



Moor End Farm, Harrogate Road, Dunkeswick, LS17 9LW

A productive ring-fenced livestock farm comprising extensive range of modern farm buildings, stone barns and yard area set within versatile farmland extending to approximately 94.18 acres in total. The buildings and yard area have scope for development and opportunities for a range of alternative uses (subject to consents).

For Sale by Private Treaty as a whole or in 3 lots.

Lot 1 – Farmstead and paddocks

Lot 2 – 68.75 Acres productive Farmland

Lot 3 – 16.47 Acres of Grassland

Guide Price £ 300,000

Guide Price £ 800,000

Guide Price £ 200,000

The Whole £1,300,000

LOCATION & SITUATION

Moor End Farm lies between Harrogate and Leeds with fabulous views over the Wharfe Valley and being situated just off the A61 Harrogate Road with good access links to the A1(M).

The land lies on the northern side of the Wharfe Valley and rises gently from the hamlet of Dunkswick with the land being between 50 and 100m above sea level.

DESCRIPTION

Moor End Farm extends in total to approximately 94.18 Acres (38.11Ha) and comprises a ring-fenced livestock farm centred around a substantial steading which includes a large range of modern steel and timber framed portal sheds and stone barns.

The farm offers scope for the continuity as a livestock farm or the development of the steading and alternative uses of parts of the farmland (subject to consents).

The land on the farm is all Grade 3 and the soil of the Dunkswick series which is a slowly permeable seasonally waterlogged fine loamy soil over clay. The land is suited to livestock farming with some arable cropping possible on parts.

The farm is offered for sale as a whole or in up to 3 lots:

Lot 1 – Farmstead & Paddocks

Extending in total to approximately 8.95 acres and comprising the large range of modern steel and timber portal buildings together with two stone barns.

The extensive yard area offers scope for continued livestock farming with a substantial range of farm buildings including:

1. 80' x 55' steel portal frame livestock shed
2. 80' x 22' steel frame lean-to livestock shed
3. 100' x 30' Steel frame straw shed
4. 60' x 25' timber portal frame livestock building
5. 75' x 30' timber frame livestock building
6. 90' x 22' timber frame lean-to
7. 90' x 35' timber frame mono pitch livestock shed
8. 90' x 22' steel frame lean-to livestock shed
9. 60' x 30' timber frame general purpose shed
10. 80' x 45' Silage clamp with concrete walls
11. Stone Barn single storey
12. Stone Barn – single storey

The stone barns offer scope for conversion to residential use while the extensive range of more modern buildings have scope to form ancillary accommodation, commercial uses or conversion to separate residential units (subject to planning).

This lot includes ownership of the driveway and the three grass paddocks immediately surrounding the steading offering amenity space and scope for a range of uses.

Lot 2 – 68.75 Acres Productive Farmland

Situated to the north of the steading, this substantial block of productive farmland benefits from access off both Harrogate Road (A61) and Green Lane to the north. The land is divided into regular shaped fields and served by an internal track running south off Green Lane back to the boundary with Lot 1.

Lot 3 – 16.47 Acres Grassland

A single parcel of productive grassland with access off Weeton Lane. This parcel is bounded by a mix of past and rail fences and mature hedgerows.

The land has historically been used for grazing but is capable of mowing and offers scope for a range of alternative uses (subject to consents).

FIELD SCHEDULE

The following is a schedule of field areas based on the RPA Rural Land Register maps.

Lot No	Sheet No.	Field No	Ac	Ha
1	SE3047	6738	1.89	0.77
	SE3047	8129	2.25	0.91
	SE3047	7940	3.06	1.24
	Yard	-	1.75	0.70
	Lot 1 Total		8.95	3.62
2	SE3047	3978	25.22	10.21
	SE3047	5453	16.29	6.59
	SE3047	5693	9.42	3.81
	SE3047	6675	6.62	2.68
	SE3047	7557	11.20	4.53
	Lot 2 Total		68.75	27.82
3	SE3047	8609	15.40	6.23
	SE3047	8818	1.08	0.44
	Lot 3 Total		16.48	6.67

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 although there may be scope to enter into the Sustainable Farming Incentive in 2026.

SERVICES

A mains water supply is connected to Lot 1 with a borehole located on Lot 1 supplying water to field troughs across the farm. The purchasers of Lot 2 & 3 will have the right to connect to this borehole supply, subject to contributing to maintenance and paying for any water used at the prevailing rate.

Mains electricity is connected to Lot 1.

TENURE AND OCCUPATION

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

DIRECTIONS

From Harrogate proceed south of the A61 towards Leeds, passing through Pannal and crossing the A658 and proceeding towards Harewood. After approximately 2 miles the farm is on the right-hand side marked by a For Sale board.

PLANNING MATTER

It is considered that the farm buildings within Lot 1 have potential for conversion to a range of possible uses including residential and commercial uses. All purchasers should satisfy themselves of the planning potential before making any offer.

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.

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 public footpath runs up the farm drive, through the yard and south crossing over Lot 3 as indicated on the plans.

SPORTING, TIMBER & MINERAL RIGHTS

The sporting rights are excluded having been retained by a former owner. The timber and mineral rights are included in the sale so far as they are owned or exist.

NITRATE VULNERABLE ZONES

None of the property lies within a Nitrate Vulnerable Zone.

FIXTURES & FITTINGS

Only those items specifically stated in these particulars are included in the sale. The farm buildings are sold including all remaining gates, troughs and fittings.

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.





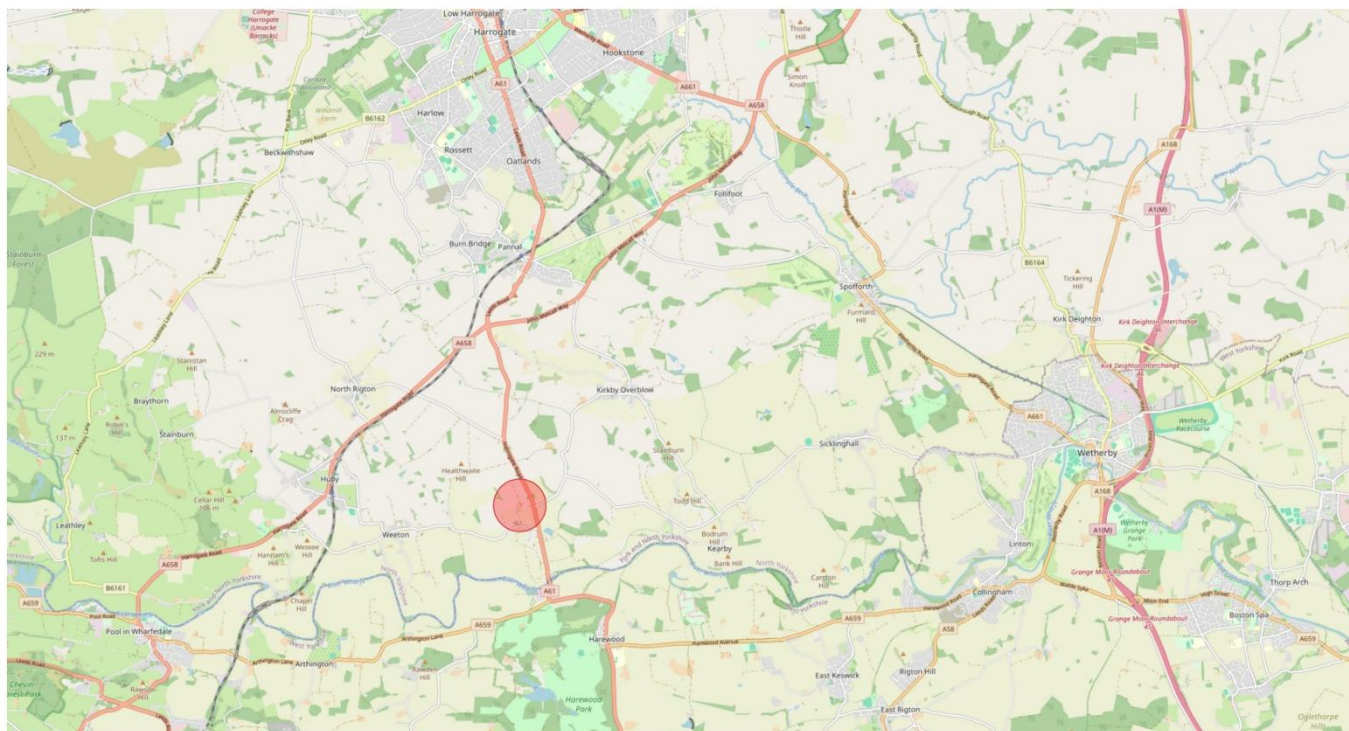
**Hardcastle
Rural Surveyors**

Moor End Farm, Dunkeswick
Building Plan

 **Land App**







METHOD OF SALE

The property is offered for sale by private treaty 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 purchase is unable to achieve this, they should make this clear at the time of submission 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.

LOCAL AUTHORITY

North Yorkshire Council, Northallerton Business Park, Northallerton DL6 2NA Tel: 01609 780780 www.northyorks.gov.uk

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.

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.
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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.

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.

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.

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.