



GREENBANK FARM
Snaygill, Bradley

GSC GRAYS
PROPERTY • ESTATES • LAND



GREENBANK FARM

SNAYGILL, BRADLEY, BD20 9HB

Bradley 1 mile • Skipton 2 miles • Silsden 5 miles
(All distances are approximate)

A FULLY EQUIPPED, MODERN DAIRY FARM WITH AN ATTRACTIVE FOUR-BEDROOM FARMHOUSE, DETACHED STONE BARN WITH RESIDENTIAL PLANNING CONSENT AND PRODUCTIVE LAND, EXTENDING IN TOTAL TO 110.05 ACRES (44.52 HA)

- Substantial four-bedroom farmhouse with a self-contained annex.
 - Modern livestock and dairy buildings with a DeLaval 20:20 herringbone parlour and milking facilities, two bulk tanks with 6,300 litre capacity, cubicle housing for 100 cows, 305,000 gallons of slurry storage, loose livestock housing and machinery storage facilities.
- Detached stone barn with planning consent for conversion to a four-bedroom dwelling.
- 370 meters of frontage to Leeds & Liverpool Canal.
- Productive Grade 3 meadow land and permanent pasture.

About 110.05 acres (44.52 hectares)
FOR SALE AS A WHOLE



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PROPERTY • ESTATES • LAND

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Situation

Greenbank Farm is situated approximately 2 miles to the South of Skipton; a popular market town often referred to as the “Gateway to the Dales”. The farm’s prominent tourist location ideally lends itself to possible tourism and farm diversification opportunities.

The major towns of Harrogate and Clitheroe are only a short drive away, with the A59 providing excellent access to each town’s full range of shops, services, supermarkets, and leisure facilities as well as the A1(M) Motorway.

Skipton railway station provides regular direct services to Leeds and Bradford. The nearest airport is Leeds Bradford Airport, which offers both domestic and international flights.

Aside from the immediate beauty of the Aire Valley, the farm sits within the backdrop of the stunning Yorkshire Dales National Park with immediate views over the growing town.

Description

Greenbank Farm is a diverse and desirable dairy unit extending in total to about 110.05 acres (44.52 ha) with first class fixed assets including an attractive and fully modernised, stone-built four bedroomed farmhouse with a self-contained annex, a detached traditional barn with residential planning consent and an extensive range of modern farm buildings, including a fully equipped dairy unit with livestock housing and machinery storage facilities.

Considerable investment has been made in the farm in recent years, in both the steading and the land. This includes the construction of extensive cubicle housing with a slatted floor and automated scraping system, alongside a DeLaval 20:20 herringbone parlour.

There have been regular applications of both organic and compound fertilizer on the land, and consequently it is highly productive. This combined with its predominantly South facing aspect and regular reseeding of grass leys, ensures that it is ideal for dairy production.

The principal enterprise on the farm is a 120 head dairy herd plus replacements and followers. The farm is being offered for sale due to relocation and is available as a whole.





The Farmhouse

Greenbank Farmhouse is a substantial and modernised dwelling with an adjoining annex built of dressed stone under a pitched slate roof. The house is beautifully presented with spacious accommodation that extends to approximately 2,400 ft² and includes:

Lower ground floor: Entrance hall, kitchen, conservatory, store room, bathroom and shower room.

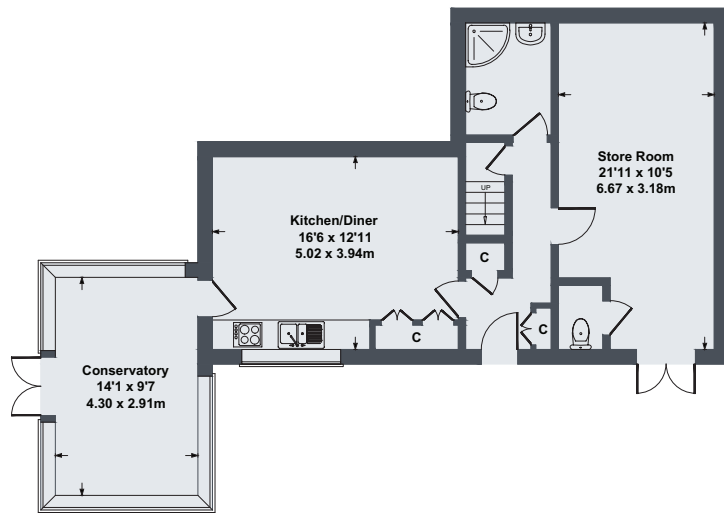
Ground floor: Entrance hall, kitchen, sitting room, study, 4 bedrooms, en-suite and house bathroom.

The house is situated in an elevated position with southerly views over the town and open countryside onto the Aire Valley.

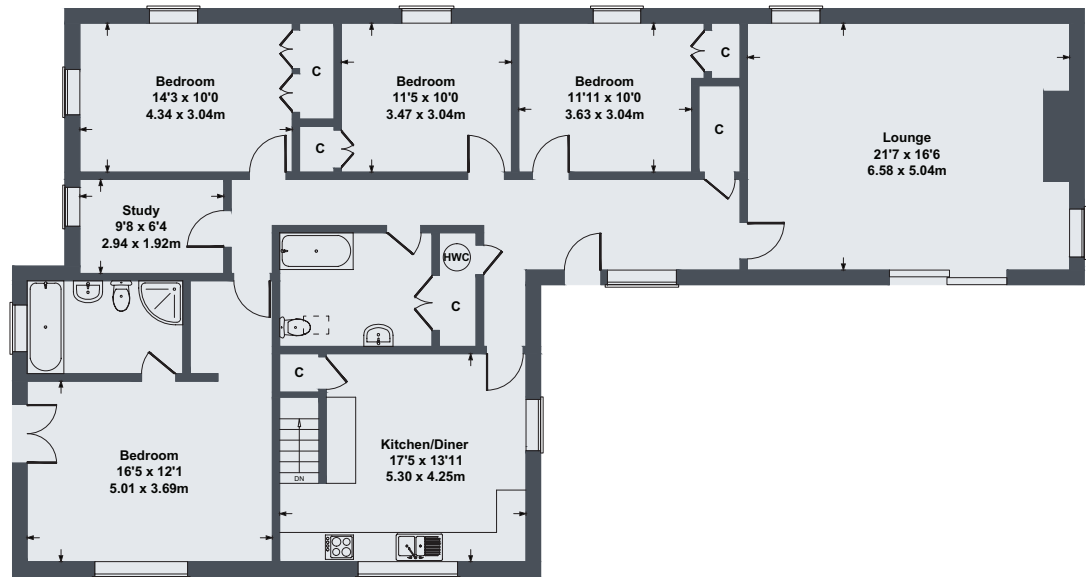


Greenbank Farm

Approximate Gross Internal Area
2475 sq ft - 230 sq m



LOWER GROUND FLOOR



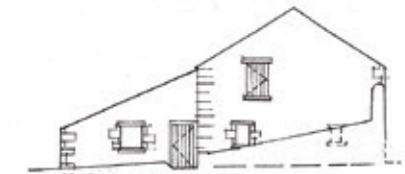
GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024





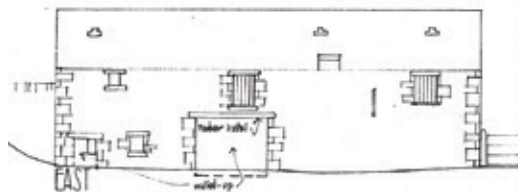
SOUTH



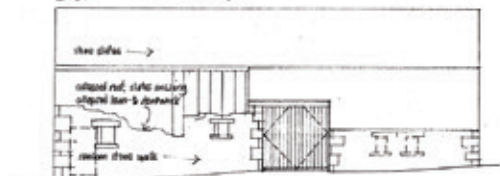
NORTH



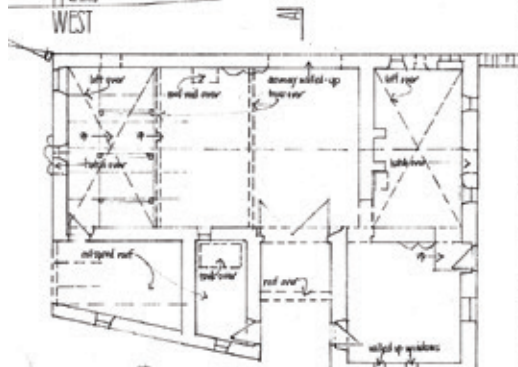
AA



EAST



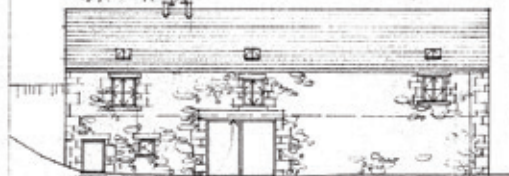
WEST



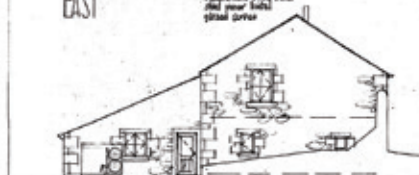
PLAN



WEST



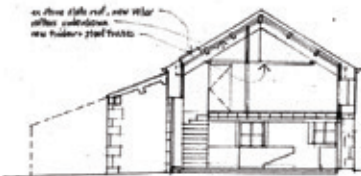
EAST



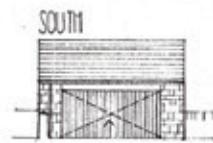
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NORTH



BB



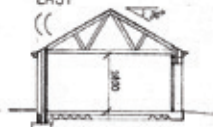
SOUTH



NORTH



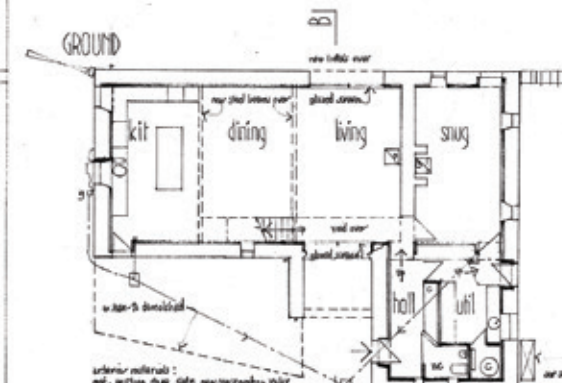
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WEST

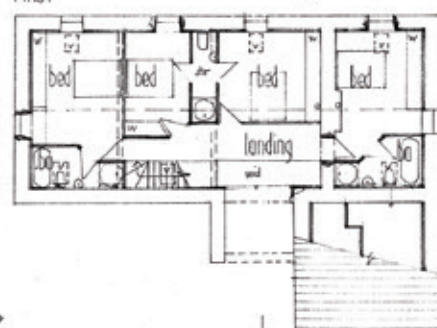


PLAN



GROUND

FIRST



exterior materials:
 walls - existing stone walls, new stone/brickwork
 roof - existing stone/brickwork
 floors - new stone/brickwork
 windows - new timber-framed, double-glazed
 garage - new stone/brickwork, pitched stone walls



Crag End Barn

A late eighteenth-century stone barn located on the Eastern periphery of the farm that has stunning panoramic views over the valley. Planning consent was attained for conversion to a single four-bedroom dwelling on September 2020 (2020/21961/FUL). Initial development works have commenced and have been signed off by the Local Planning Authority (LPA). Further details available upon request from the Selling Agent.

Access to the barn is consented through the farmyard and field parcels 8233 / 1441. This access is currently only accessible with a 4x4 vehicle, and it is, therefore, envisaged that any prospective purchaser would wish to upgrade the track beyond the steading or consider constructing an alternative access route.

Farmland

The land is predominantly good quality, Grade 3 farmland comprising a mixture of productive meadows and pasture. It extends in total to about 110.05 acres (44.54 hectares), comprising the main ring-fenced holding of a sum 96.37 acres (38.99 hectares) and a block of 13.68 acres (5.53 hectares) located a further 1-mile South.

The land has been well-managed and is capable of producing three crops of silage and a long summer grazing season. The land is generally gently sloping and lies between about 100m and 200m above sea level with a South facing aspect. It is suitably well fenced and walled for livestock and is well serviced by a network of internal tracks.

The soils are described on LandIS maps as slightly acidic, base-rich, clay loam soils which have been well managed. Field enclosures are of a good size, are well fenced and all have access to water troughs fed from the farm's private borehole supply.



Field No.	Area (ac)	Area (ha)	Description
3636	3.53	1.43	Farmstead
1446	0.31	0.12	Stone barn with planning consent
0265	5.28	2.14	Meadow
1660	6.60	2.67	Meadow
0253	4.58	1.85	Meadow
0343	4.15	1.68	Meadow
9145	3.23	1.31	Meadow
6482	6.69	2.71	Meadow
5376	6.98	2.82	Meadow
7173	7.62	3.08	Meadow
8868	5.04	2.04	Meadow
8233	13.55	5.49	Meadow
7454	16.96	6.86	Meadow
4765	10.74	4.34	Meadow
1441	1.28	0.52	Pasture
4843	13.50	5.46	Pasture
	110.05	44.52	



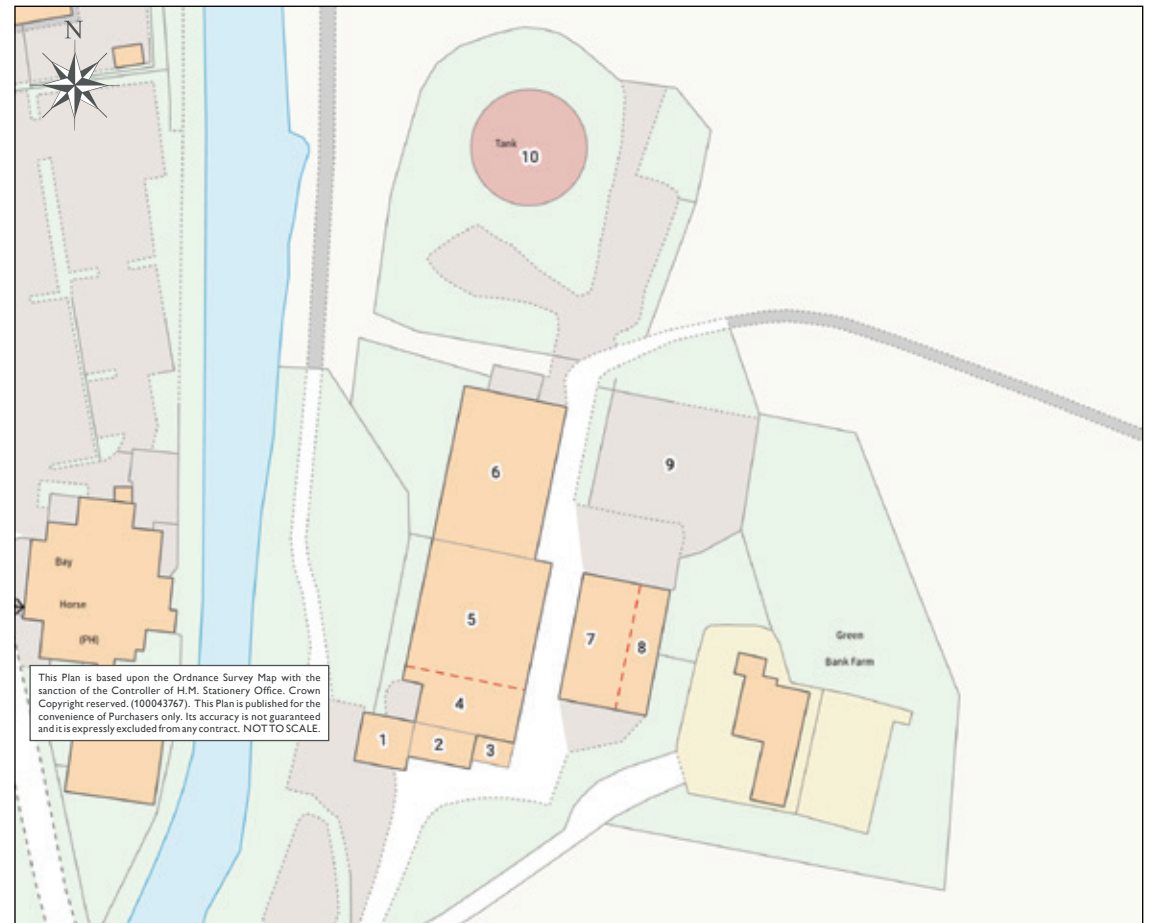
Farm Buildings

The farm buildings are centred around well-equipped, modern, cubicle housing with automatic feeding and cleaning facilities. There is a DeLaval 20:20 herringbone parlour and milking facilities, two bulk tanks (6,300 litre capacity), 305,000 gallons of slurry storage, two uncovered silage clamps, open straw barns, machinery stores, loose livestock housing and young stock holding pens.

It is considered that the buildings may also have scope for a range of alternate uses, including commercial storage or farm business diversification, subject to attaining the necessary consents.

The farmyard has three-phase electricity, a reliable borehole water supply and wide concrete areas benefiting movement around the farm.

Plan No.	Building Name	Description	Area Approx. (GIA)
1	General Store	Steel portal frame canopy with cantilever overhang (Southern elevations) and a concrete floor	570 ft ²
2	Workshop / General Store	Block built construction and a concrete floor.	516 ft ²
3	Dairy	Block built and lined lean-to dairy with a concrete floor.	204 ft ²
4	Parlour	Fully enclosed steel portal frame building with parlour, collecting yard and cattle handling facilities with a concrete floor.	1,689 ft ²
5	Cubicle Housing	3 no. timber frame kennel buildings incorporating 52 cow cubicle, central feed bunker, slatted floor with automatic scrapers to underground slurry storage.	5,358 ft ²
6	Cubicle Housing	Steel portal frame cubicle housing with 40 cow cubicles with perimeter external feed troughs, slatted floor with underground slurry storage.	5,122 ft ²
7	Loose Livestock Housing	Fully enclosed steel portal frame and a concrete floor.	1,087 ft ²
8	Cubicle Housing	Steel portal frame leant-to with cubicles for 8, slatted floor with underground slurry storage.	1,463 ft ²
9	Silage Clamp	Earth banded silage clamp with an underground effluent tank.	-
10	Slurry Store	Permastore slurry tower (305,000-gallon capacity).	-





Canal Frontage

Greenbank Farm enjoys extensive frontage onto the Leeds & Liverpool Canal (approx. 370 metres); providing significant scope for waterside redevelopment, subject to obtaining the necessary planning and British Waterways consents.

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. There is a public foot path, which runs down the Southeast boundary of the property as identified on the sale plan.

Services

The farmhouse benefits from mains electricity (single-phase), a private borehole water supply, oil central fired central heating, fibre optic broadband and domestic drainage to a septic tank.

The farmyard has the benefit of three-phase electricity and a private borehole water supply. The majority of the land is either supplied by natural water or troughs fed by the borehole supply.

Local Authorities

North Yorkshire County Council.
Tel: 01748 832614

Council Tax

Greenbank Farmhouse – Band D

EPC

Greenbank Farmhouse – Band E45

Designations

We are not aware of any land or historic designations.

Basic Payment Scheme Entitlements

The Basic Payments Scheme has ended with any further de-linked payments being retained by the Seller who was the claimant in the relevant years.



Sustainable Farming Incentive (SFI) Agreement

There is an SFI Agreement in operation on the farm that terminates in January 2027. We understand that this minor agreement relates primarily to soil sampling (which coincides with the existing requirement of the current ARLA Care Milk Contract). The purchaser will be obligated to take on this agreement. Further details available upon request from the Selling Agent.

Method of Sale

Greenbank Farm is offered for sale by private treaty. The Seller reserves the right to agree a sale at any point without further reference to interested parties.

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 agents 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 sale plan.



Sporting Rights

Sporting rights are included in the sale.

Mineral Rights

Mineral rights are included in the sale.

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.

Viewing

Appointments to view will be made solely through the Selling Agent GSC Grays, as per the below contact details:

John Coleman - 01748 897 203 - jarc@gscgrays.co.uk

Will Pheasey MRICS - 01748 897 203 - wjp@gscgrays.co.uk

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.

Ingoing Valuation

In addition to the purchase price, the purchaser will be required to take over at market value the following:

1. All clamped silage
2. Hay and straw.
3. All purchased stores including seeds, sprays, fertilizers, feeding stuffs, fuel oil etc.
4. Any growing crops plus enhancement value, post-harvest cultivations, sprays, etc. in accordance with CAAV costings and contractor rates and invoiced costs.
5. Assessments of value will be undertaken by the Selling Agent with cost being met by the buyer(s).

Farm Dispersal Sale

The Seller reserves the right to hold a farm dispersal sale on the property up to one month following completion of the sale.

Solicitors

Crombie Wilkinson Solicitors, Forsyth House, 3 Market Place, Malton, YO17 7LP

Amy Clarkson acting.

Employees

We understand that no employees will be transferred with the sale of the farm.

Directions

From Skipton proceed South on the A6131 for approximately 1.5 miles. Upon reaching the Bay Horse Pub, take the second exit at the roundabout onto Skipton Road. Upon crossing Snaygill Stone Bridge turn immediately left.

Postcode: BD20 9HB

what3words: ///cherry.pursue.roving



Conditions of Sale Purchase Price

Within 7 days of 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.

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

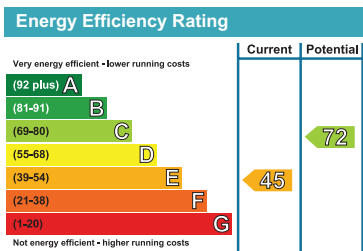
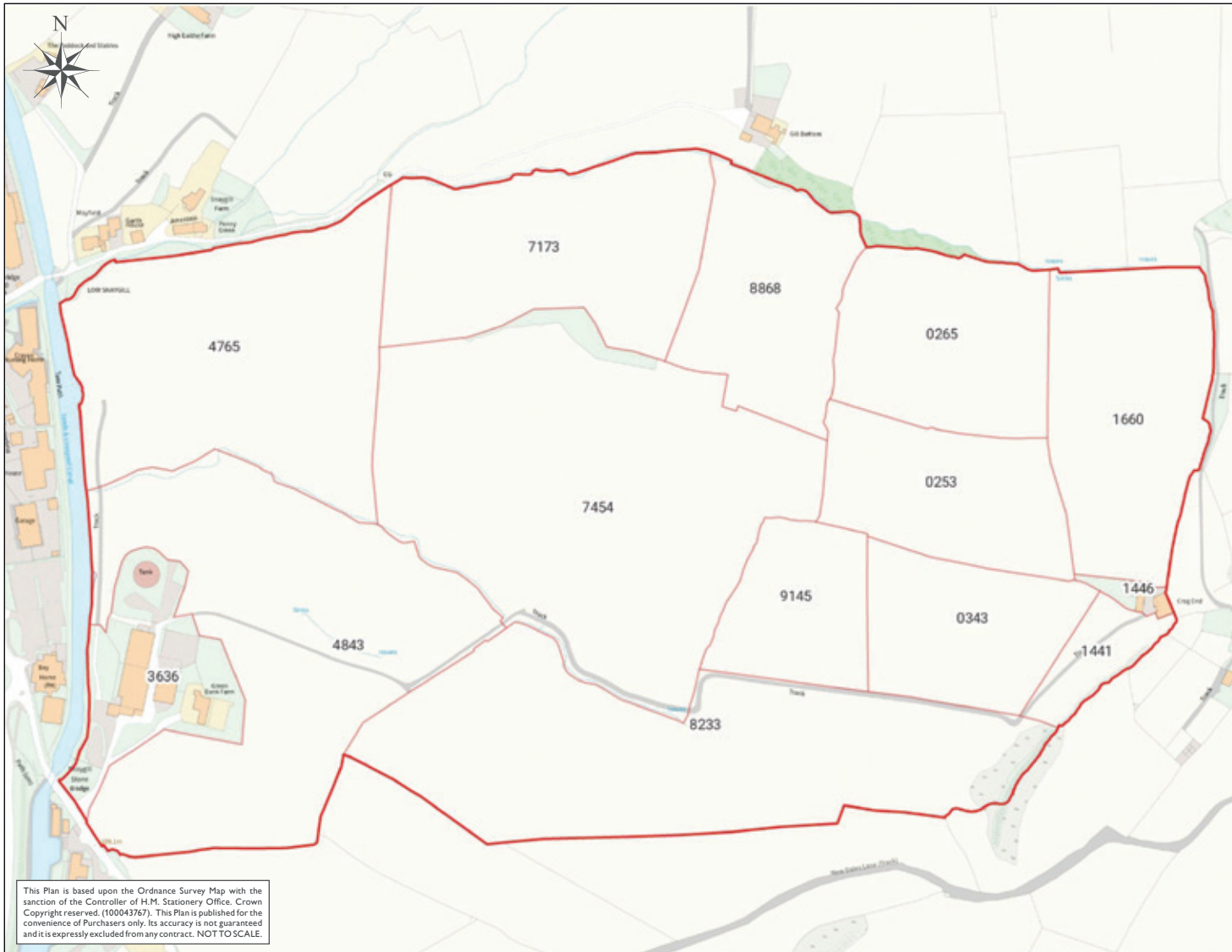
Any offer by a purchaser(s) who is resident outside of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

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.

Apportionments

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



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: May 2024

Photographs taken: XX XX

