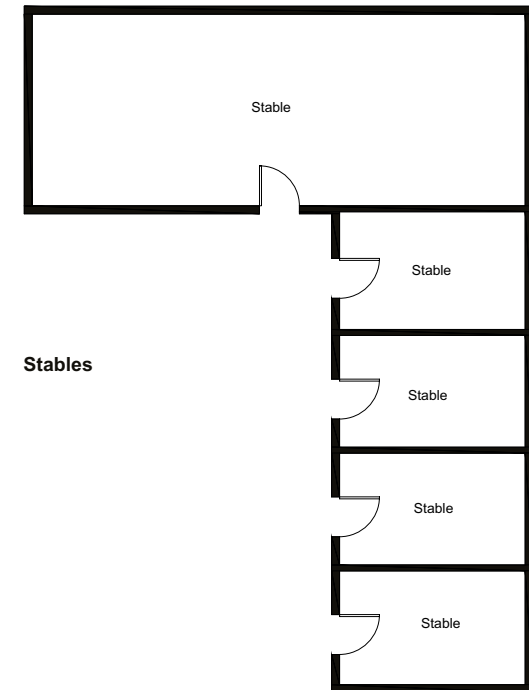
Ground Floor



First Floor



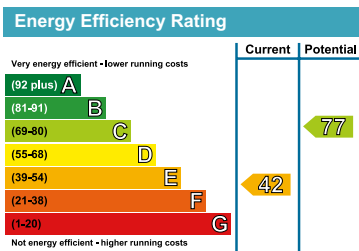
Top Floor



Stables

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1144572)



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: November 2024

Photographs taken: November 2024

