



## Baylis Gap Farm, Bewerley, Harrogate, N Yorkshire HG3 5JA

A ring-fenced Nidderdale livestock farm comprising stone-built farmhouse and range of stone barns with scope for development, extensive range of modern farm buildings, productive grassland, stone field barn and extensive area of conservation and amenity woodland. Situated within the Nidderdale AONB and offering significant potential for improvement and redevelopment. For sale as a whole or in 3 lots:

**Lot 1: Farmhouse, buildings & land, 51.39ac**

**Guide Price: £1,100,000**

**Lot 2: 154.53 acres of conservation woodland**

**Guide Price: £ 400,000**

**Lot 3: 32.40 acres productive grassland**

**Guide Price: £ 200,000**

**The Whole: £1,700,000**



## LOCATION & SITUATION

Baylis Gap Farm is located between the popular villages of Glasshouses (1/2 mile) and Bewerley (3/4 mile), a short distance from the market town of Pateley Bridge (1 1/2 miles) and the spa town of Harrogate (10 miles).

Situated on the southern slope of the Nidderdale valley and within the Area of Outstanding Natural Beauty, the farm enjoys spectacular views both up and down the valley.

The farm lies in a sheltered location with the woodland rising up Guisecliffe to meet the boundary with Heyshaw Moor on the southern boundary at around 300m above sea level.

## DESCRIPTION

Baylis Gap Farm extends in total to 238.32Ac (96.44Ha) and comprises a stone built dales farmhouse, attached range of stone barns, extensive range of modern livestock buildings, productive grassland surrounding the steading and an extensive area of conservation woodland. The property is offered for sale as a whole or in 3 lots:

### Lot 1 – Baylis Gap Farmhouse, Buildings & Grassland

Extending in total to approximately 51.39 Ac (20.80Ha) and comprising the farmhouse, range of stone barns, yard area and modern buildings, grassland surrounding the steading and a substantial stone field barn.

The farmhouse is a stone built double-fronted dales farmhouse is in need of complete renovation and modernisation but offering significant scope to extend into the adjoining stone barns which offer potential to form a single large dwelling of up to c.4500sqft (subject to consents). The stone barns include a large two storey barn attached to the farmhouse and single storey mistal running south, each with further lean-to buildings off the sides.

The modern farm buildings comprise a range of steel portal frame and timber frame livestock and storage buildings having housed dairy cattle but offering scope for a range of alternative uses. The buildings include the following:

- Building 1 – Two storey stone barn
- Building 2 – Single storey stone mistal
- Building 3 – Stone built lean-to workshop
- Building 4 – Timber frame straw shed (part collapsed)
- Building 5 – Steel frame machinery shed
- Building 6 – Steel frame cubicle shed
- Building 7 – Former parlour and dairy
- Building 8 – Timber frame cattle shed

The grassland surrounding the steading has been farmed in a traditional manner and comprises parcels of traditional pasture and meadow land divided by a mix of walls and wire fences. The land is accessible via a good range of tracks running from the steading.

The field barn lying to the southeast of the main farmstead is of traditional stone construction under a stone slate roof and with a large arch doorway looking down the valley. The barn was re-roofed in recent years and includes a partial first floor. There is scope for a range of alternative uses including conversion to a substantial dwelling (subject to consents).



### Lot 2 – Guisecliffe & Bark Cabin Wood

This substantial block of woodland comprises a mix of native species including oak, beech, silver birch, rowan, holly, sycamore and an understorey of native shrubs. Extending in total to approximately 154.53Ac (62.54 Ha) and comprising mainly conservation and amenity woodland, the land rises in elevation from Baylis Gap Farm up to Guisecliffe and adjoins Heyshaw Moor on its southern tip.

The woodland includes several natural watercourses, springs streams and Guisecliffe Tarn, a natural lake situated within the centre of the wood. Guisecliffe wood is designated as a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Special Area of Conservation (SAC). The woodland includes a number of ancient and veteran trees and is home to a wide variety of wildlife.

Bark Cabin Wood to the east is a mix of open ground and woodland, with large areas of bracken and scrub. The land has traditionally been grazed with sheep but has been allowed to return to nature over recent years. There is a pond and a range of springs providing valuable wildlife habitats on the site.

The woodland is accessed via a trackway running over Lot 3 from the west.

### Lot 3 – Land at High Westcliffe

A block of productive pasture and meadow land extending to approximately 32.40 Ac (13.11 Ha) and benefiting from access off Nought Bank Road. The land slopes gently down from Nought Bank and wraps around Far High Westcliffe to adjoin Lot 1. The parcels are bounded by a mix of stone walls and wire fences and a hard track crosses the land to Guisecliffe Wood on the east.





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Rural Surveyors**

Baylis Gap Farm, Bewerley, Harrogate  
Building Plan

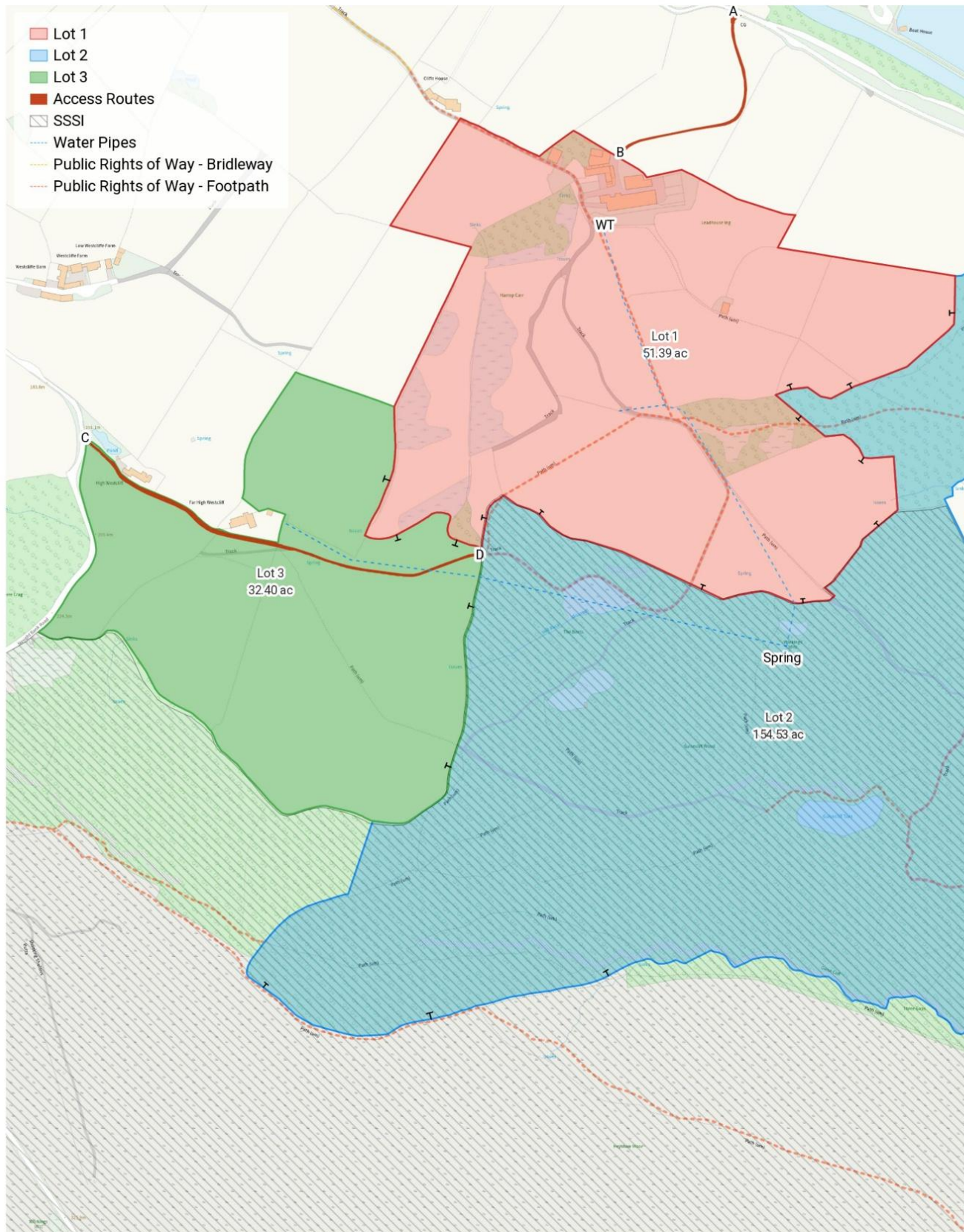
 **Land App**





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Rural Surveyors

Baylis Gap Farm, Bewerley

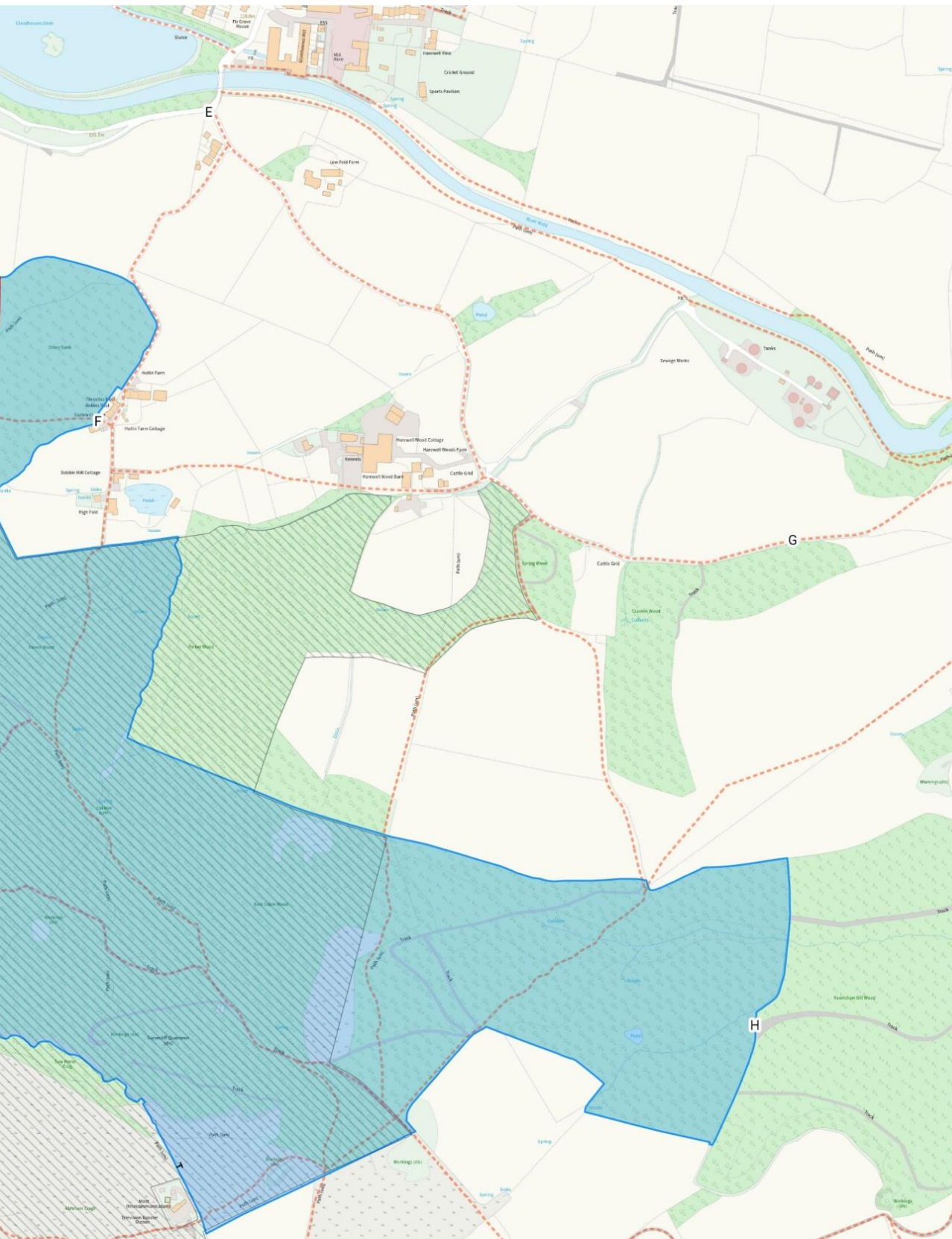


Produced on Land App, Sep 16, 2025.

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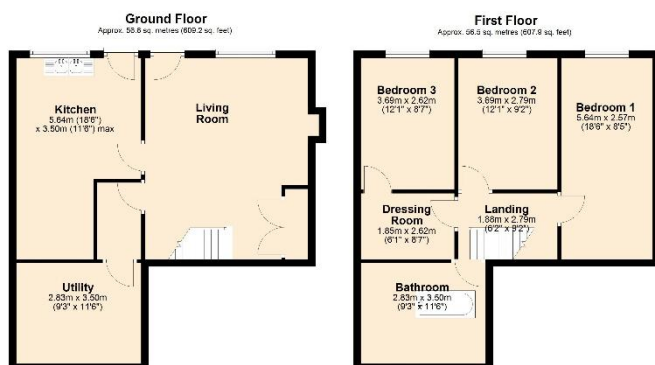


6/9/2025

100 m  
Scale 1:5000 (at A3)









## TENURE AND OCCUPATION

The tenure of the property is understood to be freehold. Vacant possession will be available upon completion.

## SERVICES

The farmstead is connected to mains electricity.

A spring supply issues within Lot 2 and runs to a number of field troughs and to a holding tank close to the farm, the approximate location of the 'Spring' and 'Tank' are indicated on the sale plan. There are currently no pumps or filters on the system but the vendors advise that there is ample supply at present. Both Lot 1 and Lot 3 will have a right to maintain and use this supply.

## PLANNING MATTERS

No planning applications have been submitted, however it is considered that the property has significant potential to substantially extend the farmhouse into the adjoining barns and also potential to convert the field barn to form a separate dwelling (subject to consents). Prospective purchasers should make their own enquiries of the local authority planning department.

## COUNCIL TAX

The farmhouse is within Band D.

## BASIC PAYMENT SCHEME

The eligible farmland has been registered with the Rural Payments Agency. BPS Entitlements are being de-linked and any payments retained by the seller.

## ENVIRONMENTAL STEWARDSHIP SCHEME

None of the land is in any Environmental Stewardship Scheme

## FIXTURES & FITTINGS

Only those items specifically stated in these particulars are included in the sale.

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F		
1-20	G	1 G	

## DIRECTIONS

From Harrogate head north to Ripley and take the B2165 towards Pateley Bridge. After approximately 8 miles, on entering the village of Glasshouses, turn left and proceed downhill through the village, crossing over the bridge and bearing right towards Bewerley. After 500m the entrance to Baylis Gap Farm is on the left-hand side marked by a For Sale board.

## 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.

## OVERAGE CLAUSE

The property is sold without any overage provisions.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to all Rights of Way, public and private, which may affect the property.

Notwithstanding the above, a number of public footpaths cross the property as indicated on the sale plan.

Lot 1 benefits from an unrestricted right of access off the highway between points A-B on the plan.

Lot 2 will benefit from a right of way over Lot 3 between points C-D on the plan for all purposes with maintenance to be on a subject to user basis.

Lot 2 is also understood to benefit from other access routes from the east and north of Lot 2. Full details available from the selling agents.

Lot 3 is subject to a right of access in favour of High Westcliffe and Far High Westcliffe and will be subject to a right in favour of Lot 2 as noted above.

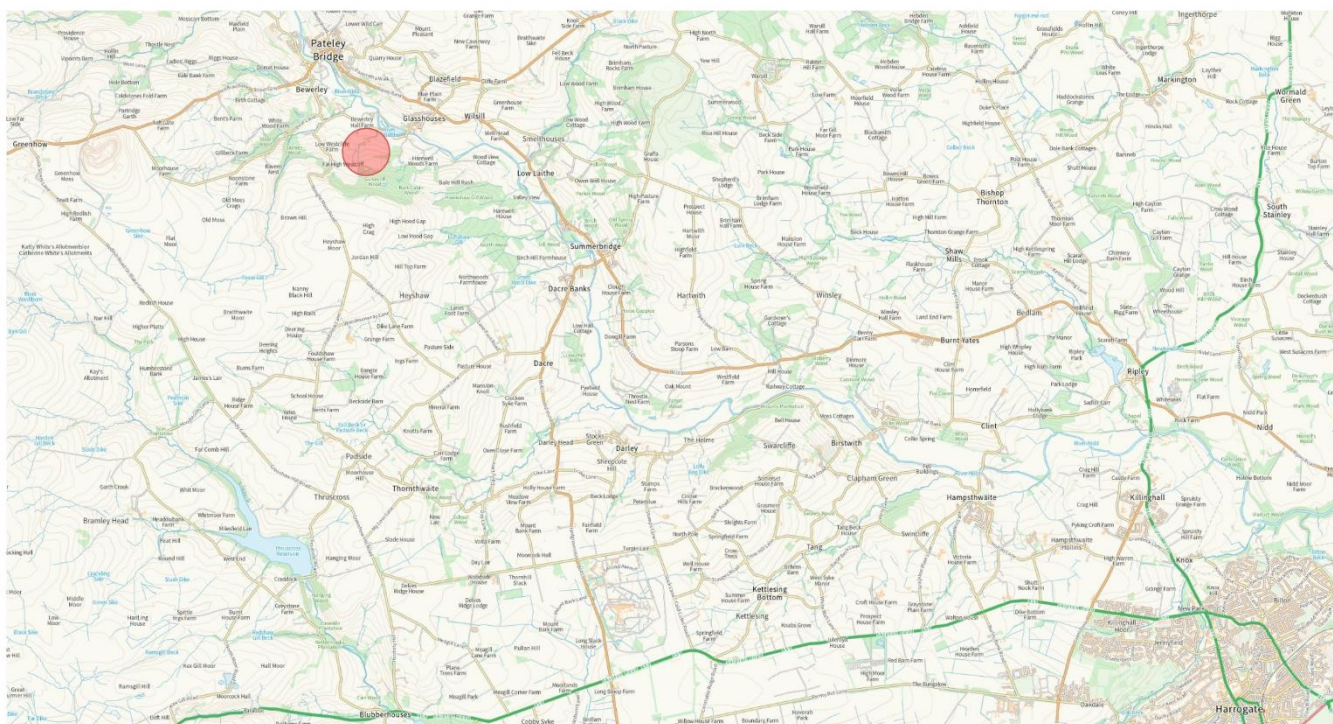
## SPORTING, TIMBER & MINERAL RIGHTS

The sporting & timber rights are included in the property, save for an area within the western part of Lot 2, known as Bark Cabin Wood where the shooting rights are excluded in favour of a previous owner.

The mineral rights over the property are excluded having been retained by a previous owner.

## BOUNDARIES

Where the boundary maintenance responsibilities are known or to be allocated, these are shown on the site plan by an inward facing T mark.



## METHOD OF SALE

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

Following acceptance of any offer, all buyers will be required to undertake Anti-Money Laundering ID Checks and provide proof of funding to the selling agents.

Following successful checks, solicitors will be instructed with an anticipated timescale for exchange of contracts within 60 days. If a purchaser is unable to achieve this, they should make this clear at the time of submission of an offer.

Upon exchange of contracts a 10% deposit will become due with the balance payable upon completion at a date to be agreed between the parties.

## VALUE ADDED TAX (VAT)

The Guide Price quoted is exclusive of VAT. Should any part of the sale become chargeable, this will be payable by the purchaser. The seller is not aware that any option to tax has been made on the property.

## IMPORTANT NOTICE

If you have downloaded these particulars from our website please also register your interest with our office to ensure that you are kept informed about the progress of the sale.

**Disclaimer.** Hardcastle Rural Surveyors Ltd give notice to all who read these particulars that:

1. The particulars, including any plan, photograph, description and description, are intended as a general guide only and do not form part of any offer or contract.
2. All descriptions, dimensions, reference to condition and all other details are given in good faith but without responsibility. Any potential purchaser or lessor should not rely on these details as statements of fact and should satisfy themselves by inspection, survey or such other means as they may require to ensure their correctness.
3. Neither the vendor, landlord, Hardcastle Rural Surveyors or any employee or agent thereof accept any responsibility for any error contained in these particulars.
4. All plans and maps within these particulars are for identification and guidance only and are not drawn or reproduced herein to scale. All dimensions and areas are approximate.
5. Nothing contained in these particulars shall be deemed to be a statement that the property is in good repair, order or condition or otherwise, nor that any services are in good working order.
6. If you have any particular concerns or questions please raise these with us prior to traveling to view the property.
7. Care should be taken during any inspection/viewing of the property. Particular note should be made of any open ditches, drains, walls, fences, livestock, machinery, any unsafe structures and other such hazards.

Regulated by RICS

Particulars Produced on 16/9/2025

## VIEWING

To arrange a suitable time to view the property, please contact our office on 01765 658525.

Care should be taken during your inspection, the property is part of a working farm and particular note should be made of open ditches, drains, walls, fences, livestock, machinery, any unsafe structures and other such hazards.

## LOCAL AUTHORITY

North Yorkshire Council, Northallerton Business Park, Northallerton DL6 2NA Tel: 01609 780780 [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

## PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey Plan. The areas given may vary from the Rural Land Registry plans and previous Ordnance Survey Sheets, field data sheets and deed plans. All plans in these particulars are for identification purposes only and areas are approximate and subject to the verification in the title documents.

To view full sized digital copies of any plans or photographs, please go to [www.hardcastlerural.co.uk/for-sale](http://www.hardcastlerural.co.uk/for-sale)